

# Harrow Local Plan Authority's Monitoring Report



**Monitoring Period** 1 April 2015 - 31 March 2016



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# 1 Introduction

**1.1** This year's Authority's Monitoring Report is the fourth to monitor Harrow's Core Strategy indicators which were adopted in February 2012. Existing indicators from previous reports which monitored saved Unitary Development Plan policies are included, where relevant to the monitoring of the new Local Plan. The purpose of the AMR is to monitor the effectiveness of implementing local planning policies.

**1.2** Overall this is the twelfth AMR that the council has prepared. All previous reports are available to view and download from the council's website: <http://www.harrow.gov.uk/planning>.

**1.3** The latest AMR provides an analysis of performance for the period 1st April 2015 to 31st March 2016. In doing so, it also draws upon the data gathered since 2005 where indicators are similar to the ones used to monitor Harrow's saved UDP policies, which enables trends to be identified and conclusions to be reached about whether individual policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited. For ease of use each indicator is colour coded as to whether it is on target.

- Green = On Target
- Amber = Working towards target
- Red = Target not met

**1.4** The AMR also monitors the council's progress in preparing its Local Plan documents.

## Key Findings

**1.5** The following provides a brief summary of the main findings in the 2015/16 AMR:

- 1,091 new homes (net) were completed in in the borough in 2015/16. This is the highest number of completions achieved in any year during the current plan monitoring period (2009/10 to 2015/16). This brings the total net number of new dwellings delivered to 3,829 since 1st April 2009.
- Within the Harrow & Wealdstone Opportunity Area 434 additional new homes were delivered in 2015/16, bringing the total number of net completions in this area to 984 since 2009/10
- The Housing Trajectory shows an overall potential housing supply for the borough of 13,348 dwellings (including non-conventional supply) between 2009/10 and 2025/26, exceeding the current Local Plan target of 8,723 by 4,625 dwellings.
- There are 6,714 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,820 net units, while 2,894 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 2,965 (3,113 including the NPPF 5% buffer) by 3,749 units (or by 3,601 taking into account the 5% buffer).
- 68 net affordable units were delivered against a plan target of 140 per annum which equates to 48.6% of the target, which is below the target for the third successive year. In respect of the 40% plan target, which equates to a minimum of 1,020 new affordable homes by 2015/16 there is currently a shortfall of 39 units.
- There continues to be a loss in the amount of office floorspace in Harrow Town Centre, totalling around 18,500 m<sup>2</sup> since 2009. This, loss in office floorspace, is likely to continue due the change of use of existing office space to residential as permitted development under an amendment to the General Permitted Development Order (GPDO) which came into effect in May 2013. As at the end of 2015/16, permissions resulting in a loss of 43,364 m<sup>2</sup> of office space have been granted for a change to residential in Harrow Town Centre and 89,366 m<sup>2</sup> of office floorspace borough-wide.
- There was a small amount of new office floorspace, totalling 46 m<sup>2</sup>, delivered during 2015/16. However, there was a net loss of 23,970 m<sup>2</sup> across the borough, 8,297 m<sup>2</sup> of which was in Harrow Town Centre (not including A2 Financial & Professional Services of which there was a loss of 346 m<sup>2</sup> borough-wide). Office vacancy rates in Harrow Town Centre now stand at 14.5%, similar to the previous year but much lower than the peak level of 30% in 2010/11.
- The average vacancy rate within the borough's town centres now stands at 4.26%, with two centres having no vacancies (although Sudbury Hill is only partially located in Harrow, and the figures only cover those units in Harrow). This modest reduction in vacancy rates from 7.50% in 2009/10 can in part be attributed to the improving economy. Most of the centres have shown a either a slight decrease in vacancy rates or remained at the same level. Burnt Oak is the only centre to have had an increase of more than 5% over the last five years.

- Public Transport improvements such as bus priority schemes and the bus stop accessibility programme were either proposed or implemented in 2015/16. Other notable schemes include: walking projects; local safety schemes; 20 mph zones; a freight strategy; and highway improvements. Many of the Local Implementation Plan (LIP) schemes are now completed. The Legible London signing scheme for Harrow Town Centre and Wealdstone was completed by the end of 2015. but further pedestrian way finding signs artwork and site locations have been agreed with Transport for London for Harrow Town Centre. Scoping work was undertaken for a major highways modelling project focused on Wealdstone; this project will assess in detail the impacts of the additional levels of development envisaged within the Harrow and Wealdstone Opportunity Area and will be undertaken during 2016/17.
- The total contributions secured for infrastructure in 2015/16 by way of S106 agreements is 57% lower than in 2009/10. This is due to the borough introducing its Community Infrastructure Levy (CIL) in October 2013, which has now effectively replaced S106 contributions from developers for the provision of strategic infrastructure. The amount collected through CIL, £544,529 in 2015/16, is expected to ramp up significantly in coming years with commencement of major schemes such as redevelopment of the Kodak site.
- There has been no loss of Green Belt or Metropolitan Open Land that were contrary to Local Plan objectives.
- Air quality targets for levels of Nitrogen dioxide and PM<sub>10</sub> particulates have consistently being met at the borough's background monitoring site (Stanmore). However, in 2015 for the first time the roadside station (Pinner Road) did meet the target (20 µg/m<sup>3</sup>) for PM<sub>10</sub> particulates, although Nitrogen dioxide levels were still being exceeded.

## Population Context

**1.6** According to the Office for National Statistics (ONS) the borough had an estimated resident population of 247,130 in mid-2015. Over the past decade the borough's population has increased by 11.8% (26,000).

**1.7** Looking at the long-term trends the borough's population has been steadily increasing since the early 1980s with the most growth occurring over the past thirteen years. There has been a slight slowing down in the borough's population growth over last four years, with an annual average increase of 0.68%, compared to 1.37% annual average growth over the previous decade.

**1.8** The 2015 Mid-Year Estimates (MYE) show that the borough has a higher proportion of children aged 15 and under compared to the national and London levels, 20.55% of Harrow's residents are aged under 16 (50,800), slightly higher than London overall (20.3%) and England, at 19%. 64.5% (159,400) of Harrow's population are of working age (age 16-64), below the London level of 68.1%, but just above England's level of 63.3%. The number and proportion of older people in Harrow continues to increase. 14.95% (36,950) are now aged 65 and over, compared to: 14.8% in 2014; 14.6% (35,500) in 2013 and 14.3% (34,700) in 2012. This 2015 level compares to 11.5% in London overall and 17.7% nationally.

**1.9** Harrow's population growth (from June 2014 to June 2015) can largely be attributed to natural change with 1,933 more births than deaths. Internal migration resulted in a net loss of 3,644 people, whilst international migration showed a net gain of 2,833 people, so overall there was a net loss of 811 people though internal and international migration over this period. Population churn through internal migration is significant - between mid-2014 and mid-2015 13,300 people moved to Harrow from other parts of London and elsewhere, whilst 17,300 moved out of the borough to other parts of London and the UK.

**1.10** The 2014-based Department for Communities and Local Government (CLG) household projections show that there are around 89,900 households in Harrow in 2015 with an average household size (AHS) estimated to be 2.75 persons, just below the 2011 AHS of 2.81. London's average household size was estimated to be 2.44 in 2015.

## Ethnic Diversity

**1.11** Harrow has one of the most ethnically diverse populations in the country. The 2011 Census shows that 69.1% of Harrow's residents are of ethnic minority, where ethnic minority is defined as all people who are non-White British. Based on this definition, Harrow now has the fourth highest proportion of residents from minority ethnic groups nationally, compared to a ranking of eighth in 2001. The Greater London Authority's (GLA) 2011 Census Ethnic Diversity Indices (based on the 18 ethnic group classification) show that Harrow is ranked seventh nationally for ethnic diversity. Diversity indices measure the number of different/distinct groups present in the population and the sizes of these groups relative to each other. Harrow's largest minority ethnic group is

the Indian group and 2011 Census results show that 26% of Harrow's population is of Indian origin. Harrow's population is more diverse than West London's and London overall with 69.1% from minority ethnic groups, in comparison to 64.3% in West London and 53.7% in London.

### **Population Projections**

**1.12** Trend-based population projections for Harrow (GLA 2015 short-term trend based and ONS 2014-based Sub-National Population Projections [SNPP]) indicate that the borough's population will continue to grow for the next 25 years and beyond. By 2039 projections show that Harrow's population could be around 301,000, 21% higher than the 2015 population level.

**1.13** By 2039 20.3% (61,200) of Harrow's residents could be aged 65 and over, compared to the current level of 14.95% (36,950) according to the ONS 2014-based SNPPs. Accordingly, around 11,500 residents (3.8%) could be aged 85 and over by 2039, more than double the current ONS mid-2015 estimate of around 5,190 people (2.1%). At the opposite end of the age spectrum, the borough could also see a growth in the under 15 age group of 12.8% (+6,100) over the same period.



2 Protect the historical and environmental features that contribute to Harrow's character and distinctiveness as a place to live, work and visit

## Green Belt and Metropolitan Open Land

**2.1** In total, the Green Belt within Harrow covers over 20% of the total area of the borough and is equivalent to 4.52 ha per 1,000 people (Environment and Open Space). However, while there is a large area of Green Belt land, and public rights of way across many parts of the Green Belt, the majority of the land is located on the northern edge of the borough and much of it 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, Grimdsyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.

**Picture 2.1: Green Belt at Old Redding**



Source: Harrow Council, Planning

**2.2** In 2015/16 there was no net loss of designated Green Belt or Metropolitan Open Land in the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 2 and 3	GMP1	Loss of, or inappropriate development on Green Belt or Metropolitan Open Land	No net loss of, or inappropriate development on Green Belt or Metropolitan Open Land		More than one appeal allowed for inappropriate development on Green Belt or Metropolitan Open Land

## Parks

**2.3** 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.

**2.4** In 2015/16 five of Harrow's 28 parks (18%) were managed to Green Flag standards as they were in 2013/14. These are:

- Harrow Recreation Ground
- Roxeth Recreation Ground
- Pinner Memorial Park
- Canons Park
- Kenton Recreation Ground

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 5	GMP2	Number of Parks managed to Green Flag award standard	77% of parks managed to Green Flag award standard (using 2010 as base year)		Less than 55% by 2017/18  Less than 66% by 2021/22

**2.5** Although the indicator is currently shown as amber given the trigger is 2018, this target may prove challenging going forward given the council's current funding constraints.

**Picture 2.2: Pinner Memorial Park (Green Flag Park)**



Source: Harrow Council, Planning

## Areas of Special Character

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS3 Objective 1 CS6 Objective 1 CS7 Objective 1	ASC1	Development adversely affecting an Area of Special Character: <ul style="list-style-type: none"> <li>Borough-wide</li> <li>Harrow Hill Area of Special Character</li> <li>Pinner Hill Area of Special Character</li> <li>Harrow Weald Ridge Area of Special Character</li> </ul>	No applications approved for development adversely affecting an Area of Special Character: <ul style="list-style-type: none"> <li>Borough-wide</li> <li>Harrow Hill Area of Special Character</li> <li>Pinner Hill Area of Special Character</li> <li>Harrow Weald Ridge Area of Special Character</li> </ul>		More than one application approved involving development adversely affecting an Area of Special Character over a rolling five-year period: <ul style="list-style-type: none"> <li>Borough-wide</li> <li>Harrow Hill Area of Special Character</li> <li>Pinner Hill Area of Special Character</li> <li>Harrow Weald Ridge Area of Special Character</li> </ul>

**2.6** Pinner Hill and Harrow Weald Ridge Areas of Special Character provide an elevated horizon of tree cover and open countryside which spans across the north of the borough and acts as a visual reminder that Harrow is an outer London borough, a transition between the highly urbanised characteristics of central & inner London and the more rural character of the counties beyond. Harrow Hill Area of Special Character is a topographical feature with an identifiable profile to the south of the borough, forming the verdant 'shoulders' upon which sits St. Mary's Church and supplemented by a substantial body of open space around the Hill's lower slopes. Harrow Weald Ridge, Pinner Hill and Harrow on the Hill contain a significant number of the borough's heritage assets. Harrow on the Hill is also of cultural importance as the borough's principal historic settlement and as the location of Harrow School.

**2.7** In 2015/16 there were no applications approved for development that would adversely affect an area of special character.

### Local Views

**2.8** The landscape backdrop provided by the Green Belt, to the north of the borough, and the profile of Harrow Hill with St. Mary's Church to the south of the borough, are significant components of local identity and sense of place. The Harrow Views Assessment (2012) identified 11 local views that merit protection in accordance with the London View Management Framework.

**2.9** There were no applications approved in 2015/16 for development adversely affecting an identified local view. There was, however, one application granted at 51 College Road, Harrow, which will interrupt a view of Harrow Hill, but as part of the assessment of the proposal, was found not to adversely affect it.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 10	LV1	Development adversely affecting an identified local view	No application approved for a development adversely affecting an identified local view		More than one application approved involving development adversely affecting an identified local view over a five-year rolling period

**2.10** In 2015/16 there were no applications approved for development adversely affecting an identified local view of St. Mary's Church.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 3	LV2	Development adversely affecting an identified local view of St. Mary's Church	No applications approved for development adversely affecting an identified local view of St. Mary's Church		More than one application approved involving development adversely affecting an identified local view of St. Mary's Church over a five-year period

### Heritage

**2.11** Harrow benefits from a diverse historic environment. It comprises:

- 29 conservation areas (an increase of one with the designation of Pinner Road Conservation Area during 2015/16)
- over 300 statutory listed buildings
- 4 historic parks and gardens
- 9 scheduled ancient monuments
- over 750 locally listed buildings
- 2 locally listed parks and gardens
- 9 archaeological priority areas

**2.12** These and many non-designated heritage assets provide a point of reference in the cultural distinctiveness of the borough and their conservation enables both residents and visitors to appreciate Harrow's history. They also represent a precious inheritance, to be passed-on for future generations to understand and enjoy.

### Heritage Assets - General

**2.13** In 2015/16, 16 of the borough's heritage assets were listed on the Historic England at risk register. One of the heritage assets at risk is within Bentley Priory, on Harrow Weald Ridge (Bentley Priory Registered Park and Garden (grade II)). The preparation of the Bentley Priory Open Space Management Plan and the ongoing redevelopment of the site will address this remaining asset and seek to bring about its positive conservation and eventual removal from the 'at risk' register. The assets remaining on the list include Headstone Manor, Rayners Public House, Cannons Farm Barn in Hereford Gardens, Harrow Magistrates Court, Pinner Park Farmhouse, Old Stanmore Church, and sections of historic walls and earthworks including Grim's Ditch (sections of).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18 CS3 Objective 1 CS6 Objective 1 CS7 Objective 1	HER1	Heritage assets on the English Heritage at Risk register <ul style="list-style-type: none"> <li>Borough-wide</li> <li>Harrow Hill</li> <li>Pinner Hill</li> <li>Harrow Weald Ridge</li> </ul>	None		Additional heritage assets on the English Heritage 'at risk' register: <ul style="list-style-type: none"> <li>Borough-wide</li> <li>Harrow Hill</li> <li>Pinner Hill</li> <li>Harrow Weald Ridge</li> </ul>

**2.14** In 2015/16 there were no applications approved for development adversely affecting the setting of Harrow Hill.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS3 Objective 1	HER2	Development adversely affecting the setting of Harrow Hill	No applications approved for development adversely affecting the setting of Harrow Hill		One application involving development adversely affecting the setting of Harrow Hill over a rolling five-year period

**2.15** In 2015/16 there were no applications approved for development adversely affecting a heritage asset (excluding enabling development).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER3	Development adversely affecting a heritage asset (except enabling development)	No applications approved for development adversely affecting a heritage asset		More than one application approved adversely affecting a heritage asset over five years

**2.16** In 2015/16 there were no applications approved for development within the Harrow part of Edgware Major Centre adversely affecting a heritage asset.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	HER4	Development in Edgware centre (LB part) adversely affecting a heritage asset	No application approved for development adversely affecting a heritage asset		More than one application approved adversely affecting a heritage asset over five years

## Heritage Assets - Listed Buildings

**2.17** Harrow's local list of buildings of architectural or historic importance was last updated in March 2013. There are currently 758 buildings and structures on the Harrow local list. During 2016/17 consultation will be undertaken on several new potential additions to the local list, including:

- i. Stanburn Blast Shelter, in the grounds of Stanburn School, Abercorn Road, Stanmore
- ii. 'Solid Surf', Harrow Skate Park, Byron Recreation Ground, Harrow
- iii. South Harrow Station, Northolt Road, South Harrow
- iv. The kiln house, drying sheds, historic walls, 19th century summerhouse and 2 wells on Common Road, Stanmore.
- v. The former Herga Cinema, 113 High Street, Wealdstone
- vi. The 19th century North Lodge, The Bothy and New Lodge, kitchen gardens, conservatory, model farm, and two stone bridges, Old Redding in the grounds of the grade II\* listed Grim's Dyke Hotel

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER5	Up-to-date list of buildings of local architectural or historic buildings	Review list every five years		No review by end 2016/17  No further review by end 2021/22

**2.18** In December 2013 the council adopted its Locally Listed Buildings SPD, which provides good practice advice and guidance to the owners and occupiers of locally listed buildings for their maintenance and conservation and also to provide advice on the relevant planning controls.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER6	Up-to-date guidance leaflet for owners of locally listed buildings	Review guidance every five years		No review by end 2016/17  No further review by end 2021/22

**2.19** In 2015/16 there were no appeals dismissed and no appeals allowed for development or alterations adversely affecting listed buildings within the Rayners Lane District Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 6	HER7	Planning appeals dismissed for development or alterations adversely affecting listed buildings within Rayners Lane District Centre	100%		More than five appeals allowed for development adversely affecting Metroland and suburban character over a rolling three-year period

**2.20** In 2015/16 there were no applications approved for development adversely affecting the setting of Harrow Arts Centre. Harrow's Site Allocations Local Plan document was adopted on July 4th 2013 and sets clear parameters for the development of the Arts Centre car park and ancillary buildings (site G04). Initial master planning work occurred during 2015/16 regarding development opportunities on the site; any such master planning will need to balance the level of enabling development with any impact upon the setting of the Arts Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 6	HER8	Development adversely affecting the setting of Harrow Arts Centre	None		No site allocation setting clear parameters for development of car park site by 2012/13

**2.21** In 2015/16 the restoration and redevelopment of the former RAF Bentley Priory site was completed. The Museum was formally opened in September 2013 and opened for general admission in early 2014. This indicator will, therefore, be removed from future reports.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	HER9	Completion of Bentley Priory restoration and redevelopment	Complete by end of 2014/15		Work stalls by end 2012/13

**Picture 2.3: Bentley Priory Restored**



Source: Harrow Council, Planning

### Heritage Assets - Conservation Areas

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18, CS3 Objective 1, CS5 Objective 6, CS6 Objective 1, CS7 Objective 1	HER10	Conservation Areas with adopted SPDs and CAAMS	100% by 2017/18		Less than 70% by 2014/15

**2.22** Harrow has a total of 29 Conservation Areas across the borough. 28 of these (97%), currently have up-to-date Conservation Area Appraisal and Management Strategies which are afforded weight as a material planning consideration through provision within a recently adopted supplementary planning document. The Harrow Weald Conservation Area SPD went out to consultation in 2015, and was adopted at the beginning of

2016, bringing the total coverage up to 97%. 100% will be achieved once guidance has been written for the newly designated Pinner Road Conservation Area which was designated in 2015; consultation on the draft SPD is programmed for 2016/17.

### Heritage Assets - Parks & Gardens

**2.23** In 2015/16 none of Harrow's four historic parks & gardens were covered by an adopted management plan, representing coverage of 0%. Work is underway on preparing a management plan for the Bentley Priory Grade II Registered Park & Garden, and an SPD for Harrow School was adopted in 2015/16 that includes Harrow Park. The completion of both of these will see the 2016/17 target being met, but currently the target is shown as amber, as in the previous year's AMR.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18, CS3 Objective 1	HER11	Historic Parks and Gardens with an adopted asset management plan	100% by 2025/26		Less than 50% by 2026/17 Less than 75% by 2020/21

**2.24** Harrow's local list of locally important historic parks and gardens was not reviewed during the last monitoring period. The council is proposing to undertake a review and call for sites in 2016/17.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	HER12	Up-to-date list of Historic Parks and Gardens	Review list every five years		No review by 2016/17 No further review by 2020/21

### Local Character

**2.25** Harrow is a classic outer London borough. Having formed part of the Middlesex landscape of villages, farms and country estates for many centuries, the extension of railway lines out of London in the 19th and early 20th Centuries generated rapid suburbanisation which in turn required new shopping districts, factories and public open spaces. The resulting legacy is a network of surviving village and inter-war town centres, enveloped by residential suburbs, local parks, schools, offices and business premises. The borough's residential suburbs provide a generally quiet, leafy environment with traditional forms of accommodation, particularly attractive for families. Together with the network of town centres, public transport, social and economic infrastructure these suburbs provide a good foundation for more sustainable living.

**2.26** On 11th April 2013, following consultation during the 2012/13 monitoring period, the council adopted the Harrow Garden Land Development Supplementary Planning Document (SPD) to better explain and amplify the Core Strategy policy on garden land development. In 2015/16 no appeals were allowed for inappropriate garden development. However, in 2014/15 three appeals were allowed for garden land development and two in 2013/14. This indicates the SPD has not always been interpreted correctly by Planning Inspectors, as some of these appeals are focusing more on the Character impact, rather than the cumulative, unplanned development argument as espoused in the SPD. Additionally, emphasis is being placed by Inspectors on the new Presumption in Favour of Sustainable Development as introduced in the NPPF. A review of this SPD may need to be undertaken in the future, taking into account a detailed analysis of all the appeal decisions.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	LC1	Appeals allowed for inappropriate garden development	None		More than one appeal allowed for inappropriate garden development over a rolling three-year period

**2.27** In 2015/16 there were no appeals allowed for development adversely affecting Metroland and the suburban character.



Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 8	LC2	Planning appeals allowed for development adversely affecting Metroland and suburban character	Less than 5		More than five appeals allowed for development adversely affecting Metroland and the suburban character over a rolling three-year period

**2.28** In 2015/16 there were two appeals allowed for works to protected trees where the Planning Inspector disagreed with the council as to the merits of a protected tree and allowed it to be felled. This increases the total number of appeals allowed to three in the last five years.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	LC3	Planning appeals allowed for works to protected trees	Less than 5		More than five appeals allowed for works to protected trees over a rolling five-year period

## Biodiversity

**2.29** Harrow's Biodiversity Action Plan (BAP), published in 2015, identifies the borough's Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SINCs) (including proposed additional sites) and Local Nature Reserves (LNR) designations. The BAP also details nine priority habitats and four priority species for Harrow.

**2.30** Habitats selected are:

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

**2.31** Species selected are:

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

**2.32** The Plan can be viewed on the council's website:  
[http://www.harrow.gov.uk/info/200023/conservation/1260/harrow\\_biodiversity/1](http://www.harrow.gov.uk/info/200023/conservation/1260/harrow_biodiversity/1).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	BIO1	Improve the quality of existing natural and semi-natural open space sites	70% of existing sites meet the recommended local quality standard by 2026 (based on the 2010 PPG17 study)		Less than 60% by 2016/17 Less than 65% by 2021/22 New PPG17 study in 2017/18 identifies material deterioration in quality compared to 2010 study.

**2.33** Harrow's PPG 17 Study of Open Space, Sport and Recreation found there to be 28 sites of natural and semi-natural open space in the borough. Of these 11 (39%) were recorded as meeting or exceeding the recommended minimum quality standard. No further qualitative assessment of these sites has been carried out since the 2010 Study. The target of 60% by 2016/17 may prove challenging given the council's current funding constraints.

**2.34** There are 44 local Sites of Importance for Nature Conservation (SINCs) in the borough adopted in the Harrow Local Plan Site Allocations document in July 2013. Currently there are 20 Local Sites being positively managed for nature conservation. This equates to 45.45% of the 44 SINCs with a management strategy that has been, or is in the process of being implemented. A Management Plan for Harrow Cemetery is scheduled for preparation in 2016/17.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS3 Strategic Objective 2 CS6 Strategic Objective 2	BIO2	Sites of importance for nature conservation where positive conservation has been or is being implemented	80% of SINCs where positive conservation has been or is being implemented		Less than 60% by 2016/17  Less than 70% by 2021/22  No increase in the number of SINCs in positive conservation management over a rolling three-year period

**2.35** In 2015/16 there were no applications approved for development adversely affecting the functional flood plain, contrary to EA advice.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	BIO3	Development adversely affecting the functional floodplain	No application approved for development adversely affecting the functional floodplain		More than 5 applications approved for development adversely affecting the functional floodplain over five years (rolling)

**2.36** There has been no specific action to improve the biodiversity at Newton Farm Ecology Park. Harrow's Green Grid project has, however, delivered some biodiversity improvements at Roxeth Recreation Ground over the past three years. Proposed flood mitigation works for Newton Park (subject to an Environment Agency funding bid) during 2016/17 should however deliver some biodiversity improvements. Harrow Green Grid funding has been allocated to support the funding bid to the EA.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 6	BIO4	Implementation of Biodiversity Action Plan programme of actions to improve Biodiversity at Newton Farm Ecology Park and Roxeth Park	Implementation by 2025/26		No delivery or no funded proposals for delivery by 2017/18

**2.37** Improvement works along the Belmont Trail have taken place over the past three years as part of the Green Grid. These include improvements to the north of Belmont Circle and Christchurch Avenue.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 3	BIO5	Implementation of Biodiversity Action Plan programme of actions to improve Biodiversity along the Belmont Nature Walk	Implementation by 2025/26		No delivery or no funded proposals for delivery by 2017/18

## Other Biodiversity Monitoring Data

### International and National Sites

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

**2.39** 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.

**2.40** 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

**2.41** The two SSSI sites within the borough are:

- Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:
  - 9.17 ha unimproved grassland. This was last surveyed by NE on 5th September 2011 and its condition reported to be favourable.
  - 19.55 ha neutral, unimproved grassland. This was last surveyed by NE on 26th September 2011 and its condition reported to be favourable.
  - 17.04 ha broadleaved, semi-natural woodland. This was last surveyed by NE on 28th September 2011 and its condition reported to be favourable.
  - 10.88 ha semi-improved neutral grassland. This was last surveyed by NE on 28th September 2011 and its condition reported to be favourable.
- 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 25th February 2009, with its condition reported as being favourable.

### Sites of Importance for Nature Conservation

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

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.71 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 14 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 443.95 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 19 such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 72.34 ha.

**2.43** There are 44 SINCs in the borough which were adopted in the Harrow Local Plan Allocations document in July 2013. These total 801.01 ha, or 15.92%, of the borough's surface area - therefore, there has been no significant change since the previous monitoring period.

#### **Locally Designated Areas**

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

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

**2.45** 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 (AoD)**

**2.46** Areas of deficiency are mapped by Greenspace Information for Greater London (GIGL) and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to 1,323.11 ha or 26.30% of the borough's total area.

**3 Enhance the infrastructure, environment and other resources which make Harrow a desirable place to live, work and visit**

## Investment and Community Infrastructure

**3.1** Harrow's adopted Core Strategy not only establishes the spatial strategy for sustainable development and economic growth in the borough to 2026, but also lays the foundation for the co-ordinated provision of infrastructure needed to support that development and growth. Underpinning the Core Strategy is an Infrastructure Assessment and Delivery Plan which identifies the infrastructure that will be required over the plan period and the cost of providing that infrastructure.

**3.2** The introduction of Harrow's Community Infrastructure Levy will help fund the following infrastructure:

- New primary schools
- A new secondary school
- Flood mitigation works
- New GP health centres
- Performing arts space
- Implementation of the Harrow Green Grid and Biodiversity Action Plan Improvements in the accessibility to, and quality of, Harrow's network of parks
- Provision of areas of play and facilities for young people in areas identified as deficient
- The provision of cemetery space
- Junction improvements required to improve bus service efficiency

### Infrastructure - General

**3.3** Contributions towards Infrastructure 2008/09 - 2015/16 shows that S.106 contributions towards infrastructure have varied considerably over the past eight monitoring periods, peaking at £8,771,315.60 in the 2012/13 monitoring period. This is largely due to the Kodak site being granted permission, which has contributed the vast amount of the S.106 obligations. This year is considerably lower, as most large permissions granted are now attracting a CIL charge which is replacing a large part of S106 contributions for strategic infrastructure.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 5	ICI1	Total annual public and private investment in the borough	18% growth to 2026 on 2009 as the base year		Less than 3% growth on a rolling three-year period

**Table 1: Infrastructure Contributions (S.106)**

Infrastructure	Amount Contributed (£)							
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Public Transport	125,000	540,000	578,000	250,000	14,470	1,192,000	-	15,000
Highways/ Infrastructure	80,000	219,692	346,457	90,000	3,376,320	255,661	96,950.00	45,500
Green Belt	-	-	260,000	-	-	-	-	-
Public Open Space	-	-	162,325	-	9,370	55,000	-	5,500
Parks	50,000	25,000	43,850	100,000	1,360	24,073	-	24,912.00
Community Services	250,000	6,759	81,218	53,440	1,710,000	706,172	90,500.00	-
Leisure/ Sports Ground	536,973	85,331	15,000	-	1,980,000	248,800	544.00	72,000.00
Drainage	10,000	10,000	-	-	176,000	-	-	-
Health Care	50,000	99,885	125,000	35,000	313,835.60	185,148	15,429.00	150,120.00
Public Art	50,000	-	-	50,000	-	14,339	-	-
Education	-	-	188,694	177,622	1,189,600	515,096	-	180,000.00
<b>Total</b>	<b>1,151,973</b>	<b>986,667</b>	<b>1,818,544</b>	<b>756,062</b>	<b>8,771,315.60</b>	<b>3,196,289</b>	<b>203,423.00</b>	<b>493,032.00</b>

Source: Harrow S106 Monitoring, Harrow Council

**Table 2: Infrastructure Contributions (CIL)**

Harrow CIL	Amount Received		
	2013/14	2014/15	2015/16
	£14,107.50	£183,399.51	£544,529.12

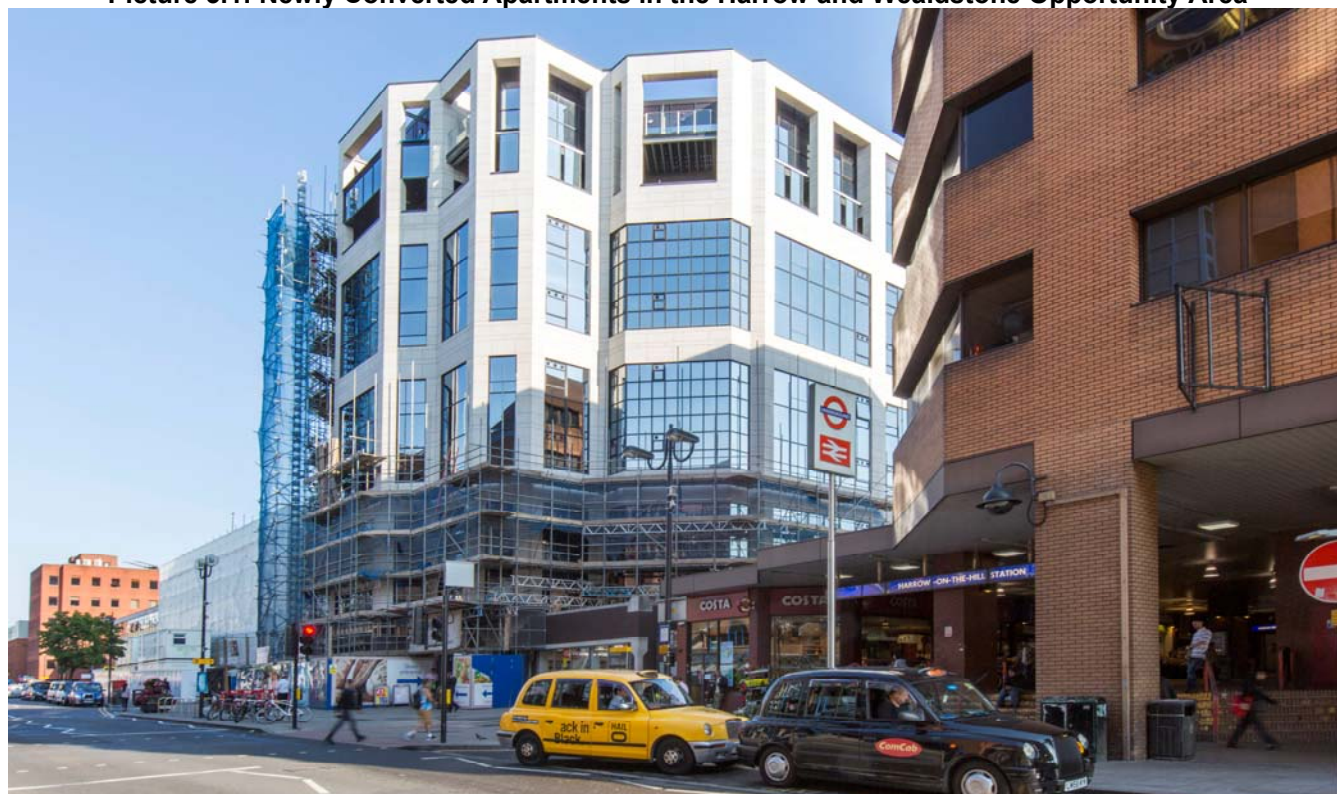
Source: Harrow CIL Monitoring, Harrow Council

**3.4** Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2015/16 is £1,037,561 from both CIL and S106. This represents a 5% gain on 2009/10. This is due in part to the borough introducing its Community Infrastructure Levy in October 2013, which has now effectively replaced S106 contributions from development for the provision of strategic infrastructure and provides a standard amount of funding per m<sup>2</sup> for chargeable development.

**3.5** In 2015/16 there were no appeals allowed for development not demonstrating adequate infrastructure capacity.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2  CS1 Objective 17	ICI2	Planning appeals allowed for development not demonstrating adequate infrastructure capacity to serve the development	Less than 20%		More than 20% appeals allowed for development not demonstrating adequate infrastructure capacity to serve the development over three years (rolling)

**Picture 3.1: Newly Converted Apartments in the Harrow and Wealdstone Opportunity Area**



Source: Harrow Council, Planning

**3.6** Further Alterations to the London Plan published in 2015 indicated that the Intensification Area designation has been upgraded to an Opportunity Area designation. Harrow’s existing Intensification Area was included in the 2011 London Plan following Council’s agreement to the area becoming a focus for growth within its own proposed Local Plan. At that time the detailed work on the Area Action Plan had not commenced, and so conservative jobs and housing targets for the Harrow & Wealdstone area (2,000 jobs and 1,500 homes) were agreed with the Mayor for adoption in his London Plan, consigning it in threshold terms to an Intensification Area designation. When the detailed evidence base studies on site availability and development capacities were

completed for the Harrow & Wealdstone Area Action Plan (AAP), the council had determined that the development potential of the area could sustainably accommodate a minimum of 3,000 jobs and 2,800 new homes. This means that the Harrow & Wealdstone area now meets the thresholds for designation as an Opportunity Area within the London Plan. The current Further Alterations to the London Plan, therefore, confirms this reclassification. These changes were adopted in March 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 5	ICI3	Harrow and Wealdstone Intensification Area maintained in future revisions of the London Plan	Harrow and Wealdstone included in the next replacement London Plan		Draft next replacement London Plan published with Harrow & Wealdstone Intensification Area excluded

**3.7** Cabinet agreed its School Place Planning Strategy in February 2010 to meet the increasing demand for school places that is primarily birth rate driven. In July 2011, Cabinet agreed on a Primary School Expansion Programme as part of the School Place Planning Strategy. The strategy aims to secure sufficient primary school places through the creation of additional permanent places, supplemented by planned bulge classes and contingency bulge classes, opened if required.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5	ICI4	Provision of additional primary school capacity	Approval for and construction of new and extended schools in accordance with Harrow's School Places Plan		No permanent expansion under construction by the end of 2012/13 and annually thereafter to 2015/16

**3.8** 26 additional permanent Reception forms of entry have been created through the expansion of existing schools, affecting over half of Harrow's primary schools. Avanti House free school has provided an additional two Reception forms of entry. 151 additional special educational needs places have been created at special and mainstream primary and secondary schools. There is an extensive and complex construction programme for Phases 1 and 2 seeing 29 projects underway during the summer period. The majority of the projects were completed by the end of 2015.

**3.9** Phase 3 construction projects have been procured and planning applications were considered by the planning committee early in 2016. Free schools that will be delivered by the Education Funding Agency will provide additional school places to help meet the projected demand.

**3.10** In November 2013, Cabinet approved the Secondary School Place Planning Strategy which outlines the proposed approach to increase capacity within the secondary sector by September 2015 for the demand expected by September 2018. Six additional permanent Year 7 forms of entry have been created through the expansion of two existing schools, and Avanti House free school has provided an additional six Year 7 forms of entry. A new Secondary School is currently being built on the former Teachers Centre site, Wealdstone. A new secondary school is proposed at Whitchurch Playing Fields with a planning application made October 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5	ICI5	Provision of additional secondary school capacity	1 x new secondary school from 2016/17 and before 2025/26		No site identified for new secondary school by end 2016/17 No delivery or no funded proposals for delivery by end 2020/21

**3.11** A deficit of seven Year 7 forms of entry is projected for 2021/22 increasing over the following few years to 13 Year 7 forms of entry in 2024/25. Meeting the demand will be a combination of expanding existing schools and a new school at the former Teachers Centre Site. Identifying a site for a further new school will be extremely challenging and work is underway to develop plans to meet the future need, with a site at Whitchurch Playing Fields being progressed.



**3.12** Harrow School, John Lyon School and Whitmore School continue to thrive in their current locations. A new classroom block has recently been completed at Whitmore School. In August 2013 Harrow School signed a Memorandum of Understanding with Harrow Council to jointly prepare a Supplementary Planning Document as a long-term development strategy for the Harrow School Estate. This was consulted on in spring 2015 and adopted in July 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI6	Retention of Harrow School, John Lyon School and Whitmore High School in the borough	No relocation of Harrow School, John Lyon School and Whitmore High School out of the borough		Any proposal to relocate out of the borough

### Infrastructure - Health

**3.13** On 21st March 2013 the council resolved to grant planning permission for the comprehensive, phased redevelopment of the Royal National Orthopaedic Hospital (Planning ref: P/3191/12). The Hybrid Planning Permission included the comprehensive redevelopment of the RNOH site to include 56,871 m<sup>2</sup> of hospital development (C2 Use Class), 21,000 m<sup>2</sup> of multi-storey car park (Sui Generis) and 40,260 m<sup>2</sup> of residential development (C3 Use Class), including the provision of open space and wider ancillary development.

**3.14** In 2015/16 reserved matters applications were approved for two development phases of the overall hospital redevelopment scheme. Phase One was for the development of a Biomedical Engineering Hub and Phase Two for the development of the Princess Eugenie House - a unit designed to house the hospital's new Independent Living Unit, as well as providing family accommodation and replacing the Graham Hill Unit. Work had not commenced on site within the 2015/16 monitoring period on either of these development phases. In July 2016 reserved matters were approved for Phase 2A of the overall hospital redevelopment and the RNOH NHS announced in August 2016 that it had secured the funding to begin rebuilding facilities at the RNOH. Construction started in August 2016, starting with the demolition of the Patient Centre to make way for a new £40 million Inpatient ward building (Phase 2A), scheduled to complete in 2018. The local plan target date for completion of Phase One of the new hospital has not been met, but work is finally now underway on redeveloping and transforming this leading specialist orthopaedic hospital site.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	ICI7	Completion of Phase One of the RNOH (Stanmore) redevelopment	Complete by end 2014/15		Works stall by end 2014/15

**3.15** The Harrow & Wealdstone Area Action Plan allocates one site (Lyon Road) for mixed use development to include a new health facility. This development received planning permission in May 2012, and included within 1,500 m<sup>2</sup> for the provision of a new GP surgery. Work is underway on this site, but the NHS Harrow Clinical Commissioning Group (CCG) confirmed that they are not now going to develop a new health facility on this site. However, the CCG is in discussions with the council about the possible provision of new health facilities on the Kodak East and proposed/existing Civic Centre sites. The Site Allocations Local Plan allocates three further sites (Anmer Lodge, Roxeth Library & Clinic and Belmont Clinic) for redevelopment including replacement health care facilities. No new GP led surgeries or polyclinics were completed during 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5	ICI8	Provision of additional health services capacity	Provision of two additional polyclinics or GP-led surgeries by the end of the plan period in 2026		No site identified for new polyclinics or GP led surgeries by end 2015/16  No delivery or funded proposals for delivery by end 2020/21

**3.16** The council adopted the Harrow Outdoor Sports and Outdoor Pitch Strategies on 11th April 2013. Research on which the draft Outdoor Sports Pitch Strategy is based was undertaken with wide consultation with sports clubs in the borough. In addition the Football Association and the English Cricket Board were involved with developing the strategic priorities and the draft implementation plan. Sport England also commented on this document. Delivery of the Strategy will require further consultation with local residents, sports clubs and users on specific projects to ensure that any planned improvements can be delivered to respond to need and to maximise usage without impacting negatively on local residents. However, limited engagement with schools has taken place to date in the preparation of the Open Space strategy. An early review may, therefore, be necessary to ensure that existing school facilities can be taken into account in maximising opportunities for shared use.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI9	Engage schools in preparation of open spaces strategy and cultural strategy (as appropriate)	Schools engaged in strategy preparation by end 2012/13		Schools not invited to engage in strategy by end of 2011/12

**3.17** The council has committed to developing a new Cultural Strategy - this will be progressed in the coming year.

**3.18** Since the last AMR community access to the Sports facilities at Harrow School, John Lyon School and Whitmore High School has not changed. As part of the development of a replacement sports centre at Harrow School, a new community use agreement will be entered into that will include additional community access. This additional community access will be facilitated by the new centre being designed so as to enable use by both students and the public at the same time whilst ensuring safeguarding issues are adequately addressed. The application for the new centre will be lodged in 2016/17.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 9	ICI10	Community access to sports facilities at Harrow School, John Lyon School and Whitmore High School	Maintain access		New PPG 17 study by 2017/18 identifies no loss of community access to facilities at Harrow School, John Lyon School and Whitmore High School

**3.19** As well as being the new home to Barnet Football Club, The Hive is a community facility, working in partnership with Harrow Council, and offers the following facilities for hire: two full size 3G artificial turf pitches; 7-a-side football pitches; various sized grass pitches for hire; wheeled portable goals; meeting rooms; and changing rooms at competitive rates. Also available for community use are a gym, banqueting facility (capacity 500 people) and the Amber Lounge (bar/eatery). Access to these facilities has been maintained.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	ICI12	Community access to sports facilities at The Hive	Maintain access		New PPG 17 study by 2017/18 identifies no loss of community access to facilities at The Hive

#### Infrastructure - Community

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5	ICI13	Retention of community uses	No net loss of community facilities unless compensation is provided		Loss of more than one community facility to other non-community uses, without compensation (using 2010 as the base year)

**3.20** In 2015/16 there was a net gain of 22,451 m<sup>2</sup> floorspace of D1 Use Class (Non-residential Institution), compared to 20,039 m<sup>2</sup> in 2014/15. Over the same period there was a net loss of 2,457 m<sup>2</sup> of D2 (Assembly and Leisure), compared to a gain of 3,290 m<sup>2</sup> in 2014/15. Overall this year is the second highest amount of growth in D class floorspace despite the small loss of D2 floorspace, which shows that there is a positive trend for more community facilities in the borough (see Table 3).

**Table 3: Net Losses/Gains for Use Class D1 & D2 - based on Permissions**

Floorspace (m <sup>2</sup> )							
Use Class	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
<b>D1</b>	10,857	14,592	11,789	9,871	15,960	20,039	22,451
<b>D2</b>	838	2,926	-115	3,243	-1,781	3,290	-2,457
<b>Total (D)</b>	11,695	17,518	11,674	13,114	14,179	23,329	19,994

Source: Harrow Council, Planning

**3.21** The table below details the amount of floorspace proposed and delivered for a range of community uses. The majority of these completions related to schools, in particular the Primary School Expansion programme which is delivering additional forms of entry across the borough to meet the demand for primary places.

**Table 4: Community Floorspace by Type - Proposed and Delivered**

Type of development	2014/15				2015/16			
	No. of permissions	Floorspace proposed (m <sup>2</sup> )	No. of developments completed	Floorspace completed (m <sup>2</sup> )	No. of permissions	Floorspace proposed (m <sup>2</sup> )	No. of developments completed	Floorspace completed (m <sup>2</sup> )
Care Home	-	-	1	3,245	7	20,119	-	-
Church	-	-	-	-	-	-	-	-
Community Centre	1	0	-	-	6	12,714	1	726
Day Care	1	0	-	-	-	-	1	0
Day Nursery	2	52	1	70	5	1,101	-	-
Education	12	3,134	3	1,937	3	271	2	1,067
Gym	6	2,078	1	789	2	1,556	3	3,763
Hall	2	0	1	82	-	-	-	-
Health Club	-	-	-	-	-	-	-	-
Health/ Medical Centre	3	346	2	198	9	929	1	0
Hospital	2	512	1	0	-	-	1	512
Leisure	2	634	-	-	3	1,440	1	726
Library	-	-	-	-	1	1,672	-	-
Mother & Baby Centre	-	-	-	-	1	125	1	125
Museum	2	4	-	-	-	-	1	1,905
Place of Worship	1	0	-	-	5	453	1	259
School	37	23,758	13	1,827	30	16,659	34	17,108
Sports Facilities	7	365	-	-	7	452	-	-
Therapy Centre	2	383	-	-	-	-	-	-
Training Centre	1	180	-	-	1	87	-	-
<b>Total</b>	<b>81</b>	<b>31,446</b>	<b>23</b>	<b>8,148</b>	<b>80</b>	<b>57,578</b>	<b>47</b>	<b>26,191</b>

Source: Harrow Council, Planning

**3.22** Hatch End Library opened in the main Harrow Arts Centre building on 27th March 2012 and has since had an increased level of visits. There are plans to involve the new library with cultural activities at the Arts Centre. The old library building will become a dance/exercise studio. During 2015/16 permission was granted for the 51 College Road, Harrow development, which includes a new central library and town square. The new library will be funded through Community Infrastructure Levy in-kind payment, with the developer providing the shell and core; the new library is scheduled to open in 2019/20.

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

**Picture 3.2: Arc House, Harrow**



Source: Harrow Council, Planning

**3.24** The Harrow & Wealdstone Area Action Plan allocates one site (Lowlands Recreation Ground in Harrow Town Centre) to provide a new outdoor performance space. The council secured funding for the project from the Mayor of London's Outer London Fund during 2012/13. The new space was completed by September 2015 and is known as Arc House. This rejuvenated park offers children's play spaces, an orchard and the Arc House building (currently managed by Harrow College) provides space for performances and houses a café. However, there are no funded plans for any further new indoor performing arts space at this time.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5, CS2 Objective 9	ICI14	Provision of performing arts space	An additional performing arts space by 2025/26		No site identified for new performing arts space by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

**3.25** The council has not yet commissioned a scoping study to determine the viability of a cemetery extension to the existing Harrow Weald Cemetery. The potential for a cemetery extension was included in the Core Strategy in recognition of the (then) potential to redevelop Harrow College's Brookshill campus. Since that time the College has indicated that it has no plans to redevelop the Brookshill campus for the foreseeable future, and the campus is now, therefore, allocated for education/training uses. Consequently, it is unlikely that the scoping study to expand the Harrow Weald Cemetery will be commissioned as the adjoining campus site is unavailable for the foreseeable future. Opportunities for cemetery expansion elsewhere in the borough are limited and, therefore, new sites may need to be explored along with options around crematorium provision.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 8	ICI15	Scoping study to determine viability of cemetery extension	Publish scoping study by end 2015/16		No scoping study commissioned/ underway by end 2014/15

## Transport

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

### Transport Infrastructure - Trains

**3.27** In 2010 the council published a Transport Audit that had been prepared to inform the preparation of Harrow's Core Strategy. In line with Transport for London (TfL) methodology, the capacity of train services was based on 'crush load' comprising realistic standing capacity as well as seating capacity.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 13	TRA1	Capacity of peak train services serving Harrow-on-the-Hill and Harrow and Wealdstone Stations	Maintain and where possible increase the number of services serving Harrow-on-the-Hill and Harrow and Wealdstone stations		Reduction in capacity of peak train services

**Picture 3.3: Metropolitan Line train heading towards Harrow-on-the-Hill Station**



Source: Harrow Council, Planning

**3.28** The following table shows the crush load capacity of peak time Metropolitan line services at Harrow-on-the-Hill Station.

**Table 5: Metropolitan Line Peak Capacity**

		<b>AM Peak</b>	<b>PM Peak</b>
Northbound	Uxbridge Branch	10,420	10,420
	Moor Park Branch	10,420	10,420
Southbound	Uxbridge Branch	9,378	9,378
	Moor Park Branch	7,284	8,336

Source: TfL

**3.29** During 2012/13 Transport for London phased-in new rolling stock on the Metropolitan line to replace the 1960s 'A' stock. The new stock has increased the capacity of services at Harrow-on-the-Hill station to 1,003 persons per train.

**3.30** Harrow-on-the-Hill Station is also served by Chiltern Railways' mainline services from Amersham to London Marylebone. At the time of the 2010 Audit the capacity of these services could not be quantified.

**3.31** The following table shows the crush load capacity of peak time Bakerloo line and London Overground services at Harrow & Wealdstone Station:

**Table 6: Bakerloo Line and London Overground Peak Capacity**

		<b>AM Peak</b>	<b>PM Peak</b>
Northbound	London Overground	5,593 (peak period not specified)	
	Bakerloo Line	4,362	4,362
Southbound	London Overground	5,593 (peak period not specified)	

Source: TfL

**3.32** Transport for London's current upgrade plans would see capacity improvements and journey time reductions on the Bakerloo line completed by 2025.

**3.33** Harrow & Wealdstone Station is also served by London Midland mainline services from Tring to London Euston, and by Southern mainline services from Watford Junction to Clapham Junction. At the time of the 2010 Audit the capacity of these services could not be quantified.

**3.34** Harrow's Local Implementation Plan for the period 2011/12 - 2014/15 maintains a commitment that the council will lobby Transport for London to improve the quality, capacity and accessibility of Harrow-on-the-Hill Station. In 2016/17, following the completion of a feasibility study for lifts at the station, initial designs have been prepared outlining a commercial development on the sites around the station, including Harrow Bus Station, which would help to fund infrastructure works including step free access at the station and a new bus station. Consultation on the proposals is planned to start in early 2017 with a planning application later in the year. At the present time however the upgrade of the station is not included in the Mayor's current Transport Strategy and therefore the indicator is currently shown as amber. The Mayor of London however announced in December 2016 that step free access would be provided at the station, initially from the northern/town centre side of the station.

<b>Objective Number</b>	<b>Indicator Number</b>	<b>Indicator</b>	<b>Target</b>	<b>On Target</b>	<b>Trigger</b>
CS2 Objective 12	TRA2	Successful lobbying of TfL to bring forward improved disabled access at Harrow-on-the-Hill Station	Inclusion in revised Mayor's Transport Strategy of upgrade to Harrow-on-the-Hill Station to secure full disabled access		Not included in the revised Mayor's Transport Strategy by end 2020/21

## Transport Infrastructure - Buses

**3.35** Harrow's Infrastructure Assessment and Delivery Plan identifies 12 of the borough's 21 key junctions which have identified capacity problems in one or both of the peak periods and serve key bus routes.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Objective 13, CS2 Objective 4, CS8 Objective 4	TRA3	Highway improvements at key junctions used by buses	100% by 2026		80% of key junctions not funded or proposed for improvements by 2016/17 50% of key junctions not improved or no funded proposals for improvement by 2020/21

In 2015/16 schemes still outstanding or completed were:

- **Station Road/Hindes Road, Harrow:** Scheme proposed in 2015/16
- **Station Road/Greenhill Way, Harrow:** Scheme proposed in 2015/16
- **Headstone Drive/Harrow View, Wealdstone:** Proposed traffic signal junction improvement works as part of S106 funding from Kodak site re-development. Site data collection and surveys have been carried out.
- **Uxbridge Road/High Road/Brookshill, Harrow Weald:** No improvements planned
- **Uxbridge Road/Pinner Green/Elm Park Road, Pinner:** TfL signal timing review in 2014/15
- **Kenton Road/Kenton Lane, Harrow:** These signals come under Brent Council's responsibility under a boundary agreement

Additional works were carried out at the following key junction used by buses:

- **Mollison Way, Queensbury - phase 2 (Lawrence Crescent to Stag Lane):** Bus routes 114, 606, 614 and 644 serve Mollison Way and provide a direct access to Harrow-on-the Hill, Mill Hill Broadway, Wembley Park, The Totteridge Academy, Hatfield and various other key destinations. These bus routes are subject to delays and unreliability due to parked vehicles between Turner Road roundabout and its junction with Stag Lane.

Phase 2 was introduced in 2014/15 the eastern section of Mollison Way between Turner Road and Stag Lane.

**3.36** Harrow's Local Implementation Plan for the period 2015/16 maintains a commitment that the council will work with Transport for London to improve orbital bus links. During 2015/16 the council has continued to lobby TfL to improve orbital bus connections. At the present time however no new orbital bus routes serving Harrow are planned or have been established. However the 140 bus route which runs between Harrow Weald and Heathrow has seen an increase in frequency and new stock.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 and 2 Objective 13	TRA4	Improved orbital bus routes	Additional orbital bus routes by 2025/26		No delivery or funded proposals for delivery of additional orbital bus routes by 2017/18

**3.37** The provision of additional bus standing space in Kimberley Road in Harrow Town Centre was completed in 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 12	TRA5	Increase bus station capacity by provision of additional bus standing space on Kimberley Road	Provision of additional bus standing space in Kimberley Road by end 2017/18		No funded proposals to secure additional bus standing space in Kimberley Road by end 2014/15

**3.38** During 2015/16 there was no overall change in the number of bus routes serving Harrow Town Centre and Wealdstone. The ability to increase routes serving Harrow Town Centre is linked to the achievement of improved bus standing capacity at the station (see indicator TRA5 above).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 13	TRA6	Number of bus routes serving Harrow Town Centre and Wealdstone	Maintain and where possible increase the number of routes serving Harrow Town Centre and Wealdstone		Reduction by one or more routes

**3.39** The bus stop accessibility programme is 95% complete and recognised as a crucial element in the drive to improve the quality of bus services. The 2015/16 programme included reviews of the following bus stop locations:

- Kenton Lane - outside the Duck in the Pond public house
- Stanmore Broadway - westbound only
- Whitmore Road - westbound bus stop (WA)
- High Road, Harrow Weald - northbound outside bus garage
- The Ridgeway, North Harrow - bus stops (NL, NN and NP)
- Kenton Road - eastbound between Hawthorne Road and Elmwood Avenue and eastbound between Carlton Road and Mayfield Avenue
- Common Road - near Tanglewood Close
- Edgware High Street - near Whitchurch Lane
- Kenton Lane - near Hunters Grove, Clifton Avenue, Fisher Road and Laurel Park

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6	TRA7 & TRA12	Implementation of bus stop accessibility improvements	100% of schemes funded by 2026		No improvements or funded proposals for improvements by 2021 in: Sudbury Hill Local Centre South Harrow centre Hatch End centre Harrow Weald centre Kingsbury/Queensbury centres Kenton/Belmont centres
CS4 Objective 1					
CS6 Objective 5					
CS7 Objective 6					
CS9 Objective 1					
CS10 Objective 1					

#### Transport Infrastructure - Harrow Local Implementation Plan schemes

**3.40** Implementation of the schemes identified in the Transport Local Implementation Plan (LIP3), which was agreed by Harrow Council's Cabinet and the Mayor of London, have now begun.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 13	TRA13	Implementation of Harrow's LIP 2	As set out in the LIP		As set out in the LIP

#### Walking Projects

There are three walking schemes are scheduled for implementation this financial year. These are as follows:

- Village Way, Rayners Lane - pedestrian refuge proposal being developed
- Eastcote Lane (near Brookside Close) - new "zebra" pedestrian crossing to replace existing pedestrian refuge. Public consultation has been completed and the scheme is awaiting implementation.
- Kenton Lane (near Dobbin Close) - new "zebra" pedestrian crossing being developed



## 20 mph zone programme

All 20 mph zones need to be self-enforcing without relying on police enforcement and so most schemes include traffic calming measures, such as road humps, in order to ensure a majority of motorists comply with the 20 mph speed limit. There was a budget of £100,000 in 2015/16 for three new 20 mph zones in the streets surrounding:

- Welldon Park School
- Cedars Schools
- Whitefriars School (extension to existing 20 mph zone)

## Local Safety Schemes

This programme of work is focussed on reducing the number of people killed or seriously injured throughout the borough (4 killed and 42 seriously injured in 2015) and supports the objectives of the Mayor for London's Road Safety Plan to reduce those killed or seriously injured by 40% by 2020.

The council's transport consultant is undertaking design work on a scheme for High Road, Harrow Weald to be implemented this year and changes to signal phasing at Alexandra Avenue, Eastcote Lane for implementation in 2015/16.

More detailed design work is also underway at the locations identified below for implementation in next year's local safety scheme programme (2016/17) as follows:

- Alexandra Avenue/Eastcote Lane - (4 serious, 3 slight personal injury accidents)
- High Road (Harrow Weald) - (4 serious, 14 slight personal injury accidents)

## Bus Priority - Rayners Lane (between Tranquil Lane and Roxeth Green Avenue)

Harrow Council works closely with Transport for London (TfL) to promote and improve public transport facilities, including buses to make bus services a more attractive and reliable mode of transport. We have been successful in securing funding from TfL to address congestion issues along Rayners Lane, South Harrow.

Bus route H12 serving Rayners Lane provides a direct access to South Harrow and Stanmore station. Bus routes serving the area are subject to delays and unreliability due to traffic congestion along Rayners Lane between Clitheroe Avenue in north and Roxeth Green Avenue/Eastcote Lane junction in south. The main issue identified as the reason for this traffic congestion is vehicle parking on both sides of Rayners Lane (South Harrow). After detail investigation, measures have been identified to improve the existing situation and to prevent delays to buses and other general traffic.

Whilst proposals are mainly targeted at addressing the traffic congestion issue along Rayners Lane (South Harrow), care has been taken to address the pedestrian safety with minimum loss of parking spaces for local residents. The proposals include the following measures:

- Double yellow line waiting restrictions are proposed at key locations to prevent obstructive parking, improve visibility at bends and junctions and ensure that adequate road space is available for refuse and emergency vehicles. These waiting restrictions are proposed only at locations where traffic congestion occurs on a regular basis when two buses or large vehicles pass each other simultaneously. The restrictions will prevent parking and provide road space to allow continuous and unobstructed traffic flow.
- During site investigations, it was observed that drivers do not slow down on the approach to mini roundabouts, increasing the risk of accidents with oncoming traffic. It is therefore proposed that three mini roundabouts at the above locations are removed and the junctions be converted to a standard Give-way priority junction.
- Three new pedestrian refuges with tactile paving are proposed along Rayners Lane near its junction with Maryatt Avenue, Coles Crescent and Eastleigh Avenue. These new islands will help reduce the traffic speeds along Rayners Lane and improve pedestrian safety by providing additional crossing points.
- Widening of the traffic lanes to allow two buses simultaneously pass each other by introducing inset parking bays wherever feasible on both sides of the road near the southern end of Rayners Lane. These bays will facilitate parking whilst maintaining smooth and continuous two way traffic flow.
- In order to facilitate provision of inset bays, it is required to remove or relocate some of the existing street furniture including trees and lamp columns along Rayners Lane. In order to keep the same number of trees in the street, the council will plant new trees at appropriate locations.

### **Bus Priority - Eastcote Lane (between Kings Road and Field End Road)**

The council has been successful in securing funding from TfL to address congestion issues along Eastcote Lane between Kings Road and the borough boundary at Field End Road roundabout.

Eastcote Lane between Field End Road and Alexandra Avenue is an unrestricted borough distributor road, providing a vital connection between South Ruislip and South Harrow. Bus routes 114, H9 and H10 are subject to delays and unreliability due to traffic congestion. The main issue identified as the reason for traffic congestion is vehicle parking on both sides of Eastcote Lane. After detail investigation, measures have been identified to improve the existing situation and to prevent delays to buses and other traffic.

Whilst proposals are mainly targeted at addressing the traffic congestion issue along Eastcote Lane, care has been taken to address the pedestrian safety with minimum loss of parking spaces for local residents. The proposals include the following measures:

- Widening the effective driving lanes to allow two buses simultaneously pass each other, inset parking bays are proposed, wherever feasible on both sides of the road. These bays will allow parking whilst maintaining smooth and continuous two-way traffic.
- A new pedestrian refuse with tactile paving is proposed along Eastcote Lane between its junction with Kenilworth Avenue and Ivy Close. This new island will help reduce the traffic speeds along Rayners Lane and improve pedestrian safety.
- Double yellow line waiting restrictions are proposed at key locations to prevent obstructive parking and ensure that adequate road space is available for refuse and emergency vehicles. These waiting restrictions are proposed only at locations where traffic congestion occurs on a regular basis when two buses or large vehicles pass each other simultaneously. The restrictions will prevent obstructive parking and provide road space to allow continuous and unobstructed traffic flow.
- In order to facilitate provision of inset bays, it is required to remove or relocate some of the existing street furniture including trees and lamp columns along Eastcote Lane. In order to keep the same number of trees in the street, the council will plant new trees at appropriate locations along the road.
- All existing vehicle access to the properties will remain unaffected by the scheme proposals however some crossovers may be shortened to accommodate new inset bays.

### **Freight Strategy**

As part of this project all advance warning signing and signing at the width restrictions in the borough have been modified to include metric as well as imperial measurements to comply with national traffic signs guidance.

### **Local Transport Fund 2015/16 - St Pauls Avenue - 20 mph zone**

The 20 mph scheme was implemented to reduce vehicle speeds and to create a safe environment to encourage walking and cycling in the area and to reduce the number of vehicles travelling through the area.

### **Earlsmead School - Extension to existing 20 mph zone**

The Earlsmead School 20 mph zone scheme was introduced several years ago and has helped to reduce vehicle speeds and accidents in the road surrounding the school. Since then the council has continued to receive representations from the school and local residents to expand the zone to encompass road slightly further afield but within walking distance of the school. The zone was expanded as a result.

### **Merlin Crescent/St Brides Avenue - Highway improvements**

A mini roundabout in Merlin Crescent/St Brides Avenue was constructed to improve access and road safety.

### **School Travel Plan - Highway schemes**

As a part of the school expansion proposals approved by the Planning Committee there are some agreed highway works which are required to mitigate the impact of the school expansion programme and this work will continue this financial year utilising this budget.

It is proposed to introduce the following measures:

- an experimental one way scheme in Warneford Road close to Kenmore Park School
- a review of a request for a pedestrian refuge in Welldon Crescent close to Norbury School

**3.41** The council has been successful in securing additional funds from the GLA to continue the work started last year (14/15) in improving the Station Road corridor. Work during 2015/16 focused on improving the public realm at Central Parade and the unnamed parade on the opposite side of the road.

The proposals will improve the pedestrian environment by removing the service roads creating a more pleasant shopping environment. Parking bays will be repositioned by the main road to allow better use of the extents of the highway. The main aims of the scheme are as follows:

- Improve pedestrian facilities
- Create a more attractive environment
- Improve footway links between Wealdstone and Harrow town centres
- Rationalise existing parking
- Remove the bus by pass near Hindes Road
- Consider additional crossing facilities at the Hindes Road junction
- Support the local traders and businesses
- Create an identity for the shops in these parades to align with the Town Centre

**Picture 3.4: Seating Area junction of Station Road and Elmgrove Road, Harrow**



Source: Harrow Council, Planning

A working group was been set up with officers from relevant departments, the council's engaged transport consultant, landscape architects and a representative from the GLA to agree and oversee the project. Meetings with the local community have also taken place and the scheme design is progressing ready for consultation during 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 4	TRA14	Implementation of Station Road major scheme (LIP2)	Completion of Station Road major scheme by end 2025/26		Scheme not approved by TfL by end 2014/15

**3.42** The Legible London signing scheme for Harrow Town Centre and Wealdstone commenced with design work in 2012, with the first tranche of signs being implemented in 2014/15. The remainder of the scheme was completed during 2015/16.

**3.43** Further pedestrian way finding signs artwork and site locations have been agreed with Transport for London for Harrow Town Centre. The art work for the maps is currently in the design stage.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 11, CS3 Objective 5	TRA15	Legible London signing for Harrow Town Centre and Wealdstone	Provision of Legible London signs by end 2017/18		No funded proposals to secure Legible London signs by end 2014/15

**3.44** In October 2015 the council granted a new outline planning permission for the comprehensive, phased redevelopment of the Kodak site and approved reserved matters for the former Kodak sports ground west of Harrow View. The approved scheme includes a green pedestrian link between Headstone Drive and Harrow View (i.e. across the main Kodak site) and between Harrow View and Headstone Manor (i.e. across the former sports ground). The latter part of the link is included in the first phase of the approved scheme and is expected to be delivered from 2016 - 2018.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 5	TRA19	Improved pedestrian access from Harrow View to Headstone Museum and Manor	Improved access implemented by 2026		No funded proposals for improved access in place by 2020/21

#### Transport Infrastructure - Public Realm Works

**3.45** The council currently has no plans to publish a programme for the rationalisation or renewal of street furniture in local town centres.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6 CS4 Objective 1 CS5 Objective 4 CS6 Objective 5 CS7 Objective 4 CS8 Objective 3 CS9 Objective 1 CS10 Objective 1	TRA24	Renewal/rationalisation of street furniture and of highway signage in: Sudbury Hill Local Centre South Harrow centre North Harrow & Rayners Lane centres Hatch End centre Stanmore District Centre Edgware District Centre Kingsbury and Queensbury centres Kenton and Belmont centres	Renewal/rationalisation of street furniture and highway signage by end 2025/26		No published programme for rationalisation/renewal by end 2017/18  No funded proposals for implementation by end 2020/21

**3.46** The following pedestrian way finding signs artwork and site locations were agreed with Transport for London. The sites are in the vicinity of the following underground stations: Stanmore; Canons Park; South Harrow; Rayners Lane; and Sudbury Hill. The full sign implementation was completed in February 2015.

**3.47** Further pedestrian way finding signs artwork and site locations have been agreed with Transport for London. The sites are in the vicinity of the following underground stations: North Harrow; Hatch End; and Headstone Lane. The art work for the maps is currently in the design stage.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 5 CS7 Objective 4	TRA25	Investment in public realm and way finder sign improvements between Hatch End Station and Hatch End centre, and Stanmore and Stanmore Station	Additional signs within 2 years as part of the Legible London scheme		No improvements or new way finder signs have been built.

**3.48** The following scheme has not yet commenced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA26	Investment in public realm and way finder sign improvements between Kenton and Northwick Park Stations	Additional signs within 2 years as part of the Legible London scheme by end 2017/18		No improvements or new way finder signs have been built.

**3.49** The council plans to work together with the London Borough of Brent in forthcoming years to secure improved pedestrian connectivity between Kenton Station and Northwick Park Station.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA27	Secure agreement with LB Brent to work together to improve pedestrian connectivity between Kenton and Northwick Park stations	Agreement secured by end 2014/15		No progress towards agreement by end 2014/15

### Transport - Outcomes

**3.50** The London Travel Demand Survey (2013) shows that 20% of journeys are made by public transport within Harrow (bus 12%, underground 6%, rail 1% and taxi 1%). A further 29% are made by bike or walking. Currently (2015/16) 50% of journeys are still made by car - a reduction of 1.9% on baseline. The 2014 survey did not break the results down by Borough, only by regions of London and there have been no further London Travel Demand surveys published by TfL. TfL does however now produce borough level data<sup>1</sup> over a rolling three year period. The current data (2013/14 - 2015/16) indicates that for Harrow, buses accounted for 1% of all trips, compared to 13% for Outer London and 15% for Greater London. The underground accounted for 7% of trips, compared to 4% for Outer London and 9% for Greater London. Rail accounted for 1% of trips, compared to 4% for Outer London and 5% for Greater London. Taxis accounted for 0% of trips (rounded), compared to 1% for both Outer London and Greater London. Trips made by car account for 50% of trips within the borough, compared to 48% for Outer London and 35% for Greater London. Other modes of transport, such as motorcycles, bicycles and walking, accounted for 41% of trips, compared to 30% for Outer London and 35% for Greater London.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA28	Proportion of trips made by public transport	Reduce the number of trips made by car from a baseline (estimated at 51.9% of modal share) by a minimum of 5% over the period to 2026		Less than a 1% reduction in the periods 2014/15, 2016/17, 2019/20 & 2022/23

**3.51** In 2015/16 two applications were approved for major development in areas of low public transport accessibility that did not enhance the PTAL of the site. These permissions were for 12 new dwellings at St. Michaels & All Angels Church/Wykeham Hall in Bishop Ken Road and for the redevelopment of the Princess Alexandra Nursing Home, Common Road, Stanmore for a new 64 bed care home and 64 independent living units. One permission granted in 2014/15 and four granted in 2013/14 were also in low PTAL areas. Therefore, the council has failed to meet the target of no major developments being approved in areas of low PTALs without providing enhancements to improve the PTAL of that site.

<sup>1</sup> <http://content.tfl.gov.uk/borough-lip-performance-indicators.pdf>

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA29	Number of applications approved for major development in areas of low public transport accessibility (PTALs 0,1 and 2) that do not enhance the PTAL of the site	None		More than 5 applications approved for major development in areas of low PTAL that do not enhance the PTAL of the site over a rolling five-year period

### Green Grid

**3.52** The Harrow Green Grid was approved by Cabinet in July 2011. It is part of the London-wide Green Grid project managed by the GLA and forms part of the spatial vision for Harrow as set out in the Core Strategy. The project has been supported through capital funding of £150,000 per annum, with this sum being matched by contributions from developers, grants and work in kind provided by volunteers.

**3.53** The Green Grid project aims to combine the energy and enthusiasm of Harrow's residents and voluntary groups with strategic planning and funding from the council and developers to bring about better and more co-ordinated management of the borough's green spaces, and the linkages between them. Green Grid projects over the last five years have promoted volunteering across the borough and involved the planting of over 17,000 bulbs, nearly 23,000 trees and shrubs, wildlife attracting perennials, ferns, water loving plants and some street trees across the borough. Installation of seats, picnic benches, footpaths, bridges, boardwalks, gates and interpretation panels and leaflets plus control of invasive plant species including Japanese Knotweed, Himalayan Balsam and Parrots Feathers are underway.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 5 CS4 Objective 5	GG1	Implementation of Green Grid projects	100% of projects funded and/or implemented by 2026		Less than 30% of projects funded and/or implemented by 2016/17  Less than 60% of projects funded and/or implemented by 2021/22

**3.54** The following projects are key to implementing the Green Grid in Harrow, as outlined in the Core Strategy. The table below highlights their current status.

**Table 7: Green Grid Projects**

Project Number and Name	Status
11.1.01 Belmont Trail	No further progress at 04/16
11.1.02 Links at north end of trail to Green Belt	No further progress at 04/16
11.1.03 Harrow Town Centre, Byron and Kenton Recreation Grounds	Part completed. New works opening up Bonnersfield Lane, installation of new footpath, bollards, signage, interpretation and new native planting.
11.1.04 Kenton Recreation Ground	No further progress at 04/16
11.1.06 Temple Pond	Outstanding
11.1.07 Bernays Gardens	Listed Building Consent for works to wall 2011/12
11.1.08 Lowlands Recreation Ground	Whole new park improvement including welcoming entrances and enhancements to the park, raised table for level crossing for pedestrians/car turning area, a new paths, removal of perimeter fence to increase public safety and access, new tree and shrub planting and orchard, installation of benches and bins, opening up the area, thinning of trees, removal of dense shrub planting to improve safety and light levels and visibility/permeability for park users. Earthshaping to create seating/outdoor performance area and new sitting area.

<b>Project Number and Name</b>	<b>Status</b>
11.1.08 Lowlands Recreation Ground (contd.)	Installation of a small café sitting area, play equipment, green gym to support the open space and its attractiveness as a destination.
11.1.10 Harrow on the Hill	New gantry to replace the missing historic gantry and sign, in collaboration with Harrow Hill Trust.
11.2.01 River Crane: The Yeading, The Roxbourne and Roxbourne Return Arm	Biodiversity Improvements, some Himalayan Balsam removal, new path, signage and bins. Newton Farm West and Newton Farm Ecology Park design plans for biodiversity and flood improvements now complete.
11.2.02 Yeading Walk trail system	New orchard planted, entrance improvements and cycleway complete at Yeading Walk and Roxbourne Park and new steps, gate and footpath at Roxbourne Rough and Roxbourne Park complete. New interpretation panels.
11.2.03 Roxbourne Park to Headstone Manor/Pinner	Clearance of overhanging branches and Himalayan Balsam removal in partnership with London Wildlife Trust and the Crane Valley Partnership. Roxbourne Rough ecology managed and enhanced, new pond, entrance and access point improvements and renewed circular footpath.
11.2.04 Yeading Brook and Roxbourne Park (regeneration and restoration)	Outstanding
11.2.05 Headstone Manor Recreation Ground	Stage 1 report complete to deculvert and divert river flow, works to commence in 2018 - outstanding. Headstone Manor Parks for People HLF application made for Stage 1 funding.
11.2.06 River Pinn: Celandine Route links	Biodiversity Improvements, new path and signage completed in 2011/12
11.2.07 Pinner Park Farm corridor and Woodridings Brook	Outstanding
11.2.08 Pinner Park Farm	Ongoing management of old hedges for biodiversity and archaeology
11.2.09 Harrow Arts Centre	Planting work undertaken in 2011/12
11.2.10 Montesole Playing Fields and Grim's Ditch	Works completed
11.2.11 Harrow and West Harrow Recreation Grounds	Outstanding
11.2.12 Harrow Recreation Ground	New footpath and signage
11.2.13 Roxborough Bridge	Hard and soft landscaping complete
11.2.14 St George's Field	Works ongoing
11.2.15 Woodlands Open Space and Green Lane 2000	Outstanding
11.2.16 Kodak	Outstanding
11.2.17 Roxeth Recreation Ground	Habitat creation on former bowling green, development of picnic site and interpretation, green gym completed
11.3.01 Edgware Brook paths	Outstanding
11.3.02 Edgware Brook link to Belmont trail	Outstanding
11.3.03 Stanmore Marsh	Biodiversity improvements 2011/12 and flood relief scheme partially completed. New footpath link through woodland to north completed.
11.3.04 Canons Park and Lakes	Habitat creation in railway woodland 2011/12. Entrance improvements to Canons Park extension and new path aside Canons Drive completed. New Canons Park Spinney footpath link completed and interpretation panels.
11.3.05 Dalkeith Open Space	Outstanding
11.3.06 Queensbury Recreation Ground	New fencing and footpath 2012/13, new pond, watercourse realignment and improvements scoped to commence in 2014 works completed. Security enhanced. New planting of trees, shrubs and marsh plants.
11.3.07 Chandos Recreation Ground Play Area	Green Gym
11.3.08 Stanmore Place, Public Art	Completed
11.4.01 Stanmore Common	New boardwalk, clearance of woodland ride and installation of nature trail and interpretation by Harrow Nature Conservation Forum
11.4.02 Stanmore Country Park and Pear Wood	Nature trail, new steps, bridges and footpath, signage, other works ongoing. Prepared 40 acre field for cattle grazing. Installation of new benches.

Project Number and Name	Status
11.4.03 Caesar's Pond management	Completed
11.4.04 Old Redding Complex (includes: Harrow Weald Common, The City and Grimsdyke Open Space)	Further improvements to footpaths. Working in partnership with Grim's Dyke Hotel and Froglife further improvements to Grim's Dyke Lake were completed. Interpretation and planting of new trees in Lady Gilbert's Orchard. Installation of new picnic benches at Old Redding
11.4.05 Land at Bentley Priory	Management Plan drafted for Bentley Priory open space including SSSI & Registered Park and Gardens - completed. Implementation of capital works recommended under management plan for Bentley Priory Open Space and SSSI, including scrub clearance, increased grazing, new fencing, nature trail, habitat creation. Bentley Priory Circular Walk refurbished or renewed. New boardwalks over very boggy areas, new steps, kissing gates, waymarking and interpretation (signage and leaflets).
11.4.06 Oxhey Lane	Oxhey Lane flood storage area and control structure
11.4.07 Pinner Hill Golf Course	Outstanding
11.4.08 Grimdyke Open Space	New orchard planting
11.4.09 Watling Farm Woodland	Outstanding
11.4.10 London Loop	New stiles and gates - ongoing
11.4.13 RNOH	Outstanding
11.4.14 Bentley Old Vicarage & All Saints Church	New footpath and signage ongoing
11.5.01 Street Tree Planting	Planting undertaken on Canons Drive, Carlton Ave, Pinner Road. Remaining programme ongoing. Christchurch Ave, Old Lodge Way, West End Lane - ongoing

Source: Harrow Council, Planning

**3.55** A detailed delivery schedule is published alongside the Green Grid and can be viewed via the following link: [http://www.harrow.gov.uk/info/856/local\\_plan/935/green\\_grid](http://www.harrow.gov.uk/info/856/local_plan/935/green_grid). In 2015/16, work had commenced on the delivery of 69% of Harrow's Green Grid projects.

**Picture 3.5: Green Grid Project, before**



Source: Harrow Council, Planning



**Picture 3.6: Green Grid Project, after**



Source: Harrow Council, Planning

### **Town Centres and Retail Development**

**3.56** Harrow Town Centre is classified as a Metropolitan centre and is one of only 12 such centres across London. They serve multi-borough catchments, comprise around 100,000 square metres of retail and office floorspace with a high proportion of comparison shops, enjoy good public transport accessibility and accommodate a mix of other employment and leisure uses. In addition to Harrow Town Centre, the borough's network of town centres comprises: one Major centre; nine District centres; and five Local centres<sup>2</sup>.

### **New Retail Floorspace**

**3.57** Since 2009 (the start of the plan period) a total of 44,739 m<sup>2</sup> of retail floorspace has been proposed across the borough, based on planning permissions, resulting in a net increase of 9,587 m<sup>2</sup> (see Tables 8a & 8b). The only major retail scheme to be completed in the recent years was the new Morrisons at Neptune Point, Pinner Road, Harrow, completed in 2012/13, which accounted for the majority of the net increase that year. Retail schemes that have gained planning approval but have not yet commenced, and are, therefore, included as pipeline supply, include the Lyon House/Equitable House, Lyon Road development (388 m<sup>2</sup>) approved in 2012/13 and the Kodak, Headstone Drive/Harrow View development site (up to 3,800 m<sup>2</sup>) which was granted permission in this monitoring period. Anmer Lodge, Coverdale Close in Stanmore has planning permission for a new supermarket of 1,692 m<sup>2</sup> and 120 residential units, plus associated car parking. The losses in previous years are mainly down to changes of use from A1 Retail to A3 Restaurant and Cafes, reflecting the changing nature of our high streets from predominantly retailing destinations to a more mixed leisure and retailing offer. Harrow's Retail Study (2009) forecasts sufficient expenditure growth within the catchment of the Borough's town centres to support up to 38,912 m<sup>2</sup> net comparison retail floorspace and 5,261 m<sup>2</sup> net convenience retail floorspace over the period 2009 - 2025. The current Local Plan identifies a potential supply of 17 sites providing 50,800 m<sup>2</sup>, this is sufficient to accommodate the 38,912 m<sup>2</sup> of comparison floorspace required. Any future retail study undertaken as part of the review of the Local Plan by the council and its partners will revise these targets.

<sup>2</sup> Major centres serve a borough-wide catchment, comprise around 50,000 square metres of retail floorspace including a high proportion of comparison shops, and may also have a mix of other employment, leisure or civic uses. Edgware major centre is predominantly located in the London Borough of Barnet but with some secondary frontage and tertiary components extending into the London Borough of Harrow. District centres serve areas within a borough, comprise between 10-50,000 square metres retail floorspace and provide mainly convenience shops and local services or specialist functions. Burnt Oak District Centre straddles the boundary with the London Borough of Barnet (also part of Brent) and Kenton District Centre straddles the boundary with the London Borough of Brent. Kingsbury District Centre is predominantly located within the London Borough of Brent but with some secondary frontage and tertiary components extending into the London Borough of Harrow. South Harrow, Rayners Lane, North Harrow, Pinner, Stanmore and Wealdstone District centres are all wholly contained within Harrow. Local centres serve a localised catchment and provide mainly convenience shops and local services or specialist functions. Sudbury Hill Local Centre straddles the boundary with the London Borough of Ealing. Hatch End, Harrow Weald, Queensbury and Belmont local centres are all wholly contained within Harrow.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR1	Pipeline supply of new retail floorspace (comparison and convenience)	44,000 m <sup>2</sup> net additional retail floorspace by 2026		Less than 15,000 m <sup>2</sup> by end 2016/17 Less than 29,000 m <sup>2</sup> by end 2020/21

**Table 8a: Retail Floorspace (gross floorspace based on permissions)**

Retail Type	Floorspace (m <sup>2</sup> )							Total
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	
Convenience	4,029	1,635	13,959	6,977	4,676	3,498	6,086	40,860
Comparison <sup>3</sup>	435	376	775	412	185	1,435	261	3,879
<b>Total</b>	<b>4,464</b>	<b>2,011</b>	<b>14,734</b>	<b>7,389</b>	<b>4,861</b>	<b>4,933</b>	<b>6,347</b>	<b>44,739</b>

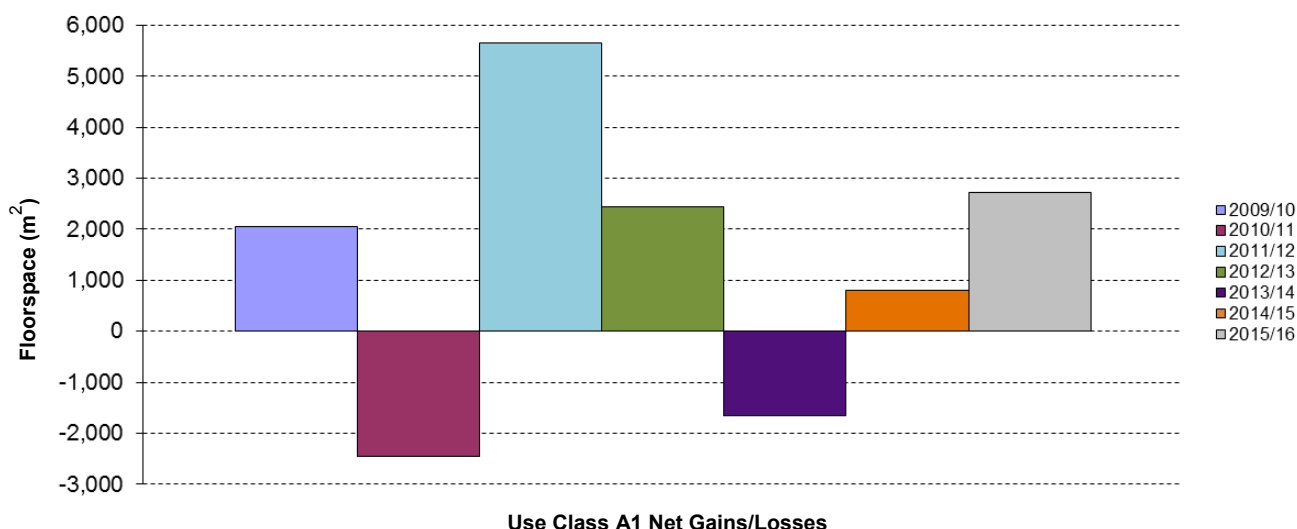
Source: Harrow Council, Planning

**Table 8b: Retail Floorspace (net gain/losses based on permissions)**

Retail Type	Floorspace (m <sup>2</sup> )							Total
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	
Convenience	3,059	-614	6,228	3,906	-205	1,086	3,034	16,494
Comparison	-996	-1,831	-561	-1,472	-1,450	-292	-305	-6,907
<b>Total</b>	<b>2,063</b>	<b>-2,445</b>	<b>5,667</b>	<b>2,434</b>	<b>-1,655</b>	<b>794</b>	<b>2,729</b>	<b>9,587</b>

Source: Harrow Council, Planning

**Chart 3.1: Retail Floorspace**



Source: Harrow Council, Planning

### Retail Floorspace Pipeline Supply

**3.58** To date, in Harrow Town Centre, there has been an additional 6,340 m<sup>2</sup> of new comparison floorspace delivered, which is on target to reach 7,000 m<sup>2</sup> by 2017. In the 2015/16 monitoring period planning permissions delivered 1,376 m<sup>2</sup> of additional retail floorspace.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 9	TCR2	Pipeline supply of new retail floorspace (comparison only) in Harrow Town Centre	22,500 m <sup>2</sup> net additional retail floorspace by 2026		Less than 7,000 m <sup>2</sup> by 2016/17 Less than 14,500 m <sup>2</sup> by 2020/21

<sup>3</sup> Retail goods that are not bought on a frequent basis e.g. clothing, footwear, household goods, furniture, carpets, and electrical appliances.

**3.59** During 2015/16 there were no applications approved for major retail development in out of centre locations.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2	TCR3	Number of applications approved for major retail development in out of centre locations	None		One or more applications approved for major retail development in out of centre locations over a rolling five-year period

### Hotel Development

**3.60** There was no increase in the number of hotel bedspaces within Harrow Town Centre during 2015/16. However, planning permission has been granted (Planning ref: P/2224/11) for a new 102 bedroom hotel (an additional bedroom was added to the original 101 bedrooms via a later permission) on the site of Temple House, 221-225 Station Road and the associated car park. Demolition of the existing office building commenced in late 2014 and the site is now clear. Planning permission has been granted for the redevelopment of the Cumberland Hotel, St. John's Road, which closed in late 2015. This scheme is for residential with a small amount of commercial floorspace (105 m<sup>2</sup>), it does not include any replacement hotel floorspace.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2	TCR4	Number of hotel bedspaces in Harrow Town Centre	Increase the number of hotel bedspaces to 500 within the town centre by 2026 (using Sept 2011 as the base year)		Less than a 20% increase (i.e. 410 hotel bedspaces) by end 2015/16  Less than a 35% increase (i.e. 460 hotel bedspaces) by end 2020/21

**3.61** There was no increase in the number of hotel bedspaces within Wealdstone District Centre during 2015/16 and no plans for any new hotel development coming forward.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 9	TCR5	Number of hotel bedspaces in Wealdstone town centre	Increase the number of hotel bedspaces to 50 within Wealdstone town centre by 2026 (using Sept 2011 as the base year)		Less than a 40% increase (i.e. 20 hotel bedspaces) by end 2015/16  Less than a 80% increase (i.e. 40 hotel bedspaces) by end 2020/21

### Town Centre Health

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS2 Objective 3 CS4 Objective 2 CS5 Objective 1 CS7 Objective 5	TCR6	Vacancy rate for each centre (total measured retail frontage): Borough-wide Wealdstone Centre South Harrow North Harrow Stanmore	No increase of vacancy rates in Primary Shopping Frontage from 2009 to 2026 (Borough-wide) No more than 10% vacant frontage (in centres)		An increase in vacant retail frontage of more than 5% in any centre over a rolling five-year period

**3.62** Table 9 shows the vacancy rates in the Primary Shopping Frontage for all of the borough's Metropolitan, Major and District centres. It now stands at 3.96%, although slightly higher than the previous year, it is still well below the levels of 2009/10 and 2010/11. Overall most centres are showing a continued downward trend, in part helped by the improving economy and liberalisation of change of use rules. The small increase is due to an increase in vacancies in Stanmore, the first since 2009/10 and a larger increase in Burnt Oak to 16.95%. The large increase in Burnt Oak is mainly as a result of the closure of two large units - NatWest and Santander.

**Table 9: Percentage of Frontage Vacant in Primary Shopping Areas**

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Harrow Town Centre	4.18	4.48	5.19	8.44	7.63	6.78	5.74
Burnt Oak	8.51	2.86	0.00	0.00	0.00	4.25	16.95
Edgware	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kenton (part)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kingsbury	n/a	n/a	n/a	n/a	n/a	n/a	n/a
North Harrow	40.48	29.58	19.13	3.75	n/a	n/a	n/a
Pinner	4.53	4.76	5.04	5.42	5.44	6.25	3.42
Rayners Lane	5.68	8.32	6.12	7.86	3.29	1.21	1.20
South Harrow	5.95	2.13	3.25	4.07	1.01	2.09	1.02
Stanmore	0.00	0.00	0.00	0.00	0.00	0.00	5.86
Wealdstone	14.55	14.05	12.37	10.38	18.66	11.77	9.35
<b>Average Vacancy Rate</b>	<b>7.63%</b>	<b>6.02%</b>	<b>4.65%</b>	<b>3.63%</b>	<b>3.28%</b>	<b>2.94%</b>	<b>3.96%</b>

Source: Harrow Council, Planning

**Table 10: Vacancy Rates in Town Centres (Borough-wide)**

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Change Over Rolling 5 Year Period
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/11 - 2015/16	
Harrow	7.77	6.41	8.95	8.91	9.37	8.35	4.94	-1.47	
Burnt Oak (part)	8.21	3.49	1.84	0.00	2.95	2.43	9.71	6.22	
Edgware (part)	7.33	7.41	14.58	7.88	4.67	3.72	3.96	-3.45	
Kenton (part)	8.29	6.59	6.18	0.00	6.00	4.02	4.02	-2.57	
Kingsbury (part)	0.00	3.92	3.92	0.00	11.75	0.00	7.83	3.91	
North Harrow	23.09	21.03	13.77	6.47	10.11	7.05	3.91	-17.12	
Pinner	3.63	2.99	3.55	4.80	6.16	5.02	4.35	1.36	
Rayners Lane	11.83	9.87	10.66	10.54	6.95	6.53	3.93	-5.94	
South Harrow	4.34	1.49	3.08	3.65	1.60	3.38	2.51	1.02	
Stanmore	0.80	4.95	0.00	0.80	0.83	0.73	5.75	0.80	
Wealdstone	10.44	9.15	7.92	9.35	10.84	9.39	9.53	0.38	
Belmont	12.66	10.01	6.60	3.33	3.59	0.00	0.00	-10.01	
Harrow Weald	3.21	3.98	8.35	10.52	9.49	7.04	3.79	-0.19	
Hatch End	7.13	6.66	4.06	3.11	3.15	0.58	2.76	-3.90	
Queensbury	5.06	9.08	7.50	9.68	2.30	3.39	1.16	-7.92	
Sudbury Hill (part)	6.27	3.27	3.27	0.00	0.00	0.00	0.00	-3.27	
<b>Average Vacancy Rate</b>	<b>7.50%</b>	<b>6.89%</b>	<b>6.51%</b>	<b>4.94%</b>	<b>5.61%</b>	<b>3.85%</b>	<b>4.26%</b>	<b>2.63%</b>	

Source: Harrow Council, Planning

**3.63** Table 10 shows the vacancy rates for all of the borough's town centres. The average vacancy rate now stands at 4.26%, with two centres having no vacancies (although Sudbury Hill is only partially located in Harrow, and the figures only cover those units in Harrow). This modest reduction in vacancy rates over six years from 7.50% in 2009/10 can in part be attributed to the improving economy. The indicator remains green as generally all the centres are under the indicator threshold, and most have shown a either a slight decrease in vacancy rates or remained at the same level. Burnt Oak is the only centre to have had an increase of more than 5% over the last five years, entirely due to the big increase in 2015/16 for the reasons explained previously.

**Picture 3.7: Harrow Metropolitan Centre**



Source: Harrow Council, Planning

**3.64** Table 11 shows the results for pedestrian counts in the key town centres in the borough excluding Harrow Metropolitan Centre (see below). In 2015/16 all of the centres showed a decrease in footfall from the 2009/10 baseline, most notably North Harrow and Rayners Lane, with decreases of 29.3% and 28.7% respectively. Other centres showing a significant decrease are Stanmore, South Harrow, Burnt Oak and Kenton, all above 15%. Only three centres, Hatch End, Pinner and Wealdstone are within the 10% margin compared to five centres the previous year. This overall general decline in footfall may be representative of a shift away from the high street to online shopping, and monitoring over subsequent years may reveal more of a trend. In this case, policies may need to be revisited to ensure an appropriate mix of retail is supported within centres. It is recommended that a new Retail Study be commissioned to underpin the reasons for the decline in footfall across the borough's town centres.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS2 Objective 3 CS4 Objective 2 CS5 Objective 1 CS7 Objective 5	TCR7	Average footfall in Metropolitan and District centres: Borough-wide Wealdstone South Harrow North Harrow Stanmore	Not to fall more than 10% below 2009/10 levels		Footfall more than 10% below 2009/10 levels in: any centre over five years (rolling) Wealdstone District Centre over five years (rolling) South Harrow District Centre over five years (rolling) North Harrow District Centre over five years (rolling) Stanmore District Centre over five years (rolling)

**3.65** In the Harrow Metropolitan Centre footfall is now measured using an automated counting system introduced in November 2014. Cameras were initially installed in two locations within the centre, Station Road and College Road with a third location, St. Anns Road, added later in June 2015. Therefore, 2015/16 is the first monitoring year where a full year's data is available, although for only two locations. The data collected for the final week of the monitoring period shows that there was a decrease in footfall of 11.8% in Station Road and a decrease of 10.5% in College Road compared to the same week the previous year. The week commencing 14th December 2015 had the highest footfall with 511,852 visitors, with Saturday 19th being the busiest day that week with 95,938 visitors. The busiest day overall was Wednesday 23rd December with 102,598 visitors. The lowest footfall, recorded since the introduction of the camera in St. Anns Road was in the week commencing 11th January 2016 with 357,087 visitors.

**Table 11: Pedestrian Counts by Centre 2009/10 - 2015/16 (Percentage Change)**

Town Centre	2009/10	2014/15	2014/15	2014/15	2015/16	2015/16	2015/16
	Baseline	Total	Change	% Change	Total	Change	% Change
Burnt Oak	180,885	155,280	-25,605	-14.2%	152,115	-28,770	-15.9
Hatch End	68,085	75,795	7,710	11.3%	64,650	-3,435	-5.0
Kenton	86,940	88,515	1,575	1.8%	73,305	-13,635	-15.7
North Harrow	127,545	120,225	-7,320	-5.7%	90,180	-37,365	-29.3
Pinner	247,020	210,570	-36,450	-14.8%	230,610	-16,410	-6.6
Rayners Lane	195,060	183,165	-11,895	-6.1%	139,095	-55,965	-28.7
South Harrow	259,710	228,720	-30,990	-11.9%	212,700	-47,010	-18.1
Stanmore	139,320	109,590	-29,730	-21.3%	110,580	-28,740	-20.6
Wealdstone	260,310	239,550	-20,760	-8.0%	236,520	-23,790	-9.1

Source: Harrow Council, Planning

### Strengthening Harrow Town Centre's Role

**3.66** In May 2013 the Government amended the General Permitted Development Order (GPDO) to allow the change of use of existing office space to residential as permitted development for a for a temporary period of three years. However, on 6th April 2016 these permitted development rights were made permanent. While the council sought to have the Harrow & Wealdstone Intensification Area (now the Harrow & Wealdstone Opportunity Area), including Harrow Town Centre, excluded from this change, this request was not successful. Under permitted development the council cannot apply its Local Plan policies and, therefore, cannot negotiate a proportion of existing office floorspace be retained/re-provided. This will significantly impact on the ability to meet this Local Plan target over the coming years. It is, therefore, proposed that this target be amended in subsequent AMR's to monitor the loss of office floorspace via Prior Approval.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 8	TCR8	Number of applications for development on sites with existing B1 use in Harrow Town Centre	80% to include re-provision of office floorspace through redevelopment		Less than 50% over a rolling five-year period

**3.67** As at the end of the 2015/16 monitoring period 92 permissions had been granted for 1,724 residential units in the borough resulting in a loss of 89,366 m<sup>2</sup> of office floorspace if they were all implemented. Of this total 1,205 units are in the Opportunity Area resulting in a loss of 54,121 m<sup>2</sup> of office floorspace and 988 units are in Harrow Town Centre resulting in a loss of 43,364 m<sup>2</sup> of office floorspace (Table 12).

**Table 12: Permissions for Prior Approval for Change of Use from Office to Residential**

	Permissions	Site area (ha)	A2/B1(a) office floorspace lost (m <sup>2</sup> )	Proposed units
<b>Harrow</b>	92	5.35	89,366	1,724
<b>Opportunity Area</b>	50	2.66	54,121	1,205
<b>Harrow Town Centre</b>	33	1.80	43,364	988

**3.68** Table 13 shows office vacancy rates in Harrow Town Centre since 2007. The vacancy rate of 14.5% in 2015/16 is similar to the previous year and although still higher than the target vacancy rate of 10% sought over the life of the Local Plan it is much lower than the peak level of 30% in 2010/11. It is anticipated that the level of vacancies will decrease over the next few years as a result of changes to PD rights which allow changes of use from office to residential. Developers and landowners will look to take advantage of this relaxation of planning policy and replace vacant office space and buildings with residential units.

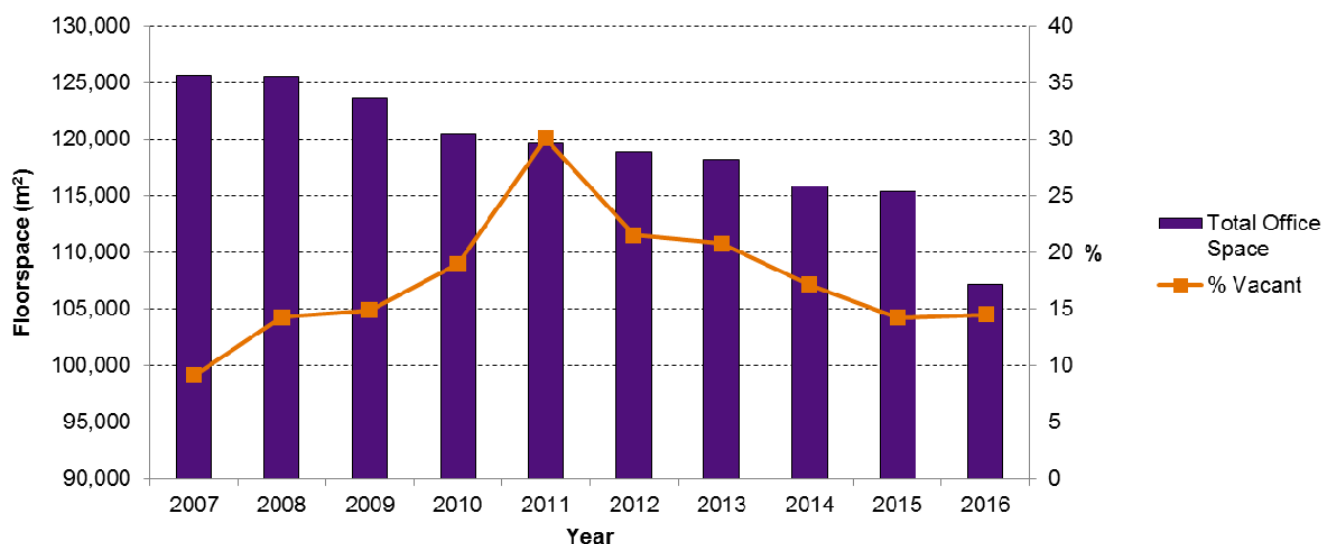
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 8	TCR9	Office Vacancy rates in Harrow Town Centre	Reduce vacancy rates to 10% by 2026		Not greater than 15% by 2015/16  Not greater than 12% by 2020/21

**Table 13: Amount of Office Floorspace and Vacancy Rates in Harrow Town Centre**

Year	Occupied Office Space (m <sup>2</sup> )	Vacant Office Space (m <sup>2</sup> )	Total Office Space (m <sup>2</sup> )	% Vacant
2007	114,197	11,480	125,677	9.13
2008	107,653	17,907	125,560	14.26
2009	105,261	18,451	123,712	14.91
2010	97,599	22,916	120,515	19.02
2011	83,699	36,048	119,747	30.10
2012	93,248	25,618	118,866	21.55
2013	93,632	24,576	118,208	20.79
2014	96,009	19,878	115,887	17.15
2015	98,631	16,431	115,062	14.28
2016	91,596	15,562	107,158	14.52

Source: Harrow Council, Planning

**Chart 3.2: Total Office Space and Vacancy Rates in Harrow Town Centre**



Source: Harrow Council, Planning

**3.69** In 2013/14 there were no major applications (10+ units) approved for 100% residential development in Harrow Town Centre, but in 2014/15 one such major planning application was approved. This was for 15 flats (net gain of nine units) at St. John's Court, 9 St. John's Road. No major schemes were approved in 2015/16 for 100% residential development in Harrow Town Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR10	Number of applications for 100% major residential development in Harrow Town Centre	None		More than three applications approved for 100% major residential development in Harrow Town Centre over a rolling five-year period

**3.70** In 2015/16 there was one new major retail unit (1,617 m<sup>2</sup>) completed in Harrow Town Centre as part of the redevelopment of Bradstowe House, Headstone Road. This unit was later granted permission to be used as a gym. There was no other new retail floorspace provided in the town centre either through new developments or the change of use of existing premises. Overall there was a net increase of 1,240 m<sup>2</sup> of retail floorspace borough-wide. There were no significant increases in retail floorspace in any of the other town centres in the borough. This situation may improve in future monitoring periods with the delivery, for example, of new retail floorspace at Anmer Lodge, Coverdale Close, Stanmore where a scheme proposing 1,692 m<sup>2</sup> of retail floorspace was granted permission in August 2014. However, this scheme has still yet to start and it is possible this permission will expire in August 2017. There are currently no other major retail schemes in the pipeline for Harrow's town centres.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	TCR11	Amount of retail and office floorspace built/delivered in Harrow Town Centre annually	70% of all new retail and office floorspace to be provided in Harrow Town Centre		Less than 40% of overall retail and/or office floorspace provided in Harrow Town Centre over a rolling three-year period

**3.71** In 2015/16 there was a net loss of 8,297 m<sup>2</sup> of office floorspace within Harrow Town Centre and no new office floorspace delivered. The majority of this floorspace was lost to residential conversions under Permitted Development (PD) rights which allow changes of use from Class B1(a) office to Class C3 residential without the need for planning permission. The biggest losses in office floorspace were at Carnegie House, 21 Peterborough Road, Harrow (2,768 m<sup>2</sup>) and at 2 Gayton Road, Harrow (2,234 m<sup>2</sup>). Overall borough-wide there was a loss of 24,316 m<sup>2</sup> of office floorspace. This trend is expected to continue with the delivery of more Prior Approval PD schemes for change of use from office to residential use.

**3.72** In autumn 2015 [papers were presented](#) to the council's Cabinet, where it was agreed to move from the current Civic Centre site to the Peel Road Car Park site within Wealdstone District Centre. Work is ongoing as part of the council's Regeneration Programme to finalise the specification and design of a new Civic Centre, and to determine the land use for the redevelopment of the existing Civic Centre site. The proposal for a new Civic Centre in Wealdstone is contrary to the Harrow and Wealdstone Area Action Plan which identified Harrow Town Centre as the preferred location for any new Civic Centre and consequently this indicator is red.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR12	Delivery of new Civic Centre within Harrow Town Centre	Provision of a new Civic Centre by end 2025/26		No site identified for a new Civic Centre by end 2015/16  No delivery or no funded proposals for delivery by end 2020/21

**3.73** On 31st October 2012 the council granted planning permission for the mixed use redevelopment of the Equitable House/Lyon Road site within Harrow Town Centre. The approved scheme makes provision for 1,548 m<sup>2</sup> A1-A3 and D1 uses with the option (secured by way of a S106 planning obligation) that the D1 element be made available for a new health clinic. This development is just underway, but the NHS Harrow Clinical Commissioning Group has confirmed that they are not going to develop a health facility on this site.



Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR13	Delivery of new polyclinic or GP-led surgery within Harrow Town Centre	Provision of an additional polyclinic or GP led surgery by end 2025/26		No site identified for a new polyclinic or GP-led surgery by end 2015/16  No delivery or no funded proposals for delivery by end 2020/21

**3.74** The Harrow & Wealdstone Area Action Plan was adopted in July 2013. Allocated Site 17 (17-51 College Road) identifies the potential of the site to deliver a new central library within Harrow Town Centre. A planning application was submitted in 2015 for this site, which includes a new library within the scheme and was granted in 2015 - works are yet to commence. The library will be delivered by way of CIL in kind payment to the council from CIL liabilities arising from the scheme. Building work is anticipated to start in late 2016.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR14	Delivery of new central library within Harrow Town Centre	Provision of new central library by end 2025/26		No site identified for a new central library by end 2015/16  No delivery or no funded proposals for delivery by end 2020/21

#### Enhancing Other Centres

**3.75** In 2015/16 there were no major applications approved for 100% residential development in Rayners Lane District Centre, as per the previous two monitoring years.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 2	TCR16	Number of applications for 100% major residential development in Rayners Lane District Centre	None		More than 5 applications approved for 100% major residential development in Rayners Lane District Centre over five years (rolling)

**3.76** In 2012/13 the council's Estate's Team undertook to tender the redevelopment of the Stanmore car park and Anmer Lodge site and a successful bidder was appointed by the council. Planning permission (Planning ref: P/0412/14) was granted for the redevelopment of the site in August 2014, the granting of this permission completed the required sales arrangements.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 5	TCR17	Disposal of Stanmore car park/Anmer Lodge for development	Complete sale by end of 2012/13		Marketing of site not complete by end 2011/12

**3.77** The planning permission for the redevelopment of the site was for just over 1,600 m<sup>2</sup> of retail floorspace for a supermarket, decked car parking and 120 units plus sui generis floorspace. Although planning permission was granted in August 2014, work is yet to start on site and no applications for approval of details reserved by condition had been submitted by the end of March 2016.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 5	TCR18	Planning permission granted for the comprehensive mixed use redevelopment of the Stanmore car park/Anmer Lodge site in accordance with an adopted site allocation and brief	Planning permission granted by end 2017/18		No planning application by end 2016/17

**3.78** During 2015/16 there was one consultation (Planning ref: P/0296/16) from the London Borough of Barnet on major retail development proposals within Edgware major centre. The London Borough of Harrow offered no objections to this proposed development.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	TCR19	Positive responses to consultations from LB Barnet on proposals for appropriate retail development in Edgware major centre	100% positive response on appropriate proposals		Negative response on proposals for appropriate retail development

**3.79** During 2015/16 there were no consultations from the London Boroughs of Barnet and Brent on major retail development proposals within Burnt Oak District Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 2	TCR20	Positive responses to consultations from LB Barnet and LB Brent on proposals for appropriate retail development	100% positive response on appropriate proposals		Negative response on proposals for appropriate retail development

## Employment Land Management

### Overall Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM1	Amount of industrial land released for redevelopment to other uses	Not more than 11.2 hectares between 2009 and 2026		More than 11.2 hectares released for redevelopment to other uses

**Table 14: Loss of Industrial Land Borough-wide (Completions)**

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)	2014/15 Area (ha)	2015/16 Area (ha)
Loss of Industrial Land	B1(c)	0.00	0.00	0.00	-0.111	-0.008	0.000	-0.079
	B2	-0.020	-0.170	0.00	0.002	-0.085	-0.118	-0.063
	B8	-0.170	-0.114	-0.010	-0.853	-0.106	-0.000	-0.037
<b>Total</b>		<b>-0.194</b>	<b>-0.284</b>	<b>-0.010</b>	<b>-0.962</b>	<b>-0.199</b>	<b>-0.118</b>	<b>-0.179</b>
<b>Overall Loss = 1.946 ha</b>								

Source: Harrow Council, Planning

**3.80** Tables 14 and 15 show the amount of industrial land lost to other uses since 2009/10 based on completions. Table 14 gives the losses borough-wide including losses on designated industrial land and shows that since 2009/10 there has been a modest decline of 1.946 hectares. The highest yearly figure during this period was a loss of 0.962 ha in 2012/13, mostly as a result of the Neptune Point development on the former

Travis Perkins site. On designated industrial land only, there has been a loss of 0.150 hectares, which is in line with policy objectives (Table 15). As these figures are based on completions it is worth noting that in future AMRs there will be a large increase in the loss of designated employment land to reflect the approved Kodak development on Wealdstone Strategic Industrial Land.

**Table 15: Loss of Industrial Land in Designated Employment Areas (Completions)**

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)	2014/15 Area (ha)	2015/16 Area (ha)
Loss of Industrial Land	B1(c)	0.000	0.000	0.000	0.000	-0.008	0.000	0.000
	B2	0.000	0.000	0.000	0.000	0.000	0.000	-0.063
	B8	-0.067	0.000	0.000	0.000	-0.013	0.000	0.000
<b>Total</b>		<b>-0.067</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>-0.020</b>	<b>0.000</b>	<b>-0.063</b>
<b>Overall Loss = 0.150 ha</b>								

Source: Harrow Council, Planning

### Strategic Industrial Land

**3.81** The Harrow & Wealdstone Area Action Plan provides for the release of Strategic Industrial Land (SIL) from the Wealdstone Preferred Industrial Location. This release reflects the approved redevelopment of the Kodak site in Wealdstone. The Plan was adopted on 4th July 2013. No applications on sites other than the Kodak site and involving the release of Wealdstone SIL land to non-conforming uses were approved in 2015/16.

**Picture 3.8: Kodak site partly in the Wealdstone Strategic Industrial Land (SIL)**



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 3	ELM2	Post adoption of the Area Action Plan, the amount of Strategic Industrial Land in Wealdstone released to uses not within the definition and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any limit permitted through the area action plan		More than five applications approved for redevelopment of SIL land to uses not within the definition and exceptions of Policy 2.17 of the London Plan over five years (rolling)

**3.82** During 2015/16 there were no applications approved for non-conforming uses on sites forming part of the Honeypot Lane SIL.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM3	Hectares of allocated strategic industrial location land at Honeypot Lane released for redevelopment to uses not within the definition and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any extant permissions		More than five applications approved for redevelopment of SIL land to uses not within the definition and exceptions of Policy 2.17 of the London Plan over five years (rolling)

**3.83** No work to develop a strategy for the environmental improvement of the Honeypot Lane SIL was undertaken during 2015/16. It is anticipated that this work will commence in the next financial year. Redevelopment of part of Honeypot Lane SIL (Stanmore Place) made a S106 contribution to the flooding and biodiversity improvement of the nearby Stanmore Marsh. This will improve the environmental condition of the area and is due to be completed over 2015/16 and 2016/17.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM4	Develop a strategy for the environmental improvement of Honeypot Lane SIL in Partnership with the mayor of London/GLA	Strategy adopted by end 2017/18		No strategy undergoing preparation by end 2016/17

**3.84** No new floorspace was delivered on SIL designated land in 2015/16. The Kodak site was granted a new planning permission in December 2015 and includes re-provision of up to 35,975 m<sup>2</sup> of new business and development floorspace. However, this is likely to be developed out in the latter stages of the scheme and, therefore, towards the end of the current plan period. A change of use of the first and second floors at Woodfield House, 506/508 Honeypot Lane, Stanmore (within the Honeypot Lane SIL) was completed in 2015/16 resulting in the loss of 857 m<sup>2</sup> of office space. This was allowed under Prior Approval PD rights which allow changes of use from office to residential without the need for planning permission.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM5	Square metres of new floorspace on SIL land for uses within the definition of Policy 2.17 of the London Plan	25,000 m <sup>2</sup> (gross) by 2026		Less than 3,500 m <sup>2</sup> (gross) by 2017/18;  Less than 11,000 m <sup>2</sup> (gross) by 2020/21

#### Allocated Business and Industrial Use Land

**3.85** There was no new floorspace delivered on designated business use and industrial & business use land for economic development uses during 2015/16, as was the case during the two previous monitoring periods. New floorspace is expected to be provided towards the latter end of the plan period from the Kodak redevelopment, and the renewal of other designated estates premises. However, the target is currently red as the total of 1,000 m<sup>2</sup> was not delivered by 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM6	Square metres of new floorspace on business use and industrial and business use land for economic development uses	4,000 m <sup>2</sup> (gross) by 2026		Less than 1,000 m <sup>2</sup> (gross) by 2015/16  Less than 2,500 m <sup>2</sup> (gross) by 2020/21

**3.86** The Harrow & Wealdstone Area Action Plan designates 5.2 hectares of business use and industrial & business use land for redevelopment. The Plan was adopted in July 2013. No applications were approved on designated land for non-economic development uses in 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 3	ELM7	Post adoption of the Area Action Plan, the amount of designated employment land in Wealdstone released to non economic development uses	No release of designated employment land over and above any limit (hectares) permitted through the area action plan		More than five applications approved for redevelopment of designated employment land to non economic development uses over five years (rolling)

**3.87** No new or refurbished floorspace for economic development uses at Brember Road industrial estate was proposed or completed during 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8	ELM8	Square metres of new/refurbished floorspace at Brember Road estate for economic development uses	A minimum of 1,000 m <sup>2</sup> new/refurbished floorspace by 2020/21		No planning permission or pre-application proposal by 2017/18

**3.88** There are 18 units within the Brember Road Industrial Estate and, of these, none were vacant on 31st March 2016, compared to a vacancy rate of 16.7% the previous year.

**3.89** There are 54 units within the South Harrow Arches and, of these, 15 were vacant on 31st March 2016. This represents a vacancy rate of 27.8%, compared to a vacancy rate of 24.1% the previous year. During the year early pre-application discussions were held with TfL regarding the potential redevelopment of the South Harrow Arches.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8 CS4 Objective 3	ELM9	Percentage of premises that are vacant within: Brember Road Industrial Estate South Harrow Arches	Less than 10%		More than 10%

**3.90** The Stanmore Business & Innovation Centre (the incubator space at Honey Pot Lane) opened in November 2013, and includes 58 incubator units (comprising a total of 1,644 m<sup>2</sup> floorspace for business use). Of these, five were vacant on 31st March 2016. This represents an occupancy rate of 91.4% (vacancy rate of 8.6%).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 7	ELM10	Incubator units vacancy rate at Stanmore Place	No vacancy		Occupancy below 80%

## Office

**3.91** There was a small amount of new office floorspace, totalling 46 m<sup>2</sup>, delivered during 2015/16. However, there was a net loss of 23,970 m<sup>2</sup> across the borough, 8,297 m<sup>2</sup> of which was in Harrow Town Centre (not including A2 Financial & Professional Services of which there was a loss of 346 m<sup>2</sup> borough-wide).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM11	Gross change in square metres of office (B1a) floorspace	40% reprovion (new or refurbished) upon redevelopment of existing office floorspace within the town centre		Less than 40% over a rolling three-year period

**3.92** The table and chart below show office vacancy rates in the borough since March 2007. Although the vacancy rate in the 2015/16 monitoring period is slightly higher than the previous year, it is still lower than the six years before that going back to 2008/09. This is mainly down to a reduced amount of office floorspace stock (both occupied and available to buy or let), reflecting an increase in demand for office accommodation in the borough, and the recent Prior Approval conversions to residential use resulting in less supply. It is anticipated that this trend of loss of office space will continue.

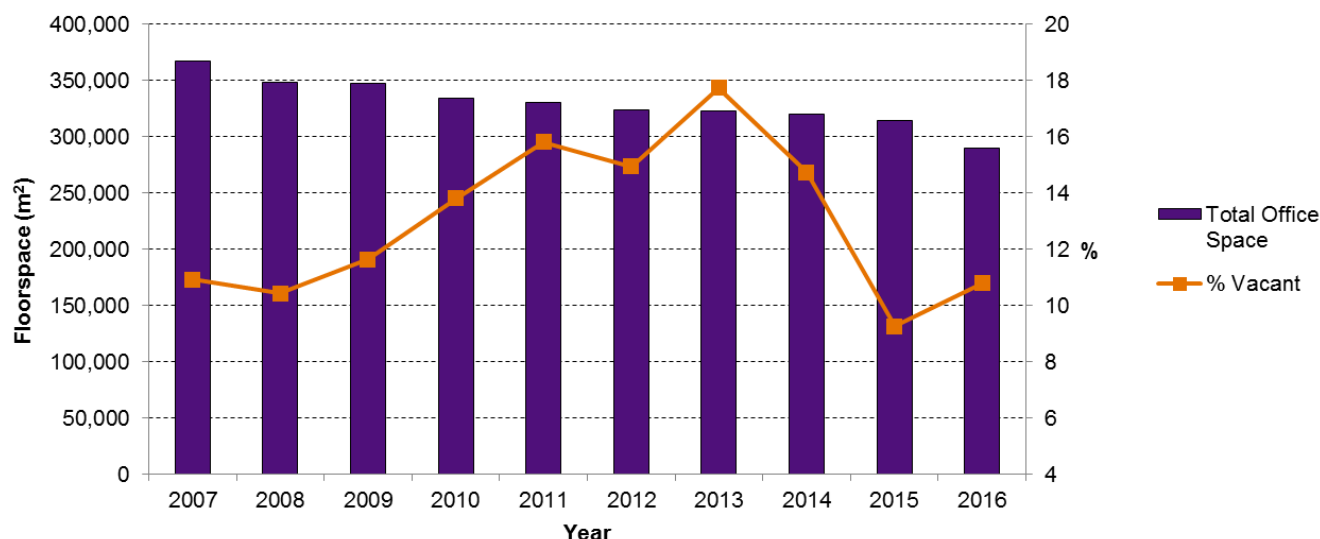
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM12	Office (B1a) vacancy rates in the borough	Not greater than 10% by 2025/26		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

**Table 16: Amount of Office Floorspace and Vacancy Rates in Harrow**

Year	Occupied Office Space (m <sup>2</sup> )	Vacant Office Space (m <sup>2</sup> )	Total Office Space (m <sup>2</sup> )	% Vacant
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	306,981	40,457	347,438	11.64
2010	288,131	46,186	334,317	13.82
2011	278,079	52,257	330,336	15.82
2012	275,705	48,468	324,173	14.95
2013	265,942	57,336	323,278	17.74
2014	272,713	47,156	319,869	14.74
2015	285,089	29,113	314,202	9.27
2016	258,608	31,278	289,886	10.79

Source: Harrow Council, Planning

**Chart 3.3: Office Space and Vacancy Rate Borough-wide**



Source: Harrow Council, Planning

**3.93** During 2015/16 there were no applications approved for enabling development for economic uses within the Northolt Road business use area, North Harrow District Centre, Rayners Lane District Centre and Ballards Mews.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM13	Residential development enabled optimum provision of new floorspace for appropriate economic uses: Northolt Road business use area North Harrow and Rayners Lane offices Ballards Mews	Provision of new floorspace for economic uses by 2026		No floorspace approved for economic uses by 2020/21

**3.94** There was no new or refurbished floorspace for economic development uses at Spring Villa Park proposed or completed during 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 5	ELM14	Square metres of new/refurbished floorspace at Spring Villa estate for economic development uses	A minimum of 1,000 m <sup>2</sup> new/refurbished floorspace by 2020/21		No planning permission or pre-application proposal by 2017/18

**3.95** There is 5,287 m<sup>2</sup> of office floorspace within Spring Villa Park. None of this office floorspace was vacant in March 2016, this compares to 124 m<sup>2</sup> and a vacancy rate of 2.3% the previous year.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 5	ELM15	Percentage of premises within Spring Villa estate that are vacant	Less than 10%		More than 10%

## Housing Delivery and Supply

**3.96** Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 90,668 dwellings in Harrow, almost two-thirds of which were constructed during the inter-war period. The majority of the existing housing stock consists of owner-occupied, three-bedroom, two storey, semi-detached houses. In recent years one and two bedroom flats have accounted for the bulk of new residential development. High house prices in Harrow mean that much of the existing stock is unaffordable for families on low incomes, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing the council.

**3.97** This section addresses local indicators relating to housing, specifically the provision of new dwellings, including affordable housing, and future housing provision.

## Housing Delivery

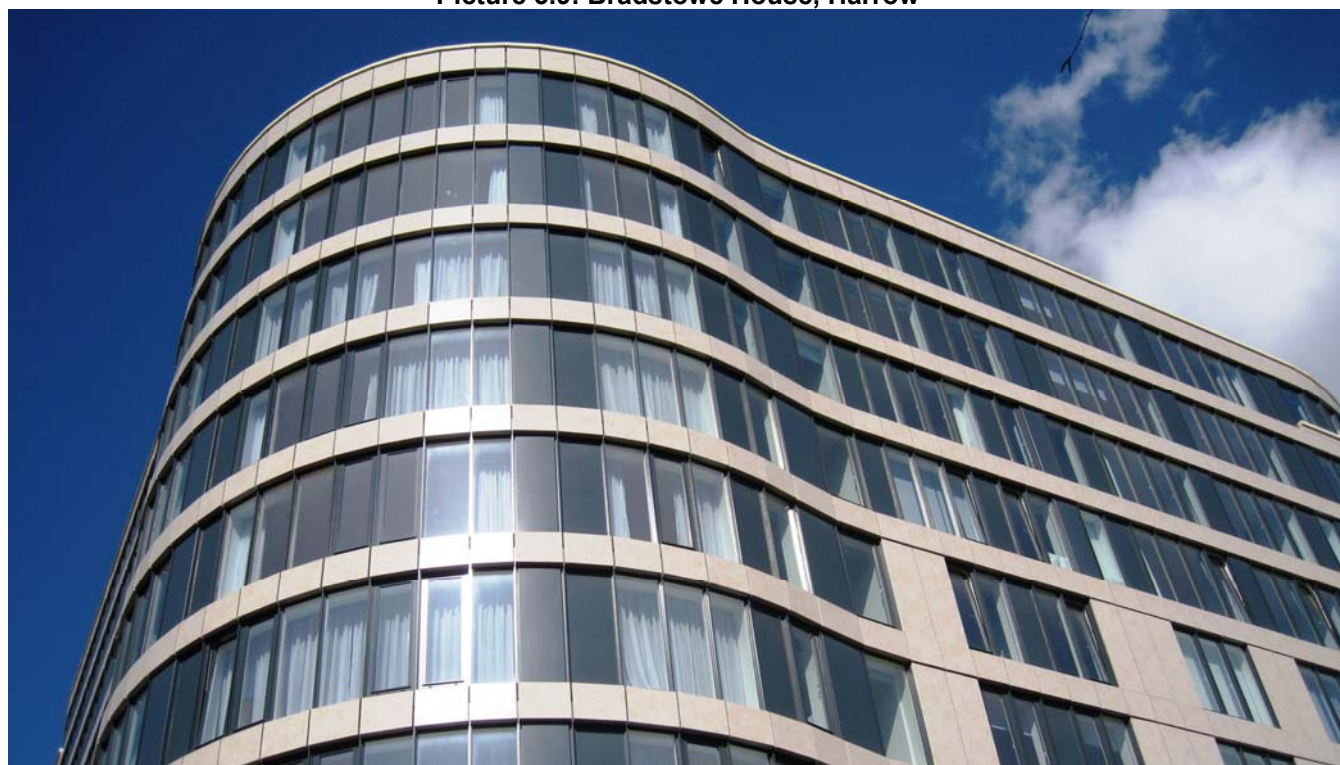
**3.98** Based on the London Housing Capacity Study 2009, Harrow's Core Strategy establishes a minimum housing target of 6,050 net additional homes to be provided over the period 2009/10 to 2025/26. Table 17 shows the number of new homes completed each year since 2009/10 (excluding non-conventional supply and long-term vacant properties brought back into residential use).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 6	HOU1	Number of net additional dwellings built each year as monitored through the AMR	Deliver a minimum of 6,050 net additional dwellings over the plan period to 2026		Where the cumulative total completions (as measured from 2009/10) falls below more than 30% of the cumulative London Plan target for a period of two consecutive years, or by more than 300 units in the first year, according to the housing trajectory in the AMR (see Appendix B)

**3.99** In 2015/16 1,091 net new homes were completed in the borough from conventional supply, bringing the number of homes delivered within the current Local Plan period to 3,829, exceeding the cumulative minimum housing target of 2,793 homes by 1,036 homes. The 1,091 net homes delivered in 2015/16 comprised 681 homes from new build development (see Table 17), with the remainder from changes of use and conversions.

**3.100** Major developments fully completed in 2015/16 were: Bradstowe House, Harrow Town Centre (176 net units); Paxfold, Elizabeth Gardens (21 additional net sheltered units); former Edgware Town Football Club (183 units); the final 12 units at the Bentley Priory development in Stanmore and 87 further units (33 net gain) at Strongbridge Close. There were a substantial number of completions at Stanmore Place, Honeypot Lane (87 new units through the completion of three further blocks) and at Artisan Place (the former Colart factory), Wealdstone (105 new units), but work on these developments was still ongoing in 2015/16.

**Picture 3.9: Bradstowe House, Harrow**



Source: Harrow Council, Planning

**3.101** The majority of the 410 additional units completed through changes of use and conversions were achieved by way of Prior Approval office (B1) conversions. 354 (86%) of these units were delivered through this form of development with the largest schemes being: Bovis House, Northolt Road (101 flats); Carnegie House, Peterborough Road (48 flats), 116 College Road (48 studio flats on the upper three floors); and Baldwin House, Gayton Road (36 flats).



**3.102** Only eight additional bedspaces were provided through non-conventional supply in 2015/16.

**Table 17: Net additional dwellings (excludes losses and long term vacant bought back into use)**

Type of Development	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
<b>New Build</b>							
Total no. of existing units	42	106	201	80	34	101	113
Total no. of completed units (gross)	490	467	537	767	200	294	794
Net no. of completions	448	361	336	687	166	193	681
No. of sites	42	31	36	35	21	28	32
<b>Conversions/Change of Use</b>							
Total no. of existing units	49	42	35	34	38	36	34
Total no. of completed units (gross)	129	121	131	85	155	160	444
Net no. of completions	80	79	96	51	117	124	410
No. of sites	57	49	43	38	58	53	63
<b>Total</b>							
Total no. of existing units	91	148	236	114	72	137	147
Total no. of completed units (gross)	619	588	668	852	355	454	1238
Net no. of completions	<b>528</b>	<b>440</b>	<b>432</b>	<b>738</b>	<b>283</b>	<b>317</b>	<b>1091</b>
No. of sites	99	80	79	73	79	81	95

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

### Borough Sub-Area Housing Delivery

**3.103** Harrow's Core Strategy divides the borough into nine sub-areas for the purpose of spatial planning. With respect to housing delivery, challenging targets were set for three sub-areas where existing densities, urban character or heritage constraints restrict opportunities for significant windfall development. The following indicators were, therefore, established to more closely monitor housing delivery in these sub-areas ensuring each makes its required contribution to Harrow's overall housing provision.

**3.104** Between 2009/10 and 2015/16, 112 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub-area. Ten of the 112 new homes were added in the last monitoring period, of which four were as a result of two Prior Approval conversions at Roxeth House, Shaftesbury Avenue. With a further 85 units under construction (including 63 additional units at 1-5 Sudbury Hill) and the planned regeneration of the council's Grange Farm Estate, delivery is on target and the nominal figure of 250 additional new homes will certainly be surpassed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 2	HOU2	Net additional dwellings in Harrow on the Hill and Sudbury sub-area from 2009	In excess of 250 net additional dwellings by end 2025/26		Less than 80 by end 2015/16  Less than 175 by end 2020/21

**3.105** 465 net new homes have been completed since 2009/10 within the South Harrow Core Strategy sub-area. 118 net new dwellings were completed in total in 2015/16, compared to just 5 in the previous monitoring year. Residential development along Northolt Road in particular has contributed significantly to this overall total, with a further 101 units completed through a Prior Approval office conversion scheme at Bovis House in 2015/16. Further developments are also planned along the Northolt Road, with planning permission granted for the redevelopment of Townsend House and Eaton House and a regeneration scheme in planning stages for the redevelopment of Roxeth Library which is likely to see the re-provision of community uses, together with some new housing. Delivery has already exceeded the trigger milestones set against the overall housing target for this sub-area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 7	HOU3	Net additional dwellings in South Harrow sub-area from 2009	In excess of 456 net additional dwellings by end 2025/26		Less than 120 by end 2015/16 Less than 260 by end 2020/21

**3.106** Within the Pinner Core Strategy sub-area a total of 206 net new homes have been completed between 2009/10 and 2015/16. The vast bulk of completions have come from the estate renewal of Mill Farm Close, which was finally completed in this monitoring year. In 2015/16 an additional 41 new units were delivered, with the majority of these resulting from the Prior Approval office conversion scheme at Evans House on Pinner Road. Delivery has exceeded the trigger milestones against the overall housing target for this sub-area and will continue to do so.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 8	HOU4	Net additional dwellings in Pinner and Hatch End sub-area from 2009	In excess of 161 net additional dwellings by end 2025/26		Less than 40 by end 2015/16 Less than 90 by end of 2020/21

**3.107** Within the Harrow and Wealdstone Opportunity Area a total of 984 net new homes have been completed between 2009/10 and 2015/16. In 2015/16 434 additional homes were completed, the largest number of homes to be completed in this area since the start of the recording period. The Bradstowe House redevelopment scheme accounted for 176 additional units (40%) in 2015/16 with a further 157 (36%) units resulting from Prior Approval office conversions. 105 new units (out of 189) were completed at Artisan Place in Wealdstone, the former Colart site, accounting for a further 24% of the total completions in 2015/16.

**Table 18: Net additional dwellings completed in the Harrow & Wealdstone Opportunity Area**

Financial Year	Net Additional Dwellings
2009/10	78
2010/11	44
2011/12	12
2012/13	275
2013/14	122
2014/15	19
2015/16	434
<b>Total</b>	<b>984</b>

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

**3.108** Delivery is expected to significantly exceed the trigger, due to the number planning permissions in the Opportunity Area still to complete, and the pipeline of available sites. Nearly 1,050 new units allowed through Prior Approval office to residential schemes could potentially still be delivered in the Opportunity Area, with 468 units under construction as at the end of March 2016 and 580 units not yet started. However, the numbers of new units granted permission in new build schemes greatly exceed the potential number of units which can be delivered through office conversions. Major schemes in this area granted permission in 2015/16 include: Kodak East (1,800 units in an Outline permission); Kodak West (314 net units); former Cumberland Hotel (121 net units); and the former Post Office site in College Road (318 net units). In addition, work is underway on 310 new units on the site of the former Equitable House and Lyon House in Lyon Road, granted permission in 2012/13.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objectives 2 & 3 CS1 Objective 1 CS1 Objective 6	HOU5 & EFU1	Net additional dwellings in the Harrow and Wealdstone Opportunity Area from 2009	Minimum 2,800 new homes		Less than 1,400 delivered by 2018

## Housing Supply

**3.109** Housing allocations and planning permissions granted for residential developments are a useful indicator of the capacity of the borough to meet its housing targets in the future. Data on residential permissions feed directly into both the Five-Year Supply (provided at Appendix A) and the Housing Trajectory (provided at Appendix B) and enable the borough to demonstrate the likely supply of housing sites in the short, medium and long term. This is the foundation upon which the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) housing projections are based.

### Five-Year Housing Supply

**3.110** As of the end of March 2016, the council anticipates that completions over the identified Five-Year Housing Supply period (2017/18 - 2021/22) will significantly exceed London Plan targets. There are 6,714 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,820 net units, while 2,894 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 2,965 (3,113 including the NPPF 5% buffer) by 3,749 units (or by 3,601 taking into account the 5% buffer). This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A. Harrow, therefore, has a supply of housing land over the next five years to meet 11.3 years of its annualised housing target, based on the London Plan target of 593 per annum. This picture is further improved when past over delivery of homes is taken into account. As set out in the Housing Trajectory, over the plan period to date Harrow has exceeded its cumulative housing target requirement of 2,793 by 1,036 dwellings (excluding non-conventional supply and long-term vacant units brought back into use) since 2009/10.

**Picture 3.10: New Residential Development - former Edgware Town Football Club**



*Source: Harrow Council, Planning*

**3.111** The Housing Trajectory shows Harrow's progress towards meeting its housing supply targets. The council has followed CLG guidance in producing the Housing Trajectory, which uses a plan, monitor and manage approach, presented in a table and graphs.

**3.112** Harrow's Housing Trajectory takes into account the following factors:

- Net additional dwellings and non-self-contained units completed since 2009/10
- Net additional dwellings and non-self-contained units completed in the current monitoring period 2015/16
- Long-term vacant stock returned to use
- Projected net additional units to 2025/26

- The annual net additional dwelling requirement, as required by the London Plan (NB: the annual London Plan housing provision target to 2021 has been extrapolated to 2025/26)

**3.113** The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. An assumption of windfall capacity is included within the borough's housing target, in line with the methodology agreed for the Strategic Housing Land Availability Assessment (SHLAA), on which the borough strategic housing requirements are based. For future provision, likely contributions to the Housing Trajectory are based on:

- Sites with planning permission as at 31/03/2016, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites where the principle of residential development has been accepted
- Sites with permission, but subject to legal agreement as at 31/03/2015
- Potential deliverable sites, based on the Harrow's adopted site allocations and Harrow's Regeneration Strategy

**3.114** The Housing Trajectory shows an overall potential housing supply for the borough of 13,348 dwellings between 2009 and 2026, exceeding the current Local Plan target of 8,723 by 4,625 dwellings. These figures include conventional supply, non-conventional and long-term vacant units brought back into use. As outlined above, 3,829 new houses and flats have already been delivered between 2009/10 and 2015/16. The borough has a strong forecast of housing supply over the next five years (2017/18 to 2021/22), with an estimated 3,820 dwellings likely to come forward from sites with outstanding planning permission (as at 31st March 2015). 2,721 (71%) of these new dwellings are expected to be delivered in the Harrow & Wealdstone Opportunity Area, with 1,099 (29%) spread out across the rest of the borough.

**3.115** It should be noted that as of April 2015 Harrow's housing target went up to 593 units per annum. Notwithstanding this, as previously mentioned, Harrow has identified sites with a capacity to deliver 4,428 more units than the current London Plan target covering the period from 2009/10 to 2025/26.

### Affordable Housing Supply

**3.116** Harrow's Core Policy CS1J sets an ambitious target that 40% of the borough's total strategic housing requirement (6,050) should be affordable housing. Over the plan period from 2009 to 2026, the council, therefore, expects to deliver 2,420 new affordable dwellings.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 7	HOU6	Proportion of affordable housing from 2009	40% (2,420) of housing delivered between 2009 and 2026 to be affordable		Less than 500 by 2014/15 Less than 1,000 by 2018/19 Less than 1,600 by 2022/23

**3.117** Table 19 shows the net number of affordable home completions for each monitoring year since 2009/10. In 2015/16 a further 68 affordable dwellings were completed bringing the net number of new affordable homes delivered between 2009/10 and 2015/16 to 981. In respect of the 40% plan target, which equates to a minimum of 1,020 new affordable homes by 2015/16, there is currently a shortfall of 39 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this currently stands at 25.6%. The number of affordable housing completions was higher in 2015/16, compared to the previous two monitoring years although the overall percentage of affordable homes delivered was only 6.2%, as the overall number of net housing completions was very high in 2015/16, with 1,091 completions. Financial viability issues have been hindering affordable housing delivery in recent years, particularly on some of the smaller development sites just over the ten unit threshold where affordable housing policies apply. However, the higher number of affordable housing completions in 2015/16, compared to recent years, was largely due to several larger schemes completing in the last monitoring year - 28 sheltered and affordable units at Paxfold, Elizabeth Gardens in Stanmore; 23 units at the former Edgware Town FC; 17 units at Artisan Place, Wealdstone; and 87 flats at Strongbridge Close (replacing 54). With several major schemes currently under construction in the Harrow & Wealdstone Opportunity Area and more in the planning stages, there should be a steady supply of affordable housing coming forward in the future. In addition, the Homes for Harrow initiative, which involves building homes for private sale to cross subsidise affordable housing development on council owned land, will see the delivery of circa 65 new council homes from mid-2017 onwards.

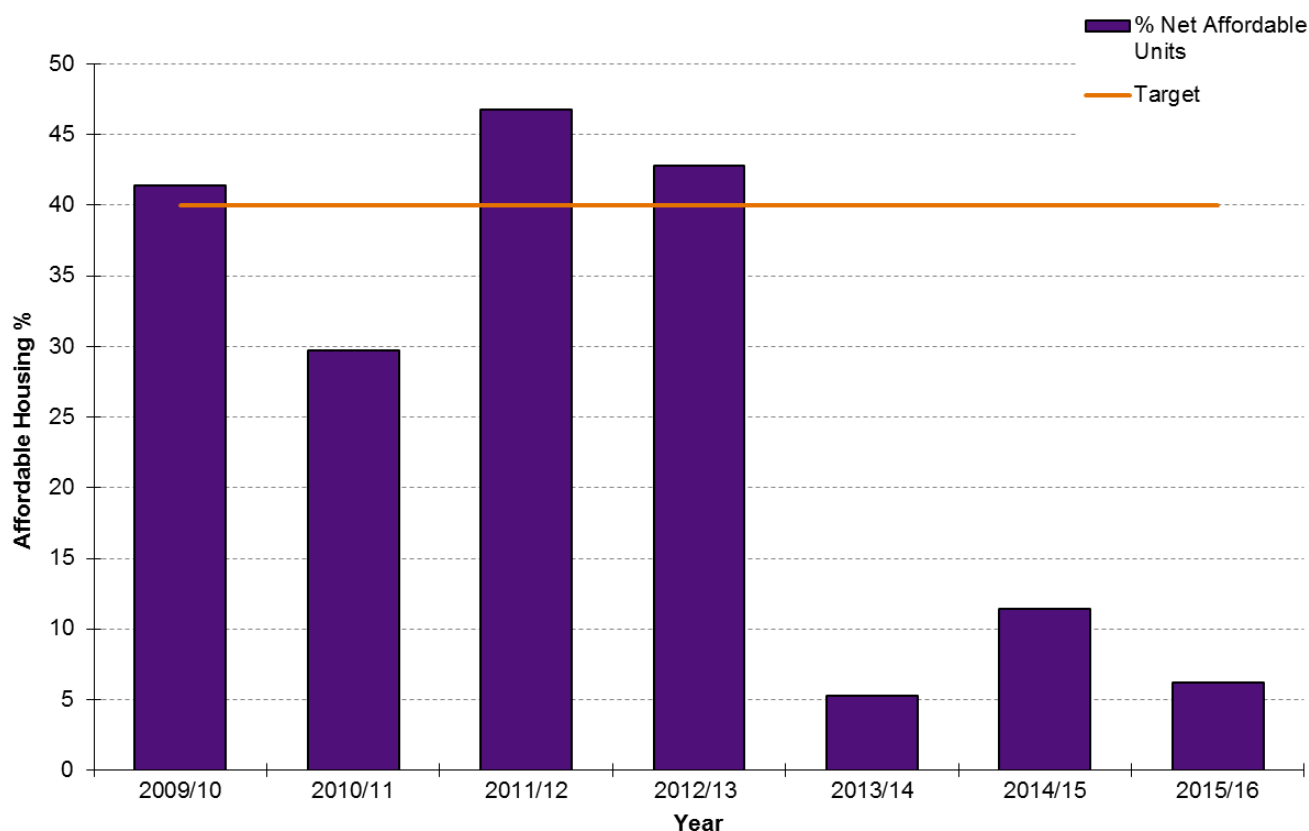
**Table 19: Affordable Completions by year**

Monitoring Year	Net Number of all Units Built	Gross and (Net) number of Affordable Units	% Net Affordable Units	Net % of Core Strategy Policy CS1J Target (140 affordable units per annum)
2009/10	528	237 (219)	41.4	137*
2010/11	440	216 (131)	29.7	81.8*
2011/12	432	369 (202)	46.8	144
2012/13	738	364 (310)	42	221.4
2013/14	283	33 (15)	5.3	10.7
2014/15	317	96 (36)	11.4	25.7
2015/16	1,091	161 (68)	6.2	48.6
<b>Total</b>	<b>3,829</b>	<b>1,476 (981)</b>	<b>25.6</b>	<b>96.2</b>

\*Housing target in these years was 400 (160 affordable)

Source: Harrow Council, Planning

**Chart 3.4: Affordable Housing Delivery against Target of 40%**



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU7	Proportion of 1, 2, 3, 4 and 5+ bedroom social/affordable rent units	Proportion in accordance with up-to-date target mix; currently: 12% one bedroom 48% two bedrooms 28% three bedrooms 7% four bedrooms 5% five bedrooms		More than a 10% variance over a five-year rolling period to any target within an up-to-date target mix

**3.118** Harrow's Core Strategy Policy CS11 requires new residential development to provide a mix of housing in terms of size and tenure. For affordable housing, the council's Planning Obligations and Affordable Housing SPD (2013) contains a target mix of provision based on current needs and priorities, within both social/affordable rent and intermediate housing tenures as outlined above. Table 20 provides a breakdown of the mix of affordable housing (social/affordable rent and intermediate homes) completed during 2015/16. These are gross figures and for three of the schemes contributing to the overall totals (Mill Farm Close and Strongbridge Close) 93 affordable units were constructed in 2015/16, but these were offset by the demolition of 86 affordable units on these sites in the same year, as part of the estate renewals. As shown by the percentages, neither of the affordable tenures currently accords with the target mix.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU8	Proportion of 1, 2, 3 and 4+ bedroom intermediate units	Proportion in accordance with up-to-date target mix; currently: 20% one bedroom 50% two bedrooms 20% three bedrooms 10% four + bedrooms		More than a 10% variance over a five-year rolling period to any target within an up-to-date target mix

**Table 20: Affordable Housing Mix - Gross Completions 2015/16**

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	0	0%	0	0%
1 Bedroom	61	59.8%	33	55.9%
2 Bedrooms	26	25.5%	22	37.3%
3 Bedrooms	1	1.0%	4	6.8%
4 Bedrooms	9	8.8%	0	0%
5+ Bedrooms	5	4.9%	0	0%
<b>Total</b>	<b>102</b>		<b>59</b>	

Source: Harrow Council, Planning

### Supply of Family Housing

**3.119** Table 21 provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2015/16. Flatted developments make up a significant proportion of new housing development in the borough - a trend that began during the latter stages of the last plan period in the mid-2000's. Such flatted schemes have a significant bias towards one and two bedroom units which may be expected given the nature of the development, typically town centre locations and often constrained by site size. Land and property prices are also likely to be a significant factor in the trend to build smaller units in recent years. However, they do generally offer a more affordable alternative to the three bedroom, two storey, semi-detached houses that make up the vast majority of Harrow's existing housing stock.

**3.120** With regard to the mix of new houses delivered since April 2009, three bedroom or larger houses account for 81% of the new houses built. However, the greater proportion of flatted developments skews the overall completion figures, and means that only 17.7% of new dwellings completed since April 2009 have three or more bedrooms, or 17% over the past five monitoring years. This level is below the 25% target in the Local Plan, which seeks to ensure that the mix of new development coming forward across the borough make sufficient provision for family sized accommodation. In 2015/16 only 11.1% of the 1,238 new units completed (gross) contained more than two bedrooms.

**3.121** Table 22 gives a further breakdown of the number of dwellings completed over the past three monitoring periods, since Prior Approvals office conversions legislation came into force on 30th May 2013. As Prior Approvals do not require the proposed residential development to meet any design standards or space standards the council has no influence on the size of units being delivered through this mechanism. The table shows that since May 2013 none of the completed Prior Approval schemes have provided any units with three or more bedrooms and there is a growing trend for small studio and one bedroom flats. Overall, 14.7% (300) of the total number of new dwellings (2,047) provided over the past three monitoring years have three or more bedrooms.

However, if completions delivered through Prior Approvals are not taken into account then the overall percentage of larger units (3+ bedrooms) completed over the past three years increases to 18.5%.

**3.122** Another influencing factor affecting the overall delivery of larger housing units (in percentage terms) is number of permissions for housing conversions. Over the monitoring period from 2009/10 approximately 600 (12.6%) new units (gross) delivered were through conversions. This resulted in the loss of around 265 traditional three and four bedroom family houses to predominantly one and two bedroom flats.

**3.123** The council will need to monitor this indicator closely over the coming years to ensure this shortfall improves. It is hoped that new developments, such as that proposed at Kodak, will help to address the current trends.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU9	Proportion of private and affordable dwellings providing family accommodation	25% of all housing to be 3 or more bedrooms		Less than 15% over a rolling five-year period

**Table 21: Bedroom Breakdown (gross) of all Completions (Conversions, Change of Use and New Build) from 2009/10 to 2015/16**

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
Studio	248	6.1	1	0.1	249	5.2
1 Bedroom	1589	38.8	18	2.7	1607	33.7
2 Bedrooms	1962	47.9	110	16.3	2072	43.4
3 Bedrooms	271	6.6	269	39.9	540	11.3
4 Bedrooms	21	0.5	204	30.2	225	4.7
5 Bedroom	7	0.2	63	9.3	70	1.5
6+ Bedrooms	1	0.0	10	1.5	11	0.2
<b>Totals</b>	<b>4099</b>	<b>100%</b>	<b>675</b>	<b>100%</b>	<b>4774</b>	<b>100%</b>

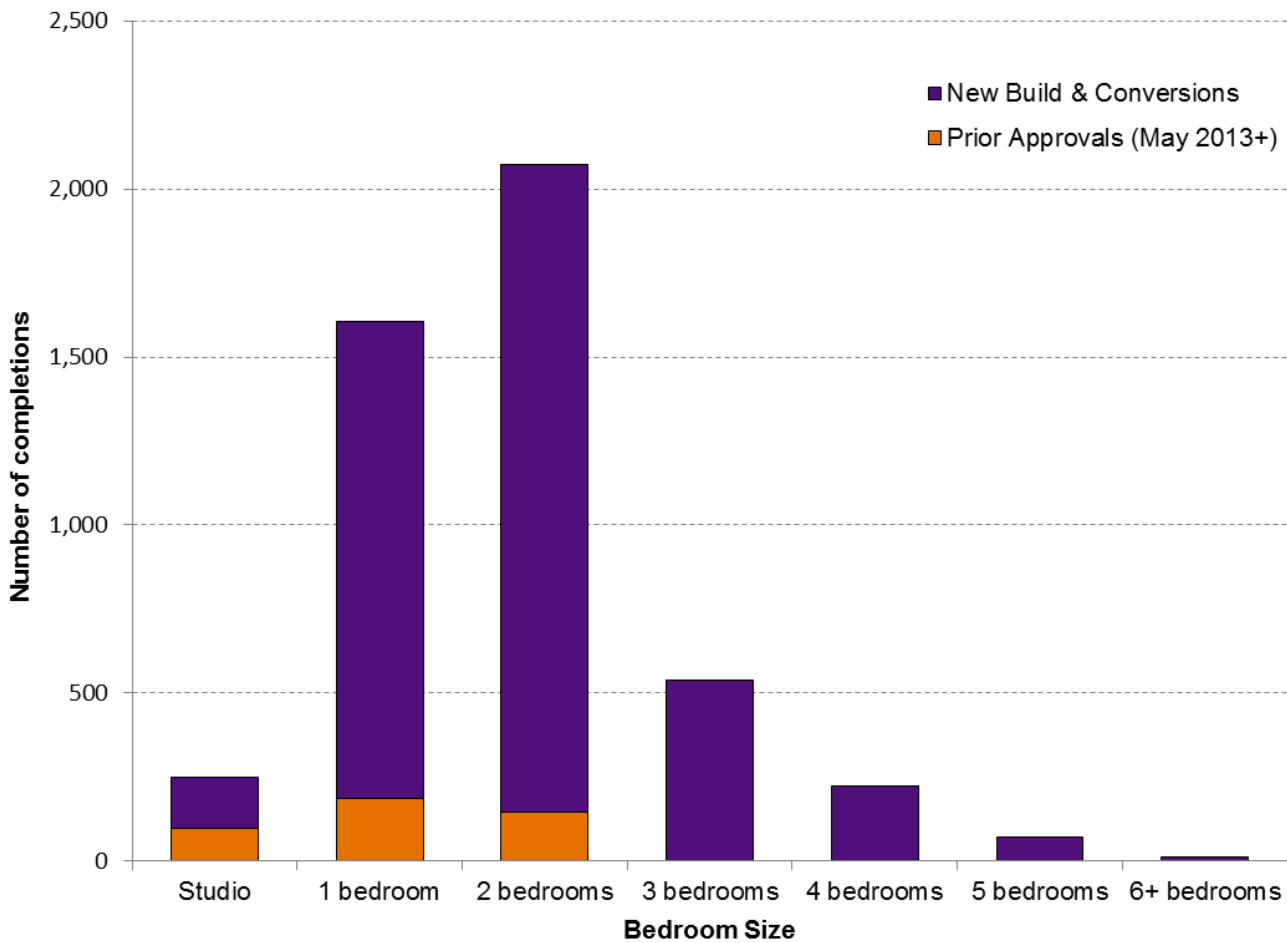
Source: London Development Database/Housing Monitoring Database, LB Harrow

**Table 22: Bedroom Breakdown (gross) of Completions by Prior Approvals and New Build/Conversions, 2013/14 to 2015/16**

	2013/14		2014/15		2015/16	
<b>Prior Approvals</b>						
Bedroom Size	Units	%	Units	%	Units	%
Studio	0	0	8	11.4	90	25.4
1 bedroom	4	66.7	35	50.0	146	41.2
2 bedroom	2	33.3	27	38.6	118	33.3
3+ bedroom	0	0	0	0	0	0
<b>Total</b>	<b>6</b>	<b>100%</b>	<b>70</b>	<b>100%</b>	<b>354</b>	<b>100%</b>
<b>New Build &amp; Conversions</b>						
Bedroom Size	Units	%	Units	%	Units	%
Studio	30	8.6	23	6.0	11	1.2
1 bedroom	119	34.1	95	24.7	258	29.2
2 bedroom	126	36.1	178	46.4	477	54.0
3+ bedroom	74	21.2	88	22.9	138	15.6
<b>Total</b>	<b>349</b>	<b>100%</b>	<b>384</b>	<b>100%</b>	<b>884</b>	<b>100%</b>
<b>All</b>						
Bedroom Size	Units	%	Units	%	Units	%
Studio	30	8.5	31	6.8	101	8.2
1 bedroom	123	34.6	130	28.6	404	32.6
2 bedroom	128	36.1	205	45.2	595	48.1
3+ bedroom	74	20.8	88	19.4	138	11.1
<b>Total</b>	<b>355</b>	<b>100%</b>	<b>454</b>	<b>100%</b>	<b>1238</b>	<b>100%</b>

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

**Chart 3.5: Completions (2009/10 to 2015/16) by Bedroom Size - All types of Development**



Source: Harrow Council, Planning

**Efficient Land Use**

**3.124** 99.7% (1,088) of new dwellings were built on allocated or previously developed sites in 2015/16. Three houses were built on non-previously developed land in 2015/16, under three separate permissions (two of which were allowed on appeal - see Para 2.26). Over the period 2010/11 to 2014/15 100% of new homes were completed on allocated or previously developed sites. However, in 2009/10 13 new houses were built were on the former council allotment site in Kenmore Road, Kenton.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	EFU2	Number of dwellings delivered on allocated sites or previously developed land	100% of all residential development over the plan period to 2026		Less than 95% over a rolling three-year period (excluding special circumstances in the Green Belt)

**Residential Density**

**3.125** Map 3.1 shows the location of all the major new build developments (with 10 or more units) completed in 2015/16. Table 23 shows the average density for each of these major schemes completed in 2015/16. Based on the four schemes which were wholly completed (excluding partial completions on multi-phase sites), the average density of completions was 623 habitable rooms per hectare (HRPH). This is a large increase from the average density of 153 rooms per hectare achieved on large schemes in 2014/15, reflecting the high density development at Bradstowe House in Harrow Town Centre completed in this latest monitoring period.



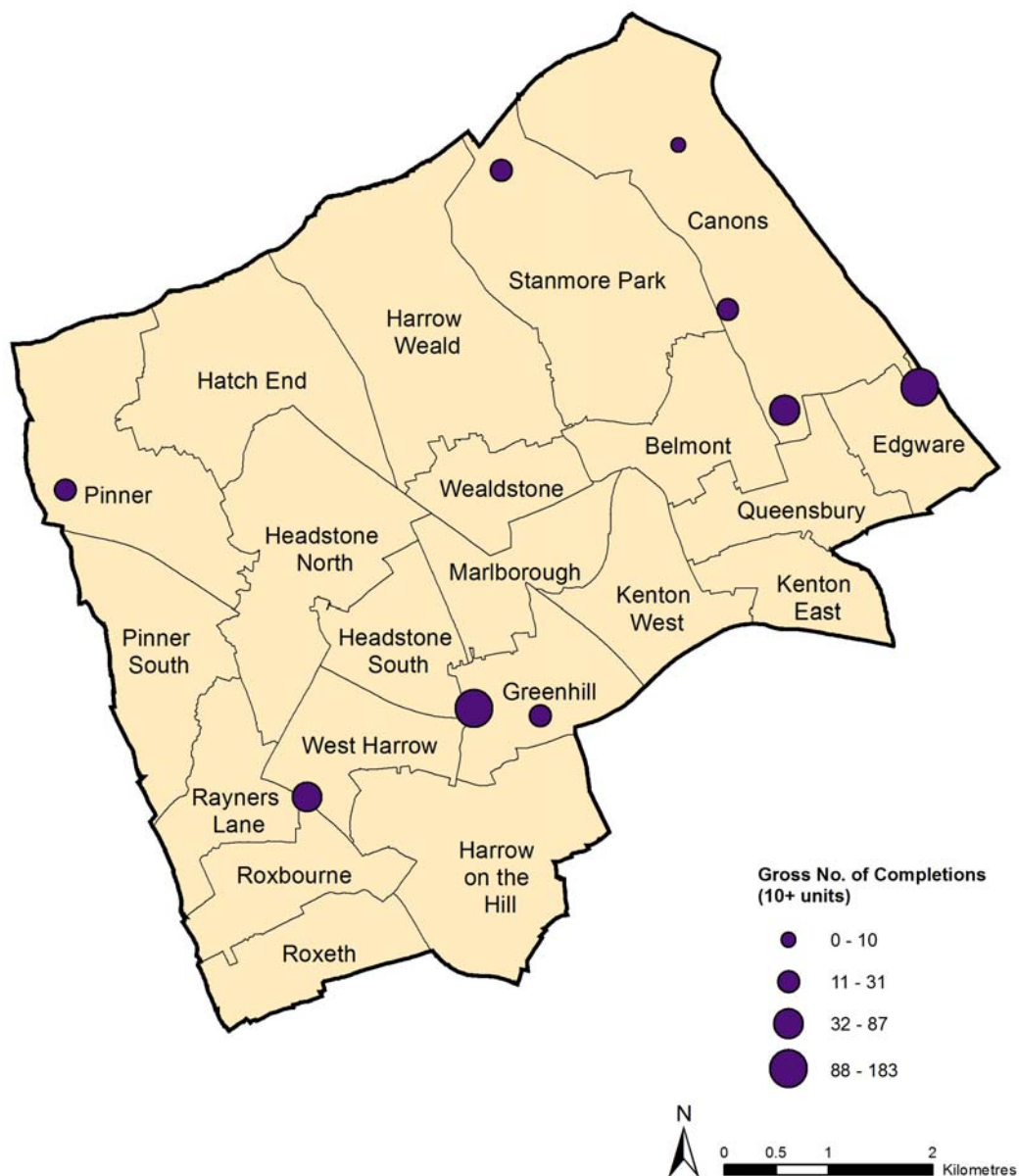
**Table 23 Completed Residential Developments (10+ new build units) showing Density Rates 2015/16**

Development Site	Site Area (ha)	Gross No. of Units	Density (HRPH)	Density (Dwellings per ha)
Burnt Oak Broadway, Edgware Town Football Club* <sup>1</sup>	1.17	183	504	156
Elizabeth Gardens, Paxfold	0.11	28	491	246
Headstone Road, Bradstowe House	0.32	177	1476	555
Honeypot Lane, former Government Buildings (Arthur Court, Clements Court & Dukes Court)*	0.71	86	349	121
Mill Farm Close, 1-110* <sup>1</sup>	0.41	31	246	76
St. Johns Road, 9, St Johns Court	0.10	15	453	158
Strongbridge Close* <sup>1</sup>	0.99	87	208	88
The Common, Bentley Priory* <sup>1</sup>	0.84	12	55	14
Wood Lane, Wood Farm	1.27	10	71	8

\*Part completion in 2015/16 monitoring year <sup>1</sup>Site fully completed in 2015/16

Source: Harrow Council, Planning

**Map 3.1: Residential Development Completions (10+ new build units) in 2015/16**

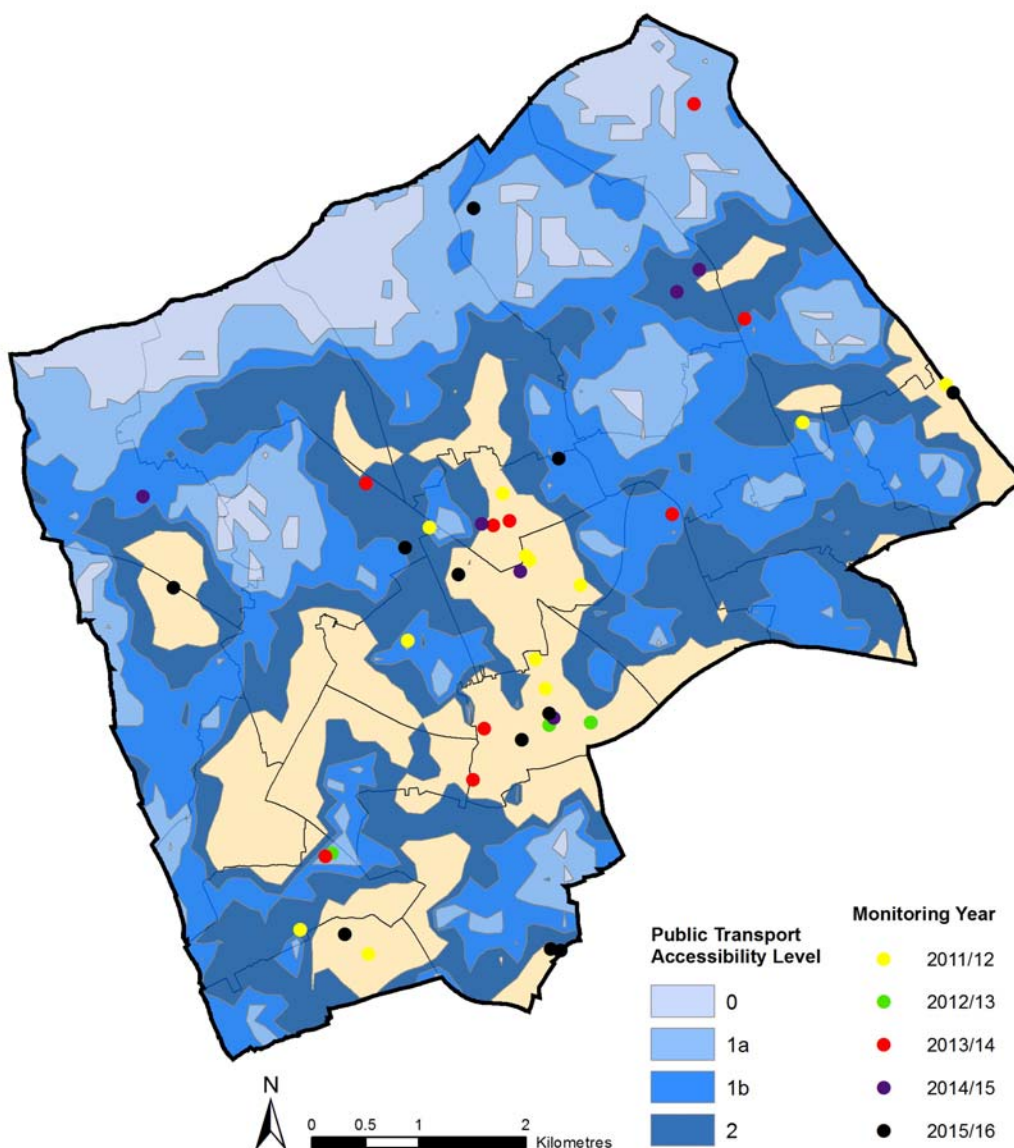


Source: London Development Database/Housing Monitoring Database, Harrow Council  
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**3.126** Overall in 2015/16, nine new build development sites delivered ten or more new units. Four sites which had been partially completed in previous monitoring years were fully completed in 2015/16 (Edgware Town Football Club, Mill Farm Close, Strongbridge Close & Bentley Priory) and the Honeypot Lane development (Stanmore Place) is now reaching the final stages of completion. For all these sites the site area represents the completed part within the 2015/16 monitoring year. The density levels varied considerably with two sites completed with densities below 50 dwellings per hectare - both green belt sites. Higher density development sites will be coming forward in the near future consistent with the council's commitment, through housing objectives, to raise average densities in sustainable locations.

**3.127** In 2015/16 there were three planning permissions for major development in areas of low public transport accessibility that did not enhance the PTAL of the site. These were for developments at: Kodak West, Harrow View; Land at St Michaels & All Angels Church, and Wykeham Hall, Bishop Ken Road, Harrow Weald; and The Princess Alexandra Nursing Home, Common Road, Stanmore. In the previous monitoring year there was one permission and a further five in 2013/14. The cumulative effect of these nine permissions granted over the past three monitoring years means that the trigger level of five permissions has been breached, and, therefore, the target for this indicator has not been met.

**Map 3.2: Major Development Schemes Permitted & Transport Accessibility**



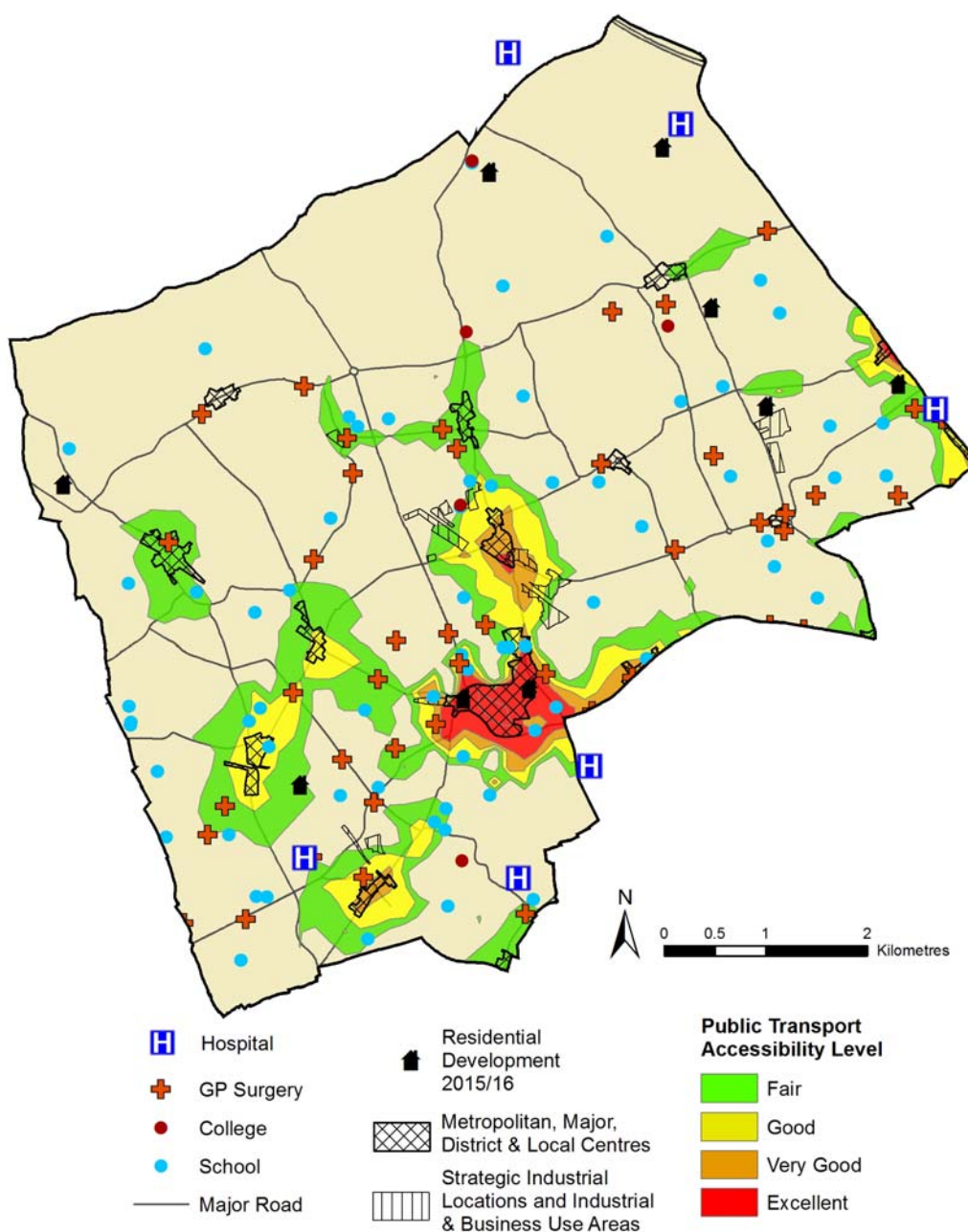
Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2015, Transport for London (TfL)  
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**3.128** This in part can be attributed to the viability of schemes - some of the schemes approved that do not improve the PTAL of the site are only just over the 10 unit threshold for major developments, and thus could not reasonably be expected to increase the areas PTAL on their own. Additionally, the introduction of the borough's

Community Infrastructure Levy has removed the requirement for strategic transport improvements from S106 obligations and this is now funded through the CIL, and thus any improvements to public transport and, therefore, PTAL levels may not necessarily be tied to a particular development as the monies received are pooled and allocated based on infrastructure priorities for the borough. This indicator, therefore, may need to be revised to be more appropriate in the future.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU3	Number of applications approved for major development in areas of low public transport accessibility (PTALs 0, 1 and 2) that do not enhance the PTAL of the site	None		More than five applications approved for major development in areas of low public transport that do not enhance the PTAL of the site over a rolling five-year period

**Map 3.3: New Build Residential Permissions and Location of Key Services**



Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2015, Transport for London (TfL)  
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**3.129** Map 3.3 shows the location of new major residential developments together with the accessibility levels to public transport and to primary services. The borough's comprehensive bus and tube network ensures that residents in these proposed new developments will be less than 30 minutes, by public transport, from primary services.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU4	Number of applications approved for major residential development within 30 minutes public transport journey time of a GP, primary school, secondary school, areas of employment and a major health centre	100%		More than five applications approved for major residential development within 30 minutes public transport journey time of a GP, primary school, secondary school, areas of employment and a major health centre over a rolling five-year period

## Open Space

### Quantity

**3.130** In 2015/16 several permissions were granted which affected open space, including a minor loss of open space on the Kodak site and at Chenduit Way, Stanmore, which is contrary to Local Plan objectives.

**3.131** In Chenduit Way permission was granted for four affordable housing units, resulting in a loss of 0.07 ha of open space and garages. Just under half of this public open space is being re-provided on this site, with the rest being provided at another small council development site in nearby Masefield Avenue, where 0.38 ha of existing open space is being upgraded and designated as public open space. On the Kodak West site just over 5.23 ha of outdoors sports facilities has been lost through the closure of Zoom Leisure. 2.75 ha of open space is being re-provided on this housing development site in the form of a green corridor and a Multi-Use Games Area (MUGA). In addition a further 2.16 ha of green corridor open space will form part of the Kodak East development in due course. Overall just over 0.3 ha of open space is being lost from the Kodak site, but the related Section 106 agreement will also lead to improved facilities at the nearby Bannister Sports Centre.

**3.132** Some gains to open space have been secured through permissions granted in 2015/16 - the new development on former Post office site in Harrow Town Centre will provide 0.25 ha of public space, where previously none existed. The redevelopment of the Princess Alexandra Nursing Home in Stanmore has secured an additional 1.1 ha of public open space as an extension to Bentley Priory Open Space by transferring ownership of a parcel of privately owned open space on this site to the council, through a Section 106 agreement. In addition, the redevelopment of Priestmead School in Kenton will lead to an additional 0.10 ha of outdoors sports facilities/school playing field on this site.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 4 CS9 Objective 5	OS1	Loss of open space to development (excluding appropriate functional development): Borough-wide Kingsbury and Queensbury	No net loss of open space		One application approved involving a net loss of open space to development over a rolling five-year period

**3.133** On 11th April 2013 the council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. Work to improve Lowlands Recreation Ground has now finished providing a new landscaped garden area with amphitheatre seating for performances, an outdoor Gym and play space, and a community café.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	OS2	Open spaces strategy with deliverable action plan in place	Adopted open spaces strategy by end 2012/13		No adopted open spaces strategy by end 2014/15

**3.134** Table 24 shows the number of existing sites for each open space typology and the number meeting the recommended quality standard, based on Harrow's Open Space, Sport and Recreation Study (the PPG 17 Study) 2010. It will only be possible to measure improvements to the quality of each site in each typology when a new PPG17 study is commissioned to independently score the sites. This is likely to happen in 2017/18 as part of any Local Plan review. Before this ongoing works will improve the quality in many of these typologies but scoring is not quantifiable until a new study is produced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 4 CS3 Objective 9	OS3	% existing sites within each open space typology currently not meeting the recommended local quality standard (based on the 2010 PPG17 figures)	20% reduction on the 2010 PPG17 figure for each open space typology		Less than a 6% reduction achieved on four out of the six open space typologies by 2015/16  Less than a 13% reduction achieved on four out of the six open space typologies by 2021/22

**Table 24: PPG17 Standards**

Typology	Standard	% of sites not meeting all standards
Parks and Gardens	81.5% Quality and 80% Value	75%
Play Space	Location 89% Play Value 85% Care and Maintenance 73% and Overall 79%	95%
Amenity Green Space	Quality 83.8% and Value 80%	77%
Natural and Semi Natural Green Space	Quality 72.5% and Value 80%	71%
Outdoor Sports Pitches	Football 71% Cricket 84% Rugby 71%	85% 55% 72%
Allotments	Quality 71.7%	68%

Source: Harrow Council, Planning

**3.135** On 11th April 2013 the council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. It identifies three parks as priorities for quality improvements, specifically Centenary Park, Chandos Park and Queensbury Recreation Ground within the South East sub-area. Work will be progressed to implement improvements at these locations once funding is secured.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	OS4	Quality improvements to PPG17 open space typologies within Kingsbury & Queensbury sub-area	Identify opportunities for quality improvements in new open spaces strategy		Opportunities for improvements not included in open space strategy by end 2014/15

## Accessibility

**3.136** It will only be possible to measure improvements to the accessibility of each site in each typology when a new PPG17 study is commissioned to independently score the sites. This is likely to happen in 2017/18 as part of any Local Plan review. Green Grid projects will help improve the accessibility of many sites before this date, and it is expected this indicator will be on target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 5 CS3 Objective 9	OS5	Accessibility improvements to PPG 17 open space typologies	Reduce deficiencies by 5% on the 2010 baseline for each open space typology		Less than a 1.5% reduction achieved on four out of the six open space typologies by 2015/16  Less than a 3% reduction achieved on four out of the six open space typologies by 2021/22

**3.137** On 11th April 2013 the council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. It identifies key objectives to improve open spaces across the borough, including actions for improving access by all the community through utilising green corridors and identified Green Grid projects to improve natural and semi-natural greenspace in all sub-areas.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 5	OS6	Accessibility improvements to natural greenspace in South Harrow sub-area	Identify opportunities for accessibility improvements in new open spaces strategy		Opportunities for improvements not included in open space strategy by end 2014/15

## Workplace Training

**3.138** During 2015/16 there were three Planning Obligations completed relating to major development schemes. Of these, three included provisions relating to workplace training which equates to 100%. These were The George Public House, Pinner, Buchanan Court, Greenford Road and 51 College Road, Harrow.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	WT1	Planning obligations on major development with workplace training provisions	70% of planning agreements on major development schemes		Less than 70% over a rolling three-year period

## 4 Manage the Borough's contribution to climate change and increase resilience to flooding

## Climate Change Mitigation

### Strategy

**4.1** On 4th July 2013 the council adopted the Harrow & Wealdstone Area Action Plan and the Development Management Policies Local Plan documents. The following policies are included within these documents:

- AAP 9: Flood Risk and Sustainable Drainage
- AAP 10: Harrow & Wealdstone District Energy Network
- DM 9: Managing Flood Risk
- DM 10: On Site Water Management and Surface Water Attenuation
- DM 11: Protection and Enhancement of River Corridors and Watercourses
- DM 12: Sustainable Design and Layout DM 13: Decentralised Energy Systems DM 14: Renewable Energy Technology

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM1	Up-to-date, adopted local policies on sustainable design and construction	Area action plan and development management sustainable design and construction policies in place by end 2014/15		Area action plan and development management sustainable design and construction policies not in place by end 2014/15

**4.2** On 4th July 2013 the council adopted the Harrow & Wealdstone Area Action Plan. The Plan includes Policy AAP 10: Harrow & Wealdstone District Energy Network. Work has commenced on a stage 2 Energy master plan feasibility study to look at options for delivering a system within this area. Results are expected to be published in late 2017.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM2	Up-to-date framework for the delivery of a district wide combined heat and power network within the Harrow & Wealdstone Intensification Area if feasible	Area Action plan in place by end 2014/15		Area action plan not in place by end 2014/15

**4.3** The borough's Climate Change Strategy was last revised and issued (following public consultation) in March 2013. An updated strategy was published for consultation in spring 2015. The Delivering Warmer Homes (HECA) report to the Secretary of State for Energy and Climate Change was also published in March 2013. A further update to the Climate Change Strategy is due to be progressed during 2016/17.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM3	Up-to-date adopted Borough climate change strategy	Review and adopt revised climate change strategy by end 2014/15		Updated climate change strategy not in place by end 2014/15

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



Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM4	Number of applications approved which incorporate renewable energy generation infrastructure	80%		Less than 65% over a rolling three-year period

**4.5** Under the National Housing Technical Standards introduced in March 2015, all new dwellings have to achieve a maximum water consumption of 125 litres per person per day. An optional standard of 110 litres per person per day is possible, subject to planning justification (i.e. location within a water stressed area), viability testing and inclusion in the relevant local plan. The Mayor of London embedded the new optional 110 litre per person per day standard in the most recent alterations to the London Plan. It is no longer possible to require new development to achieve the 80 litre per person per day set out in the indicator below. Furthermore, this data is currently not recorded for all developments as it is a new indicator. Further work on obtaining this data for all applications will be undertaken in the next monitoring period.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM5	Proportion of applications approved for major residential development that achieve water use efficiency of 80 litres potable water per person per day	95%		Less than 75% over a rolling three-year period

## Emissions

**4.6** Indicator published by DECC. Latest figures cover the period 2005 to 2013. This shows a 25% reduction over seven years (4.6 tonnes per capita down to 3.0 tonnes per capita) which equates to just under a 4% reduction each year (3.9%). This indicator is, therefore, just short of being met.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM6	Per capita carbon dioxide emissions in the borough	Reduce by 4% per annum (improvements on 1990 baseline)		Less than 3% over two consecutive years

## Waste

**4.7** At the time of preparation of the 2015/16 AMR, waste statistics for the monitoring year were not available. The most recent figures (14/15) are included below. Table 25 shows the amount of municipal waste arising in the borough during 2014/15 and previous years. There has been a moderate increase in this year's monitoring period, however, despite this the total reduction since 2009 is nearly 10,000 tonnes, and the current arisings of 97,953 tonnes is well below the maximum target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS1	Tonnes of municipal solid waste (MSW) arising in the borough	Tonnes of municipal waste arising no greater than or below London Plan projections (129,000 tonnes by 2026)		More than 123,000 tonnes by end 2016/17  More than 126,000 tonnes by end 2021/22

**Table 25: Municipal Waste Arising (tonnes)**

Monitoring Year	Total Waste
2008/09	108,097
2009/10	104,243
2010/11	100,882
2011/12	101,659
2012/13	100,407
2013/14	93,327
2014/15	97,953

Source: Harrow Council, Planning

**4.8** There were 6,760 tonnes of commercial and industrial waste arising in the borough in 2013/14 and 5,846 in 2014/15 bringing the total to date to 12,606. This is well below the target which would equate to just under 9,000 tonnes a year.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS2	Tonnes of commercial and industrial waste (C&I) arising in the borough	Tonnes of commercial waste arising no greater than or below London Plan projections (134,000 tonnes by 2026)		More than 139,000 tonnes by end 2016/17 More than 136,000 tonnes by end 2021/22

**4.9** In the 2014/15 monitoring period 45.1% of municipal waste was recycled or composted. This is well on target to meet 50% by 2020.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 16	WAS3	Municipal waste recycled and composted	50% by 2020		Less than 45% by 2014/15 Less than 47% by 2017/18

**4.10** In 2014/15 the amount of the borough's waste going to landfill was 46,622 tonnes. The amount sent to landfill during 2009/10 (the baseline year) was 60,754 tonnes, therefore, this target is being met, as it was last year.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 16	WAS5	Amount of waste going to landfill	Reduce below 2009/10 levels (60,754 tonnes)		An increase in more than one year above 2009/10 levels over five years (rolling)

## Flooding

**4.11** In 2015/16, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in the last five years. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 15	FLO1	Development approved contrary to Environment Agency advice	None		More than five approved over a rolling five-year period

**4.12** The proportion of applications approved which achieve Greenfield run off rates is a new indicator and details of this measure are not readily available at present. Attempts will be made to obtain this indicator's data for the next monitoring period.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 15	FLO2	Proportion of applications approved which achieve Greenfield run off rates	75% of qualifying applications		Less than 60% over a rolling three-year period

## Air Pollution

**4.13** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2015 and not the report monitoring period 2015/16. Part IV of the Environment Act 1995 places a statutory duty on local authorities to review and assess the air quality within their area and take account of Government Guidance when undertaking such work. The council has previously declared the whole borough an Air Quality Management Area, and produced an associated Action Plan in pursuit of the National Objectives (health based limits) set for these pollutants (PM<sub>10</sub> particulates and Nitrogen dioxide). The National Objective for both these pollutants is an annual mean of 40 µg/m<sup>3</sup>.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	AP1	Annual mean value of Nitrogen dioxide (NO <sub>2</sub> ) and PM <sub>10</sub> particulates	Achieve 20 µg/m <sup>3</sup> by 2020		Not achieved 25 µg/m <sup>3</sup> by 2015

**4.14** In terms of the monitoring results shown below, the results from Harrow 1 (Stanmore) will be more indicative of levels experienced at a large proportion of homes within the borough than those from Harrow 2 (Pinner Road). This is because pollution levels from traffic rapidly decline with distance down to background levels. Background levels will mostly reflect London-wide and regional pollution levels, with only a relatively small contribution from local traffic. The results below show there has been very little change of the last few years, however, both sites are on track over the plan period to meet the 2020 target for PM<sub>10</sub> particulates. However, Station 2 for the first time is not exceeding the target for Nitrogen dioxide emissions, whereas station 1 has consistently met the target.

**Table 26: Monitoring Site Summary January 2015 - December 2015**

Site	Site Classification	Annual mean NO <sub>2</sub> µg/m <sup>3</sup>	Annual mean PM <sub>10</sub> µg/m <sup>3</sup>
Harrow 1 - Stanmore	Background	22	14
Harrow 2 - Pinner Road	Roadside	40	20

Source: Londonair.org.uk

**Table 27: Annual mean concentrations for PM<sub>10</sub> and Nitrogen Dioxide (µg/m<sup>3</sup>) at Harrow 1 background monitoring site**

Harrow 1 - Stanmore	2009	2010	2011	2012	2013	2014	2015
Annual Mean ug/m <sup>3</sup> (PM <sub>10</sub> )	17.2	17	20	18	19	16	14
Annual Mean ug/m <sup>3</sup> (Nitrogen Dioxide)	n/a	27	25	25	24	22	22

Source: Londonair.org.uk

**Table 28: Annual mean concentrations for PM<sub>10</sub> and Nitrogen Dioxide (µg/m<sup>3</sup>) at Harrow 2 roadside monitoring site**

<b>Harrow 2 - Pinner Road</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Annual Mean ug/m <sup>3</sup> (PM <sub>10</sub> )	24	24	25	27	26	25	20
Annual Mean ug/m <sup>3</sup> (Nitrogen Dioxide)	46	54	47	47	42	48	40

Source: Londonair.org.uk

**5** Adapt to population and demographic changes to meet people's needs and quality of life

## Employment

**5.1** In 2015/16 the [ONS Business Register and Employment Survey](#) estimated there were 70,300 employees in the borough, of these 47,500 were full time and 22,800 part time. The total number of employees was 1,500 fewer than the previous year but 2,600 more than the 2010 figure of 67,700.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 1 CS1 Objective 12	EMP1	Net additional jobs in the borough	4,000 jobs by end 2025/26		Less than 1,000 jobs by end 2015/16  Less than 2,000 jobs by end 2020/21

**5.2** By using data available from the Office for National Statistics (ONS) via the Business Register and Employment Survey (BRES) it is estimated that the number of jobs in the Harrow & Wealdstone Opportunity Area has declined significantly in the past year, around 14%, following a slight increase in the previous two years. As the BRES data is only published at ward level the number of jobs per year within the Opportunity Area has to be estimated by calculating the proportion of each ward that is covered by the Opportunity Area. Then, by using the number of jobs in each ward and the proportion of the ward within the Opportunity Area the approximate number of jobs can be estimated. The decline in the number of jobs is mainly due to the number of office premises that have been converted to residential or that have been vacated as a result of being granted planning permission for change of use to residential under Prior Approval PD rights.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 1 CS1 Objective 12 CS2 Objective 7	EMP2	Net additional jobs in the Harrow and Wealdstone Intensification Area	3,000 jobs by end 2025/26		Less than 750 jobs by end 2015/16  Less than 1,800 jobs by end 2020/21

**5.3** The ONS Inter-Departmental Business Register (IDBR) data shows that there were 13,350 VAT registered businesses in the borough in 2016 compared to 12,385 the previous year (NOMIS, Local Authority Profile 2016). The 2016 figure shows an increase of almost 31% from a baseline of 10,215 in 2009. However, the majority of these businesses are small home grown businesses, with a number of larger organisations such as ColArt moving out of the borough in recent years. The Business Register and Employment Survey (ONS, provisional 2015) shows that in total, 72,500 people were in employment including working proprietors such as sole traders, sole proprietors, partners and directors.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 12	EMP3	The number of businesses located in the borough	5% increase in 2009 baseline by 2026		Less than 2% increase by 2016/17 Less than 3% increase by 2020/21

## Housing Need

### Gypsies and Travellers

**5.4** There were no new pitches or sites completed and no pitches or sites lost in 2015/16. Three new pitches are allocated through the Site Allocations Local Plan which was only adopted in July 2013.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN1	Number of additional G&T pitches	At least three additional pitches by end 2017/18		No site allocation or deliverable proposal(s) for three additional pitches by end 2014/15

## Residential Quality and Accessible Homes

**5.5** In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. However, since 2011 no assessments were carried out as the council no longer retains a trained BfL Assessor. The council has appointed a Regeneration Team with expertise in design including an architect to help improve the quality of schemes as they progress through the planning process.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS2 Objective 1	HN2	Major residential development approved with 'good' or 'very good' Building for Life assessments	80% of major resid. developments achieving 'good' or 'very good' assessments by 2025/26		Less than 50% by 2015/16  Less than 65% by 2020/21

**5.6** From 1st October 2015, new national technical housing standards came into force which amended Part M of the Building Regulations on access to and use of buildings. This created three categories of access to residential buildings:

- M4(1) Visitable dwellings
- M4(2) Accessible and adaptable dwellings
- M4(3) Wheelchair user dwellings

Under the requirement reasonable provision will be made for people to gain access to and use, the dwelling and its facilities. The provision must be sufficient to meet the requirements of occupants with differing needs, including some older or disabled people; and to allow adaptation of the dwelling to meet the changing needs of occupants over time. These standards are roughly equivalent to the Lifetime Homes standards, but are more detailed. These new categories effectively replaced the existing Lifetime Homes and Wheelchair Accessible Homes standards referred to in Policy 3.8 of the London Plan. The limitations in the application of the Building Regulations mean that standards M4(2) and M4(3) cannot be applied to conversions and changes of use. However, Harrow's Accessible Homes SPD requires reasonable efforts to be made to make newly converted flats as accessible as possible. The target for Indicator HN3 can therefore only be measured for new build residential developments.

**5.7** Effectively 100% of new build residential developments granted permission since 1st April 2015 met the lifetime homes standards or Building Regulations M4(2). Only one planning permission granted in September 2015, for a replacement dwelling, did not demonstrate that lifetime homes standards were being met, but this was a retrospective planning permission and all works had substantially been completed at this time.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4  CS1 Objective 7	HN3	Homes approved that comply with lifetimes homes standards	100% of new homes by 2025/26		More than five applications approved for residential development that do not achieve 100% of homes complying with Lifetime Home standards over a rolling five-year period

**5.8** The new national technical housing standards which came into force on 1st October 2015 (see para 5.6) also effectively replaced the Wheelchair Accessible Homes standards referred to in Policy 3.8 of the London Plan. Details of standard M4(3) can be found in Building Regulations Part M volume 1, starting page 24. Under the requirements of this category, reasonable provision must be made for wheelchair users to gain access to and use the dwelling and its facilities. The provision must also be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.

**5.9** M4(3) of the Building Regulations distinguishes between dwellings that are 'wheelchair accessible' (a home readily useable by a wheelchair user at the point of completion) and 'wheelchair adaptable' (a home that can be easily adapted to meet the needs of a household including wheelchair users). The Planning Practice

Guidance states that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. For monitoring purposes wheelchair adaptable and accessible dwellings are not recorded separately and are only recorded for new build developments, not including extensions to existing dwellings. In 2015/16 all major schemes approved (10 or more units) included the provision for 10% or more wheelchair accessible homes. Overall 15.2% of all new build schemes (excluding extensions) approved in 2015/16 met the new wheelchair home standard.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4  CS1 Objective 7	HN4	Homes approved that comply with Wheelchair Homes standards	10% of new homes by 2026		More than five applications approved for major residential development that do not achieve 10% of homes complying with Wheelchair Home standards over a rolling five-year period

## Supported Housing

**5.10** In 2015/16 28 new sheltered dwelling units (21 net) were completed at Paxfold in Elizabeth Gardens, Stanmore for Harrow Churches Housing Association. The existing sheltered housing scheme has been extended to include an additional 28 apartments designed to meet the standards for extra care housing for people aged 55 years and older. The new building incorporates both green and brown roofs and a three-storey 'eco-wall' within the communal garden. Communal areas have also been upgraded and there has been an enhancement of the area of woodland to the south of the site.

**Picture 5.1: New Sheltered Housing Wing at Paxfold**



Source: Harrow Churches Housing Association

**5.11** Three other sheltered housing schemes were granted permission in 2015/16, one subject to legal agreement (but granted permission on 3rd June 2016). Two of the schemes are McCarthy & Stone developments and both sites are situated just outside Harrow Town Centre. These schemes are: a 48 unit assisted living care home on the site of the former Comfort Inn Hotel in Northwick Park Road and 29 Category II sheltered housing apartments at 11-17 Hinces Road (former Buckingham College), adjacent to Tesco, Station Road. In addition,



Jewish Care, who run The Princess Alexandra Home in Stanmore, have been granted planning permission to redevelop its existing site. The care home will be re-provided, but in addition, 64 independent living units (all self-contained) will also be provided at this site.

**5.12** It is currently looking unlikely that the target of 682 new sheltered dwellings will be achieved by 2020/21, based on the current housing pipeline, which also allows for around 190 units on the Kodak East site (which may not all be self-contained units). However, new sheltered housing developments are now coming forward after a period of relative stagnation in the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4  CS1 Objective 7	HN5	Number of additional leasehold sheltered dwellings	682 leasehold sheltered dwellings by end 2020/21		Less than 200 sheltered dwellings by 2015/16  Less than 400 sheltered dwellings by 2018/19

**5.13** In 2015/16 there were no additional leasehold supported housing units for people with learning difficulties completed in the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 7	HN6	Number of additional supported housing units for people with learning disabilities	At least 103 units by end 2020/21		Less than 40 units by end of 2015/16  Less than 60 units by end of 2018/19

**5.14** In 2015/16 there were no additional leasehold supported housing units for people with mental health problems completed in the borough. In 2014/15 the 60-bed Karuna Manor care home was completed in Christchurch Avenue and this care home accepts people suffering from dementia. Two new care homes were under construction in the borough in 2015/16 - the Sairum Villa Care Home in Headstone Drive has subsequently been completed, providing 46 beds and again accepting people suffering from dementia. The replacement Buchanan Court care home is due to open in autumn 2017 and will provide 80 beds, 21 more than the previous facility on this site. This care home will deliver the latest in specialist care for people living with Alzheimer's and other forms of dementia.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 7	HN7	Number of additional supported housing units for people with mental health problems	At least 185 units by end 2020/21		Less than 70 units by end of 2015/16  Less than 110 units by end of 2018/19

#### Estate Renewal

**5.15** The Grange Farm Estate regeneration project is now underway and a planning application was received in July 2016 (Planning ref: P/3524/16).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 10	HN8	Opportunity to renew Grange Farm Estate identified	Opportunity identified by end 2025/26		No preliminary options available for estate renewal by end 2020/21

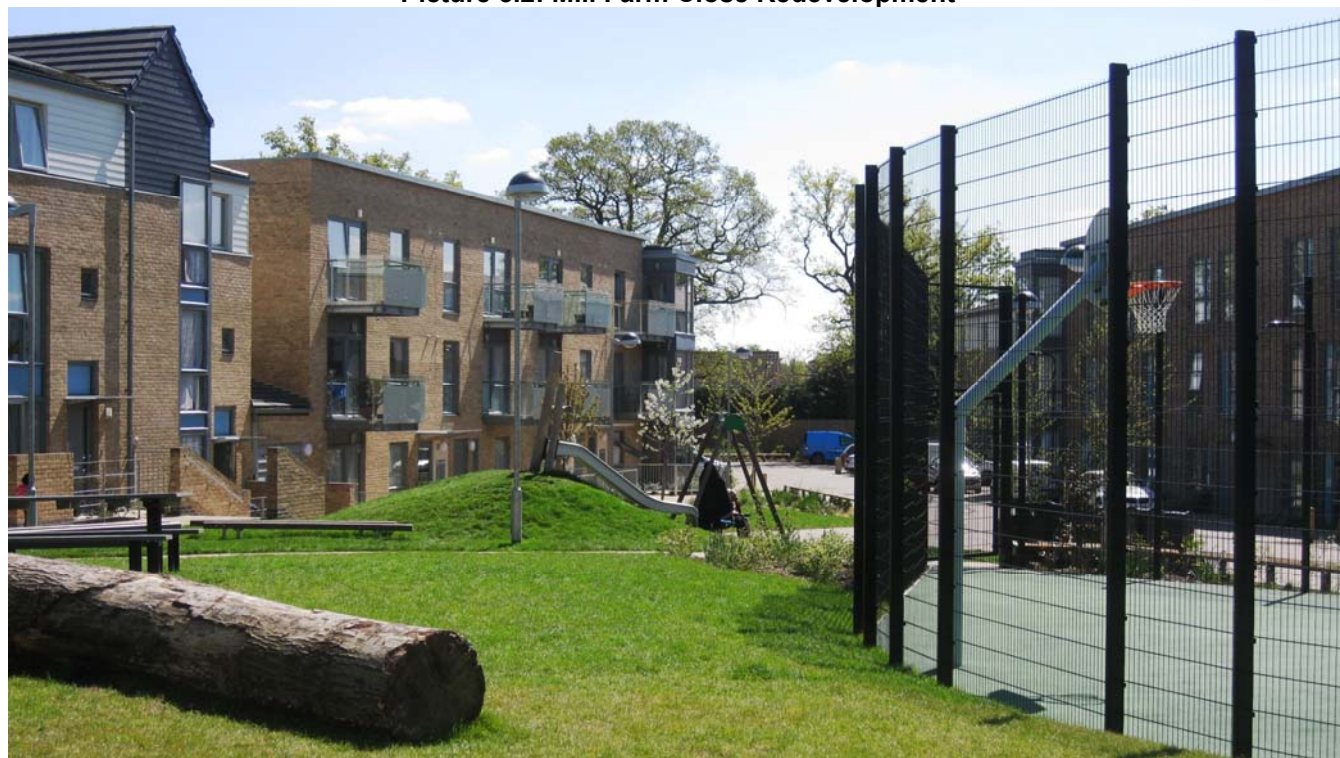
**5.16** Rayners Lane Estate: All of the affordable housing has been completed. There are two phases remaining - Phases 1 & 2 for 55 open market sales homes (23 net units) are currently under construction and due to complete in 2016/17, whilst the final phase of 70 open market homes (30 net units) is likely to start in 2016/17 and complete by the end of 2018/19.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 7	HN9	Completion of Rayners Lane Estate redevelopment	Completion by end 2012/13		Works stall by end 2011/12

**5.17** Mill Farm Estate: The final four affordable homes for rent and shared ownership at the Mill Farm Estate were handed over in October 2015 and the estate was fully completed by the end of 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 8	HN10	Completion of Mill Farm Estate redevelopment	Completion by end 2014/15		Works stall by end 2014/15

**Picture 5.2: Mill Farm Close Redevelopment**



Source: Harrow Council, Planning

## Health and Wellbeing

**5.18** During 2011 the proportion of all trips in the borough made by walking was estimated to be 30% (London Travel Demand Survey 2011). Unfortunately this indicator is no longer monitored annually by TfL on a borough basis, and is only reported on an Inner/Outer London basis due to limited survey sample sizes. In the last AMR it was noted that this indicator would now be measured on this sub regional data, as it was the best available data at this time. In 2014 the proportion of all trips in Outer London made by walking was 24.8%. TfL is now however publishing borough-wide level data, but for a rolling three year period in order to have a sufficient sample size. The most recent data<sup>4</sup> from 2013/14 - 2015/16 (three years) indicates that walking accounts for 29% of all trips within Harrow. This compares to 27% for Outer London and 32% for all of London, indicating that like most Outer London boroughs, there is a lower rate of walking compared to all of London but within the Outer London cohort, Harrow has a higher proportion of trips made by walking.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW1	Mode share of residents: percentage of trips by walking	30.5% of residents trips by walking by end 2014/15; maintain or increase thereafter		Average proportion of residents' trips by walking less than 30.5% over five years (rolling)

<sup>4</sup> <http://content.tfl.gov.uk/borough-lip-performance-indicators.pdf>

**5.19** During 2011 the proportion of all trips in the borough made by cycling was estimated to be 1% (London Travel Demand Survey 2011). Unfortunately this indicator is no longer monitored annually by TfL on a borough basis, and is only reported on an Inner/Outer London basis due to limited survey sample sizes. In the last AMR it was noted that this indicator would now be measured on this sub regional data, as it is the best available data at this time. In 2014 the proportion of all trips in Outer London made by cycling was 1.8%. TfL is now however publishing borough-wide level data, but for a rolling three year period in order to have a sufficient sample size. The most recent data<sup>5</sup> from 2013/14 - 2015/16 (three years) indicates that cycling accounts for 1% of all trips within Harrow. This compares to 2% for Outer London and 3% for all of London, indicating that like most Outer London boroughs, there is a lower rate of cycling compared to all of London and that within the Outer London cohort, Harrow has a lower proportion of trips made by cycling.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW2	Mode share of residents: percentage of trips by cycling	1.5% of residents trips by cycling by end 2014/15; maintain or increase thereafter		Average proportion of residents' trips by cycling less than 1.5% over five years (rolling)

**5.20** In 2014/15 the [Sport England survey](#) suggests that 16.8% of adults in Harrow were actively participating in sports. In 2009/10 this figure was 17.6% however, the small size of the dataset means that statistically there has been no change and the indicator is, therefore, amber.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW3	Percentage of adults (16+) participating in at least 30 minutes of sport at moderate intensity at least three times a week	Increase above 16.5% by 2025/26		Below 15% over a rolling three-year period

**5.21** The Government's 2015 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with a ranking of 213 out of 326 districts in England, an improved position since the 2010 Indices. Because of the 2009 local government restructure, which reduced the number of Local Authority Districts from 354 to 326, the District level data is only comparable between 2000 to 2007 and from 2010 to 2015. London rankings are comparable throughout the whole period and show that Harrow's rank within London has also improved, with a ranking of 28th (out of 33) in 2015, compared to 27th in 2010, where 1st is the most deprived. Table 29 shows Harrow's rankings between 2000 and 2015 in terms of the national deprivation ranking, as well as Harrow's ranking in terms of the 33 London boroughs. Harrow has not quite reached 29th placing in London again, so this indicator remains amber.

**Table 29: Harrow's Index of Multiple Deprivation Rank (based on the Rank of Average Rank measure)**

	2000	2004	2007	2010	2015
<b>England</b>	222nd	233rd	196th	184th*	213th*
<b>London</b>	27th	29th	25th	27th	28th

Source: CLG Indices of Deprivation

\*Based on 2009 Local Government Boundaries with 326 Local Authorities in England

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW4	Multiple deprivation	Improve Harrow's ranking to the level achieved in 2004 (29th in London, where 1st is most deprived)		No improvement in Harrow's ranking by end 2017/18

<sup>5</sup> <http://content.tfl.gov.uk/borough-lip-performance-indicators.pdf>



# 6 Monitoring Harrow's Community Infrastructure Levy

## Community Infrastructure Levy

**6.1** The Community Infrastructure Levy (CIL) is a new power which enables the council to raise funds for infrastructure from new development. It is levied on the net increase in floorspace arising from development.

**6.2** The Harrow Community Infrastructure Levy Draft Charging Schedule was consulted on from 15th November to 20th December 2012. The examination by an independent examiner was subsequently held in May - June 2012 and it was formally adopted by Council on 16th September 2013. The CIL applies borough-wide for certain uses of over 100 m<sup>2</sup> gross internal floor space. It has been charged from the 1st October 2013. Harrow's CIL charges are:

- Residential (Use Class C3) - £110 per m<sup>2</sup>
- Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis) - £55 per m<sup>2</sup>
- Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per m<sup>2</sup>
- All other uses - nil

**6.3** The above changes are in addition to the Mayor's CIL to fund Crossrail, which is £35 per m<sup>2</sup> in Harrow for all types of development.

**6.4** This AMR, therefore, covers the second full year of the CIL's. Receipts from 1st April 2015 - 31st March 2016 are £544,529 compared with £183,399, in the first year. Subsequent AMRs will detail CIL expenditure once it has accrued sufficiently to be spent on eligible infrastructure projects.

**Table 30: Infrastructure Contributions (CIL)**

Amount Received		
2013/14	2014/15	2015/16
<b>£14,107.50</b>	<b>£183,399.51</b>	<b>£544,529.12</b>

*Source: Harrow CIL Monitoring, Harrow Council*

# 7 Neighbourhood Planning

## Neighbourhood Plans in Harrow

**7.1** The Localism Act, which received Royal Assent on 15th November 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans. Neighbourhood planning can be taken forward by two types of body - town and parish councils or 'neighbourhood forums'. Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes such as Harrow. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area. Neighbourhood forums and parish councils can use new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood. These are described legally as 'neighbourhood development plans'. These plans must be in general conformity with the council's Local Plan.

**7.2** There have been no applications for a neighbourhood forum and thus no plan designation in the 2015/16 monitoring period, and none to date. There have, however, been enquiries made as to the potential for a neighbourhood forum in the Burnt Oak area, which would potentially overlap the borough boundary with both Barnet and Brent.



## 8 Duty to Co-operate

## Duty to Co-operate

**8.1** Section 110 of the Localism Act inserts section 33A into the Planning and Compulsory Purchase Act 2004. Section 33A imposes a duty on a local planning authority to co-operate with other local planning authorities, county councils and bodies or other persons as prescribed.

**8.2** The other persons prescribed are those identified in Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The bodies prescribed under section 33A(1)(c) are:

- a. the Environment Agency
- b. the Historic Buildings and Monuments Commission for England (known as English Heritage)
- c. Natural England
- d. the Mayor of London
- e. the Civil Aviation Authority
- f. the Homes and Communities Agency
- g. each Primary Care Trust
- h. the Office of Rail Regulation
- i. Transport for London
- j. each Integrated Transport Authority
- k. each highway authority
- l. the Marine Management Organisation

**8.3** The duty imposed to co-operate requires each person, including a local planning authority, to:

- a. engage constructively, actively and on an ongoing basis in any process by means of which activities within subsection (3) are undertaken
- b. have regard to activities of the persons or bodies (above) so far as they are relevant to activities within subsection (3)

**8.4** The relevant activities listed under subsection (3) comprise the preparation of local plan documents and activities which prepare the way for and which support the preparation of local plan documents, so far as relating to a strategic matter.

**8.5** The council has and continues to engage constructively with other local planning authorities and other public bodies following the approach set out in the National Planning Policy Framework. Following on from consultations on the Harrow and Wealdstone Area Action Plan, Site Allocations and Development Management Policies Local Plan documents, these were adopted after being found sound and legally compliant by an independent Inspector appointed by the Secretary of State on the 4th July 2013.

**8.6** More recently (during the period covered by the last AMR) the council prepared and consulted upon the draft West London Waste Plan (28th February 2014 - 11th April 2014). The mechanisms for and evidence of co-operation and engagement during that consultation period are set out in the consultation statements available at: <http://wlwp.net/documents.html>. The consultation statements referred to in Duty to Co-operate - Engagement Undertaken 2014/15 can be found on the West London Waste Plan website, via the following link: <http://wlwp.net/documents.html>. Paper copies of the statements are available to view at Harrow Civic Centre, Station Road, Harrow, HA1 2UY.

**8.7** In addition to the above, the council also engages with neighbouring authorities in the consideration of detailed planning applications dealt with during 2015/16, and provided responses on 28 applications in the London Borough's of Brent and Barnet.

## 9 Local Plan Timetable

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

### **The Local Development Scheme**

**9.2** The Local Development Scheme (LDS) identifies the Local Plan documents that the council is intending to prepare and the timetable for their preparation and adoption. The current LDS (version 6) was finalised in December 2013 and is published on the council's website <http://www.harrow.gov.uk/ldf>

### **Delivering the Local Development Scheme**

**9.3** There are no current DPDs being produced. The final DPD of Harrow's Local Plan as identified in the LDS (the West London Waste Plan) was adopted in July 2015. A new LDS will be produced once a programme for revisions to the Local Plan is drawn up. This will be preceded by an update to the Local Plan evidence base.

**9.4** Additionally, details of SPDs the council has prepared or will prepare are shown on the following webpage: [http://www.harrow.gov.uk/homepage/124/supplementary\\_planning\\_documents](http://www.harrow.gov.uk/homepage/124/supplementary_planning_documents). The only SPD adopted during this monitoring period was the Harrow School SPD (July 2015).

# Appendix A

## Five-Year Housing Supply

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

**A.2** To be considered 'deliverable' sites should be:

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

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

**A.4** Harrow's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five-year period between April 2017 and March 2022. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2016 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions)
- All sites with planning permission where construction has not yet started as at 31/03/2016 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions)
- Sites where the principle of residential development has been accepted or sites where permission has been granted, subject to legal agreement (as at 31/3/16) and which are expected to complete within the five-year period
- Potential deliverable sites (without planning permission as at 31/03/2016) likely to complete within the five-year period

**Table A1: Harrow's Five-Year Housing Supply Summary (1/4/17 to 31/3/22)**

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning permission (not under construction)	Schedule 1	New Build sites with 10+ units	1,969	29.80
		New Build sites with <10 units	89	1.72
	Schedule 3	Conversions/Changes of Use with 10+ units	568	1.45
		Conversions/Changes of Use with <10 units	158	2.6
Sites with Planning permission (under construction)	Schedule 2	New Build sites with 10+ units	698	8.58
		New Build sites with <10 units	54	1.37
	Schedule 4	Conversions/Changes of Use with 10+ units	273	0.26
		Conversions/Changes of Use with <10 units	11	0.06
Sites with Legal Agreement	Schedule 5	Sites where the principle of residential development has been agreed or permission granted subject to legal agreement	627	2.75
Potential Future Sites	Schedule 6	Allocated sites in the: Harrow & Wealdstone Action Area Plan, Site Allocations Local Plan or Regeneration Strategy	2,267	18.55
			<b>6,714</b>	<b>67.14</b>

Source: Harrow Council, Planning

**A.5** Schedules 1 to 6 and Harrow's Housing Trajectory (summarised above) demonstrate that Harrow has a sufficient supply of housing land to meet its Five-Year Housing Supply targets plus 5%. There are 6,714 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,820 net units, while 2,894 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 2,965 (3,113 including the NPPF 5% buffer) by 3,749 units (or by 3,601 taking into account the 5% buffer). Harrow, therefore, has a supply of housing

land over the next five years to meet 11.3 years of its annualised housing target. This picture is further improved when past over delivery of homes is taken into account. As shown in the Housing Trajectory (Appendix B), over the plan period to date (2009/10 to 2015/16) Harrow has exceeded its cumulative housing target requirement by 2,793 by 1,036 dwellings (excluding non-conventional supply and long-term vacant units brought back into use).

**A.6** Sites which have planning permission and are forecast to complete in 2016/17 are not included in the Five-Year Supply.

**A.7** Sites without planning permission which are forecast to complete after 2021/22 are not included in the Five-Year Supply.

**A.8** Sites which are forecast to partially complete outside the period April 2017 to March 2022 are included in the schedules that follow, but only units projected to complete within the period contribute to the Five-Year Supply.

**A.9** Full details of all large sites and their predicted phasing can be found in the Housing Trajectory (Appendix B).

**A.10** Small sites have been apportioned as follows:

- New builds with planning permission and not started by 31/3/16: 80% of units are expected to complete within the Five-Year Supply period
- New builds already started: 50% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use permissions and not started by 31/3/16: 100% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use already started: Almost 100% of units are expected to complete in 2016/17 and are therefore outside the Five-Year Supply period

**A.11** The majority of Conversion/Change of Use permissions which were under construction as at 31st March 2016 are not included in the Five-Year Supply. The main exceptions are two large office to residential conversion Prior Approvals schemes, which are expected to complete in 2017/18.

## Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/3/16)

### Large sites (10 or more units proposed)

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1338	0.95	P/0412/14	Coverdale Close, Anmer Lodge	120	120	22-Aug-14	Redevelopment of Anmer Lodge & Stanmore car park site in four blocks to provide retail food store, multi storey car park and 120 dwellings
1444	0.68	P/1208/12	Rayners Lane Estate, Big G, Phases 3 & 4	70	30	17-May-13	Outline application for access, layout and scale as part of Rayners Lane Estate regeneration: Redevelopment to provide 152 dwellings comprising a mix of houses and flats; car parking & communal open space; demolition of existing buildings
1571	2.83	P/4071/14	Common Road, The Princess Alexandra Nursing Home	64	64	28-Aug-15	Demo. of 72 bed care home and redevelopment to provide a part 3/4 storey 64 bed care home, 16 independent living suites and 48 independent living flats together with communal facilities (synagogue, day centre, restaurant, activity rooms, gym, shops & guest facilities)
1830	0.39	P/3820/15	Northwick Park Road, 2 -12, Comfort Inn Hotel	48	48	18-Dec-15	Redevelopment to provide a three storey building for a 48 unit assisted living care home (Use Class C2) with parking, landscaping and bin storage
1899	12.80	P/3191/12	Brockley Hill, Royal National Orthopaedic Hospital	286	277	05-Aug-13	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units
1963	0.73	P/2336/11	Pinner View, St George's Playing Field	27	27	10-Feb-12	Outline application: 7x1 bed flats; 8x2 bed flats; 4x3 bed houses; 8x4 bed houses. Provision of 0.69Ha of open space.
2059	0.09	P/2443/14	Church Road, 43, Crazy Horse PH	13	12	13-Oct-14	Redevelopment of the site: demolition of existing public house; construction of part three/part four storey building to provide 13 flats and commercial floorspace (flexible Class A1/A2) on the ground floor and part of first floor; basement parking; etc
2071	0.05	P/2418/12	High Street, 19, Sam Maguires PH	27	27	23-Feb-15	Demolition of existing public house (Use Class A4) and redevelopment to provide part 3, part 4, part 5 storey building comprising 27 flats and ground floor retail space (Use Class A1), 17 car parking spaces and cycle parking
2091	0.12	P/4013/14	Marsh Road, 221, The George PH	25	25	08-Jun-15	Redevelopment: To provide part four, part six storey building comprising 25 flats; flexible commercial use (Classes A1/A2/A3/A4) on ground floor; parking, bin/cycle storage, landscaping and rear communal amenity space; solar panels on rooftop
2101	0.37	P/0586/15	St. Johns Road, 1-3, Cumberland Hotel	121	121	06-Oct-15	Demolition of existing hotel buildings (Use Class C1) and phased redevelopment of the site to provide 121 residential flats including affordable housing within two blocks with basement and ranging from five to nine storeys in height; etc.
2114	0.37	P/0737/15	College Road, 51	318	318	05-Jan-16	Redevelopment of former Harrow Post Office for 318 flats, retail (A1), financial/professional (A2), restaurants/cafes(A3), pubs/bars(A4), takeaways(A5), business(B1), non-residential institutions(D1), and library(D1) in buildings of up to 20 storeys, POS, parking etc
2126	10.42	P/2165/15	Harrow View, Kodak East	900	900	09-Dec-15	O/L permission for a comprehensive, phased mixed use development. Includes up to 1,800 units, A1-A5, B1a-B1c, B2, B8, C2, D1, D2, sui generis uses and open space
	<b>29.80</b>			<b>2019</b>	<b>1969</b>		

All of these sites contribute to the Five-Year Supply, although the number of units on the Kodak East and Royal National Orthopaedic Hospital sites shown in this table only represents those units expected to come forward in the next five years.



**Small sites (less than 10 units proposed)**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1599	0.01	P/2613/13	Marlborough Hill, 1, Masters House	2	2	29-Nov-13	Extension of time to P/1682/10 dated 22/09/2010 for 'redevelopment to provide three storey building to create office floorspace (B1 at 1st/2nd floor) and two flats at third floor level and associated parking at ground floor level (revised)'
1764	0.02	P/0629/14	Station Road, 320	2	2	04-Sep-14	Addition of first floor and second floor to provide two flats; external stair case and first floor roof terrace at rear (resident permit restricted)
2017	0.03	P/2854/12	Station Road, 324-326	4	4	26-Apr-13	Creation new third floor to provide four self-contained flats; external alterations
2030	0.75	P/1396/13	Brockley Hill, Vine Cottage, Coach House, East Gate Lodge & Engineer's Cottage	2	-2	15-Nov-13	Detached three storey dwelling house with basement, use of Vine Cottage as triple garage, store and residential unit for caretaker with external alterations, demolition of all other buildings on the site, access from Brockley Hill
2034	0.04	P/2778/15	Hampden Road, adj 27	1	1	10-Aug-15	Two storey side, and single storey rear extension to form new attached dwellinghouse; cycle and bin storage, landscaping and parking; Single storey rear extension to original dwelling
2040	0.02	P/0774/14	Malvern Avenue, 241	1	1	24-Apr-14	Two storey side extension to form new attached dwellinghouse; external alterations to existing dwellinghouse; parking and bin storage; (demolition of existing attached garage, car port and single storey rear extension)
2044	0.01	P/1023/13	Love Lane, 1	4	4	06-May-14	Three storey infill side extension, four storey rear extension and construction of new second floor to provide four additional flats (six in total)
2045	0.02	P/1826/13	Roxeth Green Avenue, land adj 109	1	1	29-May-14	New two storey dwellinghouse; associated landscaping, parking and refuse storage
2048	0.00	P/1109/14	Uxbridge Road, 471-475	1	1	02-Jul-14	Two storey rear extension to the existing A2 unit; erection of a rear dormer roof extension to create a one bedroom flat in the roofspace, and associated external alterations
2060	0.01	P/2878/14	Church Road, 18-22	2	2	09-Oct-14	Roof extension to form third floor level to provide two, one bedroom flats
2064	0.03	P/1679/14	Stanmore Hill, 89	6	5	30-Dec-14	Redevelopment: Part s/s and two storey building with habitable roof space to provide two retail units (Class A1) and 2 x studio flats at ground floor level, and 4 x one bedroom flats on upper floors; bin and cycle storage; demolition of existing building.
2066	0.04	P/3689/14	Howberry Road, 44A	2	1	08-Dec-14	Redevelopment: two storey dwellinghouse with single storey side projection to contain a granny annex, rear dormer, front porch and five rooflights in front roofslope (demolition of existing dwelling)
2068	0.01	P/4011/14	St Anns Road, 11-15, 2nd & 3rd floors+	8	8	23-Dec-14	Conversion of 2nd and 3rd floors from education (D1) to form four flats (C3); addition of two additional storeys to building to form four flats (8 flats in total); external alterations to building including entrance canopy; refuse and cycle storage
2075	0.15	P/0185/15	Chenduit Way, land between 14 & 16	4	4	21-Apr-15	Construction of four, two storey terraced houses; refuse and cycle storage; associated landscaping and parking
2077	0.02	P/0766/15	Hampden Road, 1	1	1	15-Apr-15	Single and two storey side extension to create a new attached two bedroom dwelling house; bin/cycle storage; replacement garage at rear (demolition of garage)
2079	0.11	P/3200/14	Hive Road, Hive Farm	1	1	30-Apr-15	Outline application: Detached dwellinghouse (amended site area)

2080	0.06	P/3807/14	Hardwick Close, former garages adjacent Beauchamp Court	3	3	17-Apr-15	Redevelopment to provide three, two storey townhouses with habitable roofspaces and associated landscaping (demolition of existing two storey garages)
2081	0.07	P/0369/15	Binyon Crescent, garages r/o 59	2	2	29-May-15	Redevelopment to provide two single storey dwellinghouses with accommodation in roof; landscaping and refuse storage
2083	0.08	P/0779/15	Masefield Avenue, garages r/o 43	2	2	29-May-15	Redevelopment: Two detached dwellinghouses with shared courtyard, parking, landscaping, bin/cycle storage and access
2085	0.02	P/4657/14	Greenhill Way, former public conveniences	6	6	28-May-15	Redevelopment: Three storey building with retail use on ground floor (Use Class A1) and six flats (Use Class C3) on first, second and third floors; bin/cycle store
2087	0.01	P/1182/15	Imperial Drive, Carmine Court	1	1	09-Jun-15	Extension to fourth floor to create additional flat
2088	0.01	P/1884/15	Northolt Road, 368	2	2	23-Jun-15	Extension and conversion of loft space to provide one bedroom flat with two front dormers; second floor rear extension to provide one bedroom flat; bin / cycle storage enclosure and timber gates; internal alterations
2089	0.03	P/1897/15	Wolverton Road, adj 17	1	1	23-Jun-15	Two storey side extension to create a new attached two bedroom dwellinghouse; parking; amenity space; bin/cycle storage and landscaping
2092	0.02	P/0304/15	Northolt Road, 505	2	2	22-Jul-15	Change of use of ground floor from hair salon (Class A1) to restaurant (Class A3) with single storey rear extension; installation of extract duct at side; creation of first floor to provide two flats
2095	0.03	P/0029/15	Somervell Road, 128	1	1	17-Aug-15	Single storey front extension; two storey side, single and two storey rear extension to create a new attached dwellinghouse; new vehicular access, parking and bin storage
2097	0.02	P/2976/15	Butler Avenue, building adj. 1	2	2	13-Aug-15	Redevelopment to provide a single and two storey building for two flats with amenity area, parking, landscaping and bin/cycle storage
2098	0.07	P/3388/15	Church Road, r/o 56 to 58	6	6	09-Sep-15	Redevelopment: Single storey building with accommodation in roof to provide six flats; parking, bin/cycle storage, landscaping and amenity space
2099	0.00	P/3473/15	Burnt Oak Broadway, 87A	1	1	23-Sep-15	Second floor extension to create one flat; external alterations to existing flat
2102	0.03	P/3596/15	Honeypot Lane, Everton Court	8	8	05-Oct-15	Addition of a third floor to provide eight self-contained flats with rear balconies and associated refuse and waste recycling bin storage
2104	0.04	P/4015/15	Atherton Place, garage court	3	3	20-Nov-15	Construction of three, two storey terraced houses; refuse storage; associated landscaping and parking
2106	0.03	P/4629/15	Hazelwood Close, land adj 34	1	1	04-Dec-15	Development for two storey detached dwellinghouse with parking landscaping and bin/cycle storage
2107	0.08	P/4649/15	Dabbs Hill Lane, garage site	4	4	18-Dec-15	Redevelopment to provide four x two storey semi-detached dwellinghouses; landscaping; bin and cycle storage; on-street parking; removal of vehicle crossover
2108	0.06	P/4683/15	Mount Park Road, Westbourne House	3	1	09-Dec-15	Conversion of ground floor flat (No. 1) into two flats; single storey side extension to create new flat No.7; landscaping and bin/cycle storage (demolition of existing flat No.7 and garage block)
2110	0.03	P/5248/15	Yeading Avenue, adj 66	1	1	17-Dec-15	Two storey side and single storey rear extension to create separate dwellinghouse with parking at rear new vehicle access and bin/cycle storage (demolition of garage conservatory and rear extension)
2118	0.05	P/5080/15	Honeypot Lane, 506-8, Woodfield House	8	8	23-Feb-16	Two storey side extension at first and second floor level; creation of third floor level to provide eight flats with parking and bin/cycle storage
2119	0.01	P/0137/16	Shaftesbury Avenue, Roxeth House, 3rd floor	2	2	15-Mar-16	Construction of additional floor to create two additional flats; parking and bin/cycle storage
2120	0.02	P/4111/15	College Road, 116	3	3	22-Mar-16	Addition of fourth floor to create three flats and communal area.
2121	0.03	P/5703/15	The Gardens, Garages	3	3	17-Mar-16	Demolition of existing garages and construction of three two storey terraced houses; refuse & cycle storage; associated landscaping

2122	0.02	P/5824/15	Holsworth Close, parking court adj 18	2	2	17-Mar-16	Redevelopment to provide two x two storey dwellinghouses; re-location of bin store; reorganisation of parking bays and turning point
2123	0.07	P/5917/15	The Heights, garage block adj 201	3	3	17-Mar-16	Redevelopment to provide a three storey building for three flats with covered link to adjoining building; re-surfacing of existing access car parking bin/cycle storage and landscaping
	<b>2.16</b>			<b>112</b>	<b>104</b>		

*The majority of these sites are likely to contribute to the Five-Year Supply – estimated to be around 80% of units*

## Schedule 2: New Build Sites under construction (as at 31/3/16)

### Large sites (10 or more units proposed)

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1990	1.43	P/3075/12	Kenton Lane, 323, Kenton Lane Farm	31	29	30-Sep-13	Demo. of warehouse and dairy storage buildings; alterations to farmhouse to provide 2 s/c units; conv. of former dairy courtyard buildings to create 3 s/c units and ancillary commercial/workshop space; 26 new dwellings; and creation of new public open space
2001	0.99	P/3118/11	Lyon Road, Equitable House and Lyon House	310	310	31-Oct-12	Demolition of existing buildings and the erection of 7 new buildings of various heights. Mixed use development to provide 238 private and 49 affordable residential units and 3,050sqm of commercial floorspace. Variation (P/1802/15) changed total units to 310.
2021	0.62	P/2764/14	Sudbury Hill, 1-5	68	63	24-Jul-15	Demolition of five detached houses and erection of 68 apartments comprising of 14 x 1 bed flats 50 x 2 bed flats and 4 x 3 bed flats; access parking and landscaping
2084	0.16	P/3450/14	Bishop Ken Road, land at St Michaels & All Angels Church, and Wykeham Hall	12	12	11-May-15	Redevelopment: 4x2 storey s/d dwellings with car ports; part 2/3 storey building for 8 flats, parking, cycle storage; part demo & reconstruction of community hall; s/s extensions to frontage of church and S/N elevations.
2125	5.38	P/2982/15	Harrow View, Kodak West (former Zoom Leisure)	284	284	26-Oct-15	Comprehensive, phased, mixed use development. Reserved matters following O/L P/340/1/11 dated 21/12/12. 314 units and Public Open Space.
	<b>8.58</b>			<b>705</b>	<b>698</b>		

Some of the units on the Kodak West site may complete in 2016/17. Units expected to complete in 2016/17 do not count towards the Five-Year Supply and have been excluded. See the Housing Trajectory for details.

### Small sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1099	0.02	39937/89/FUL	Ruskin Gardens 127A-B	2	2	01-Aug-90	Extension to form 2 flats
1426	0.01	P/2064/15	South Vale, Greville Court	1	1	28-Jul-15	Construction of second floor extension on north-west side of building to create an additional two bedroom flat; two additional parking bays
1611	0.10	P/3012/15	Gayton Road, r/o 47-51	9	9	04-Sep-15	Re-development: two/three storey building containing 9 flats with parking, bin/cycle storage and landscaping
1635	0.08	P/2924/08	Eastcote Road, r/o 154 & 156	1	1	21-Oct-08	Single and two storey detached house with habitable roof space; parking and refuse storage at rear, new vehicular access; out building at rear, boundary alterations to include front wall with railing and fencing at side and rear

1728	0.19	P/2823/11	West Drive Gardens, 3	1	1	20-Dec-11	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1761	0.30	P/0031/09	Wakehams Hill, 11	3	2	01-May-09	Demolition of existing dwellinghouse and outbuildings; erection of three detached single and two storey dwellinghouses with garages and car parking; new vehicle access (closure of existing vehicle access) and landscaping
1807	0.07	P/0002/07	St. Davids Drive, Prince Edward Playing Fields	1	1	08-Apr-08	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1828	0.02	P/5055/14	Walton Avenue, 92A	1	1	11-Mar-15	New single and two storey detached dwellinghouse; landscaping and parking
1829	0.03	P/2095/11	Stanley Road, 19	2	1	14-Oct-11	New detached 2-storey building to provide 2 flats. Existing dwelling already demolished.
1835	0.06	P/0768/12	Pinner Hill Road, 14	3	2	09-May-12	Extension of time to P/3976/08 dated 27/03/2009 for demolition of existing detached dwelling house and redevelopment to provide 3 terraced dwelling houses
1849	0.18	P/1217/08DFU	Uxbridge Road, land rear of 106 Uxbridge Road and Lareston Park Drive	1	1	02-Jun-09	Detached dwelling house and detached double garage; demolition of existing garage
1869	0.07	P/1604/10	Jubilee Close, 22E	1	1	23-Sep-10	Single and two storey attached dwellinghouse plus basement and accommodation in loft space with rear dormer and parking (revised application)
1875	0.08	P/0905/13	West End Lane, 69	9	9	14-Jan-14	Demolition of nursery school building; redevelopment to provide a part 3/4 storey building (including accommodation in roofspace) comprising 9 flats; landscaping, refuse & provision of 9 parking spaces; new vehicle access
1898	0.01	P/1602/09	Veldene Way, 7	1	1	01-Jun-10	Single storey front, side and rear extension to form new dwelling; enlarged parking area at the front; single storey rear extension to existing dwellinghouse
1928	0.35	P/1953/10	Station Road, North Harrow Assembly Hall	0	-5	12-Jan-11	Demolition of buildings on site and erection of a community centre with sports hall, gym, prayer hall, library and ancillary cafe/restaurant and children's play area
1950	0.01	P/0660/14	Bentley Way, 22	1	1	11-Jul-14	New two storey detached dwellinghouse with accommodation in roofspace and provision of parking; vehicle access
1953	0.20	P/1251/11	Clamp Hill, Lower Priory Farm	1	1	12-Sep-11	Demolition of existing workshops and industrial buildings; new 2-storey house; associated landscaping
2007	0.09	P/2652/12	Kenton Lane, 36	8	8	29-Nov-12	Redevelopment to provide 8 flats and 370 sq m of retail floor space (a1) in a four storey building with alterations to an existing cross over and the formation of a new cross over; demolition of existing building (mot service centre)
2008	0.09	P/2766/11	Alma Row, The Bungalow	4	3	18-Dec-12	Redevelopment: construction of four two storey homes with parking spaces, refuse and landscaping.
2018	0.02	P/3005/12	Oxley Road, adj 100	1	1	04-Apr-13	Single and two storey side to rear extension to create an additional dwellinghouse and replacement single storey rear extension to existing dwellinghouse; external alterations; landscaping and provision of one off-street parking space
2020	0.04	P/0539/13	Rodwell Place, 1	5	5	04-Jun-13	Demolition of existing building and construction of two storey building comprising five residential units with associated parking, refuse storage and amenity space
2036	0.08	P/0114/13	Eastcote Lane, 350-352, land rear of	2	2	07-Jan-14	Construction of a pair of semi-detached dwellinghouses and associated parking, landscaping, bin and cycle storage
2038	0.05	P/3959/13	Sudbury Hill, The Orchard	1	1	06-Mar-14	Demolition of existing garage outbuilding and part of the curtilage wall; new detached two storey dwellinghouse with basement and accommodation in roofspace; new detached garage; etc

2046	0.02	P/0482/15	High Street, 171-177, Orion House	4	4	30-Mar-15	Additional floor for four flats with associated terrace and glass balustrade; associated parking with alteration to existing parking layout; provision of refuse and cycle store; external alterations (demolition of plant room)
2047	0.01	P/2427/13	Station Road, 328-332	9	7	20-Jun-14	Redevelopment of upper floors to provide three storeys (in addition to the ground floor) containing 9 residential flats (4 storeys overall); refuse and cycle storage at rear on ground floor (demolition of first and second floors)
2050	0.02	P/1883/14	College Road, 53-61, First National House	9	9	18-Jul-14	Removal of existing 8th floor plant room and construction of new 8th floor to create 9 flats (C3); extension, alterations including cladding, balconies and canopy; s/s infill extension at ground floor level within the open well to provide a private gym (D2) for the building
2061	0.07	P/3882/13	Letchford Terrace, Letchford Arms PH, Headstone Lane	6	5	22-Oct-14	Redevelopment to provide six three storey terraced dwellinghouses with associated parking and landscaping; demolition of existing public house and outbuildings (Appeal 4555)
2062	0.39	P/2103/14	Brookshill, Hillside	9	7	31-Oct-14	Redevelopment: 3 storey building & lower g/f for 7s/c flats (demo of I/I Hillside Mansion remains); refurbishment & continued use of locally listed Gardener's Cottage as a dwellinghouse; refurbishment & use of GII listed Coach House & stables as a single dwellinghouse; etc
2070	0.03	P/4421/14	Honeypot Lane, 575, garages adjacent	2	2	27-Jan-15	Redevelopment: Construction of two storey building containing two flats with associated parking and external amenity space (demolition of existing garages)
2072	0.03	P/4168/14	Leeway Close, Units 1&3	5	5	16-Feb-15	Redevelopment: Construction of a building containing 3 flats fronting Woodridings Close; Construction of two storey rear block to contain 2 flats with box dormer windows and rooflights; communal garden, etc
2082	0.02	P/0652/15	Elm Park Road, 8A, Westgate Chambers	1	1	29-May-15	Single storey front extension; first floor roof extension, one side dormer and one rooflight in the NW elevation to form two additional Use Class B1 offices and one s/c flat, etc
2103	0.03	P/3423/15	Elmgrove Road, 8, Fitzgerald House	4	4	20-Nov-15	Creation of third floor to provide four flats; external alterations; bin store
2111	0.00	P/1183/15	Imperial Drive, Carmine Court	1	1	20-Jan-16	Extension to fourth floor to create additional flat
	<b>2.77</b>			<b>109</b>	<b>95</b>		

Approximately 50% of the units on these sites are expected to contribute to the Five-Year Supply

### Schedule 3: Conversions/Changes of Use with Planning Permission and not yet under construction (as at 31/3/16)

#### Large sites (10 or more units proposed)

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
11391*	0.35	P/1870/13	Lyon Road, Congress House, floors 1-6	54	54	21-Aug-13	Conversion of offices (Class B1a) on Floors 1 to 6 to 54 self-contained flats (Class C3) (PRIOR APPROVAL)
11405	0.13	P/2571/13	Lowlands Road, 43-51, Intershop House	28	28	04-Oct-13	Conversion of offices (Class B1a) to 28 self-contained flats (Class C3) (PRIOR APPROVAL)
11416	0.04	P/2349/13	Canning Road, Premier House, 4th floor	10	10	04-Oct-13	Conversion of fourth floor offices (Class B1a) to ten self-contained flats (Class C3) (PRIOR APPROVAL)
11425	0.09	P/3681/13	Imperial Drive, Talbot House, 204-226, ground, 1st & 2nd	37	37	23-Dec-13	Conversion of offices (Class B1a) to 37 (was 55) self-contained flats (Class C3) (PRIOR APPROVAL)
11427*	0.09	P/3518/13	Herga Road, 12-22, Interphone House	31	31	23-Dec-13	Conversion of offices (Class B1a) to 31 flats (Class C3) (PRIOR APPROVAL)
11445*	0.04	P/4042/13	College Road, 15, College House	26	26	07-Feb-14	Conversion of offices (Class B1a) on floors 1 to 5 to 26 self-contained flats (Class C3) (PRIOR APPROVAL)
11474	0.05	P/0898/14	Imperial Drive, Talbot House, 204-226, lower ground floor	17	17	22-Apr-14	Conversion of offices (Class B1a) on lower ground floor to seventeen self-contained flats (Class C3) (PRIOR APPROVAL)
11480	0.07	P/1490/14	Northolt Road, 152-158, Eaton House	53	53	30-May-14	Conversion of offices (Class B1a) to 53 self-contained flats (Class C3) (PRIOR APPROVAL) – see also Schedule 5
11509	0.57	P/2913/14	Merrion Avenue, Jubilee House	67	67	18-Sep-14	Conversion of offices (Class B1a) to 67 self-contained flats (Class C3) (PRIOR APPROVAL)
11533	0.16	P/0026/15	High Street, 159, Marlborough House	25	25	12-Feb-15	Conversion of offices (Class B1a) to 25 self-contained flats (Class C3) (PRIOR APPROVAL)
11554	0.12	P/0615/15	Kymbertley Road, Kings House	262	262	09-Apr-15	Conversion of offices (Class B1a) to 262 self-contained flats (Class C3) (PRIOR APPROVAL)
11591	0.05	P/3723/15	College Road, 104, Vyman House	15	15	29-Sep-15	Conversion of offices (Class B1a) to 15 self-contained flats (Class C3) (PRIOR APPROVAL)
11602	0.04	P/4164/15	College Road, 102	25	25	29-Oct-15	Conversion of Offices (Class B1a) to 25 self-contained flats (Class C3) (PRIOR APPROVAL)
11605	0.13	P/4480/15	College Road, 88-98, floors 1-3	29	29	29-Oct-15	Conversion of offices at first, second and third floors (Class B1a) to 29 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>1.93</b>			<b>679</b>	<b>679</b>		

The majority of these sites are forecast to complete within the Five-Year Supply period by virtue of current permissions or new schemes. Possible exceptions are the sites identified with an asterisk.

**Small sites (less than 10 units proposed) - LIST 1**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
10684	0.06	P/4117/14	Whitchurch Lane, 151	2	1	07-Apr-15	Conversion of single dwelling into two flats with parking and bin storage
10818	0.08	P/1168/14	Donnefield Avenue, The Lodge	1	1	30-May-14	Conversion of offices (Class B1a) to a single family dwellinghouse (Class C3) (PRIOR APPROVAL)
10897	0.01	P/1152/15	High Street, 91	4	2	08-May-15	Two storey rear extension at first and second floors to create two additional self-contained flats; formation of entrance door in front elevation; internal refuse / cycle storage at rear; external alterations
11068	0.03	P/1656/14	Balmoral Road, 47	2	1	30-Sep-14	Conversion of house into two self-contained flats, demolition of existing garage, single storey side and rear extensions, roof alterations to form end gable and rear dormer; external alterations, parking, bin storage and amenity space
11382	0.01	P/0804/13	Northolt Road, 201	1	1	29-May-13	Change of use of ground floor from internet cafe (Class A1) to residential flat (class C3); external alterations to include bay window to front elevation & alterations to rear elevation; bin storage and front boundary wall
11384	0.05	P/0604/15	Station Road, 324-6, 2nd floor, Trinity House	9	9	07-Apr-15	Conversion of 2nd floor offices of 324-326 Station Road (ClassB1a) to 9 Self-Contained Flats (Class C3) (PRIOR APPROVAL)
11426	0.01	P/3525/13	St Anns Road, 11-15, first floor	2	2	23-Dec-13	Conversion of offices (Class B1a) on first floor to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
11465	0.02	P/0458/14	Uxbridge Road, 282	2	1	22-Apr-14	Conversion of first and second floors and roofspace into two flats; rear dormer; two rooflights in front roofslope and external alterations; refuse and cycle storage
11468	0.09	P/0507/14	Pynnacles Close, Compass House	8	8	01-Apr-14	Conversion of offices (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11475	0.04	P/0302/14	Carlton Avenue, 42	3	2	27-May-14	Conversion of dwellinghouse into three flats; single storey rear extension with rear access ramp; external alterations; bin and cycle storage
11477	0.02	P/1159/14	Northolt Road, 202, Binary House	2	2	08-May-14	Conversion of offices on 1st & 2nd floors (Class B1a) to 2 s/c flats (Class C3) (PRIOR APPROVAL)
11479	0.07	P/1177/14	Wellington Road, 47, Wellington Lodge	1	1	23-May-14	Change of use of property from residential nursing home (Use Class C2) to single family dwelling house (Use Class C3) and associated alterations
11481	0.02	P/1504/14	Uxbridge Road, 270	2	1	24-Jun-14	Conversion of first and second floors into two flats, first floor rear extension; creation of one rear dormer; 2 rooflights in front roofslope, external alterations; repositioning of access stairs and entrance door at rear
11483	0.01	P/1807/14	Station Road, 369, 1st & 2nd floors	3	3	25-Jun-14	Conversion of offices (Class B1a) to 3 self-contained Flats (Class C3) (PRIOR APPROVAL)
11487	0.01	P/1118/14	St Anns Road, 10-12	2	2	09-Jul-14	Change of use of the first floor of premises from retail (A1) to two self-contained flats (C3) and associated external alterations
11488	0.04	P/1743/14	Kenton Road, 636	2	1	04-Jul-14	Conversion of dwellinghouse to two flats; cycle storage in rear gardens
11494	0.01	P/1211/14	Mead Road, 38	2	1	01-Aug-14	Conversion of dwellinghouse to two one bedroom flats
11496	0.04	P/2060/14	Culver Grove, 12	2	1	22-Aug-14	Conversion of dwellinghouse into two dwellinghouses, external alterations and subdivision of rear garden



11499	0.04	P/2542/14	Ganning Road, Premier House, 2nd floor	9	9	22-Aug-14	Conversion of second floor offices (Class B1a) to 9 self-contained flats (Class C3) (PRIOR APPROVAL)
11512	0.03	P/0829/14	Warrington Road, 59	2	1	02-Oct-14	Conversion of dwellinghouse into 2 x two bed self-contained flats with use of existing loft conversion by first floor flat; bin storage, parking, cycle storage and landscaping
11514	0.07	P/3419/14	The Gardens, 7	4	4	29-Oct-14	Conversion of residential care home (Use Class C2) to four flats (Use Class C3); alterations to roof to form rear dormer; two rooflights in front roofslope and one rooflight in rear roofslope; etc
11517	0.03	P/3859/14	Railway Approach, 36	8	8	24-Nov-14	Conversion of offices (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11521	0.01	P/4330/14	South Parade, 37A, Mollison Way	2	1	22-Dec-14	Conversion of maisonette on first and second floors to two flats; external alterations
11523	0.04	P/4040/13	Enderley Road, 7A	2	1	29-Jan-15	Conversion of dwellinghouse into two s/c flats; first floor side to rear extension; rear dormer with insertion of rooflights in side roofslope; new vehicle access; associated refuse storage, parking, landscaping etc
11524	0.08	P/4126/14	Eastcote Lane, 181-183	2	1	07-Jan-15	Conversion of dwellinghouse (No.181) into two flats; first floor side, single and two storey rear extension; conversion of garage to habitable room; bin storage, external alterations (first floor rear extension to No.183)
11527	0.03	P/4524/14	Warham Road, 84	2	1	14-Jan-15	Conversion of dwellinghouse into two self-contained residential units
11528	0.05	P/3417/14	Waverley Road, 8a	3	2	16-Jul-15	Conversion of single dwelling into three flats; single storey side and rear extensions; conversion of garage to habitable room; access ramp to rear; parking amenity bin/cycle store and landscaping; external alterations
11529	0.03	P/4655/14	St Anns Road, 1-9, Natwest House (1st & 2nd floors)	6	6	20-Jan-15	Conversion of first and second floor offices (Class B1a) to six self-contained flats (Class C3) (PRIOR APPROVAL)
11534	0.01	P/0259/15	Brick Lane, Sylvia House	1	1	23-Feb-15	Conversion of offices (Class B1a) to 1 self-contained flat (Class C3) (PRIOR APPROVAL)
11538	0.08	P/0025/15	The Meadow Way, 11	3	2	11-Mar-15	Conversion of dwellinghouse into three flats with single and two storey side and rear extensions; bin storage; and detached garage block at rear for three cars (with access from Park Rise)
11543	0.02	P/3696/14	Abercorn Crescent, 32	2	1	31-Jul-15	Conversion of dwelling house into two flats; new vehicle access parking
11546	0.01	P/4644/14	Station Road, 21A	2	1	02-Mar-15	Conversion of first and second floor maisonette into two flats (1x1 one-bedroom in first floor and 1xstudio in second floor); first floor rear extension; external alterations
11547	0.01	P/4733/14	Canada Park Parade, 1, Columbia Avenue	2	1	10-Mar-15	Conversion of single dwellinghouse into two flats with bin/cycle storage
11548	0.01	P/4842/14	Kenton Lane, 219A	2	1	02-Mar-15	Conversion of flat into two flats; external alterations
11553	0.03	P/0598/15	Bonnarsfield Lane, 50	2	1	29-Apr-15	Conversion of dwellinghouse into two flats; single storey side and rear extensions; subdivision of garden space, bin store
11558	0.04	P/1035/15	Bessborough Road, 24	3	2	26-May-15	Conversion of dwellinghouse into three flats; single storey rear extension; external alterations
11560	0.01	P/1096/15	St Anns Road, 24, 1st & 2nd floors	2	2	05-May-15	Conversion of first & second floor offices (Class B1a) to 2 self-contained flats (PRIOR APPROVAL)
11562	0.03	P/1123/15	Kingsfield Avenue, 117	2	1	17-Jun-15	Conversion of dwelling to two flats; two storey side extension; alterations to roof to raise roof ridge height and form end gables; flat roof to single storey rear element; canopy over front entrance; external alterations
11563	0.03	P/1379/15	Park Drive, Old Brewery House	1	1	16-Jun-15	Change of use of office building (use class B1(a)) to dwellinghouse (use class C3) with bin storage

11568	0.04	P/0941/15	Southfield Park, 64	2	1	30-Jul-15	Alterations to roof to form loft room with rear dormer to facilitate conversion of dwellinghouse to two flats; two rooflights in front roofslope; single storey rear extension; etc
11575	0.03	P/2494/15	South Hill Avenue, Orley Farm Cottage	2	1	14-Jul-15	Conversion of dwellinghouse into two flats for living accommodation ancillary to school use; conversion of garage into habitable room/store; external alterations
11576	0.02	P/2127/15	Byron Road, 217	2	1	29-Jul-15	Conversion of dwelling to two flats; single storey rear extension
11579	0.05	P/1525/15	Pangbourne Drive, 28	2	1	02-Jul-15	Conversion of dwellinghouse to two flats with amenity space and parking; single storey rear extension; external alterations
11583	0.03	P/1871/15	Bellamy Drive, 31	2	1	26-Aug-15	Conversion of dwellinghouse to two flats; external alterations
11585	0.04	P/2777/15	Malvern Avenue, 96	2	1	12-Aug-15	Single storey front extension; single and two storey side to rear extension; front porch; rear dormer; conversion of dwelling into two flats; bin storage; external alterations
11586	0.04	P/3167/15	Woodberry Avenue, 16	2	1	25-Aug-15	Conversion of dwellinghouse to two flats; Single storey front extension incorporating front porch, single storey side extension; parking, bin / cycle storage, landscaping and boundary fence (demolition of single storey side extension)
11588	0.04	P/5753/15	St Pauls Avenue, 99	2	1	08-Feb-16	Conversion of dwellinghouse to two flats; single and two storey side to rear extension, single storey rear extension; rear dormer to create habitable roofspace; parking, and bin and cycle storage
11590	0.03	P/4567/14	Radley Gardens, 7	2	1	17-Aug-15	Conversion of dwellinghouse into two flats; alterations to roof to form end gable with rear dormer; two rooflights in front roofslope; external alterations; refuse and cycle storage; landscaping
11600	0.04	P/3826/15	Crowshott Avenue, 8	2	1	20-Oct-15	Single storey rear extension; conversion of dwelling house into two dwellings with parking; cycle and bin store; external alterations
11603	0.04	P/4481/15	St. Johns Road, 13, ground & 1st floor	8	8	29-Oct-15	Conversion of ground and first floor offices (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11604	0.04	P/4482/15	St. Johns Road, 13, 2nd & 3rd floors	8	8	29-Oct-15	Conversion of offices at second and third floor (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11607	0.03	P/3729/15	Minehead Road, 2	0	-1	19-Nov-15	Certificate of Lawful Development (Proposed). Conversion of dwelling house to residential care home
11611	0.04	P/4231/15	Kenton Road, 10A & 10B	1	-1	05-Nov-15	Conversion of two flats to single family dwellinghouse
11615	0.03	P/4439/15	Eastcote Lane, 5	2	1	16-Nov-15	Conversion of dwellinghouse to two flats; s/s side to rear extension; alterations to roof to form end gable with rear dormer two rooflights in front roofslope; canopy over side entrance door; separate amenity space parking and bin/cycle storage
11616	0.16	P/4483/15	Stanmore Hill, 154, The Vine	6	6	19-Nov-15	Partial demolition and conversion of existing building to six flats with parking landscaping private and communal amenity space and bin/cycle storage and access
11618	0.01	P/4506/15	Herga Road, 132	2	1	30-Nov-15	Conversion of dwellinghouse to two studio flats with bin/cycle storage; external alterations
11623	0.04	P/3891/15	Barcheater Road, r/o 21 (accessed from Nicola Close)	1	1	15-Dec-15	Conversion of and single storey extension to existing single storey detached outbuilding in rear garden of property into one bedroom dwellinghouse with parking bin storage and access from Nicola Close.
11625	0.00	P/4496/15	Station Road, Central Parade, 3a	2	1	17-Dec-15	Conversion of maisonette to two flats; cycle storage; external alterations
11626	0.01	P/4545/15	Kenton Road, 158	3	2	09-Dec-15	Conversion of maisonette to three flats; rear dormer and two rooflights in front roof slope

11627	0.03	P/4626/15	Bessborough Road, 82	2	1	01-Dec-15	Conversion of dwellinghouse into two flats; alterations to roof to form end gable rear dormer, two rooflights in front roofslope and window in side; s/s rear extension; parking and amenity space; refuse and cycle storage (demolition of front porch and shed)
11628	0.03	P/4698/15	Somerset Road, 41	3	1	16-Dec-15	Two storey side extension to incorporate ground floor extension to existing dwelling; creation of maisonette on first floor with accommodation in roofspace rear dormer and rooflight in front roofslope
11631	0.01	P/5195/15	High Street, 65	1	1	16-Dec-15	Conversion of first floor offices (Class B1a) to one self-contained flat (Class C3) (PRIOR APPROVAL)
11632	0.01	P/5196/15	Peterborough Road, 22	2	2	18-Dec-15	Conversion of first and second floor offices (Class B1A) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
11633	0.05	P/4930/15	Locket Road, 3/3A	4	2	12-Jan-16	Conversion of two flats into four flats; two storey and first floor side infill extension at rear; single storey rear extension; rear dormer; refuse and cycle storage
11634	0.02	P/5345/15	College Road, 100, 2nd & 3rd floors	4	4	07-Jan-16	Conversion of second and third floor offices (class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11635	0.07	P/5378/15	Salisbury Road, 65	4	3	07-Jan-16	Conversion of dwellinghouse to two flats; two storey side to rear extension and two rear dormers to create two flats; three rooflights in front roofslopes; installation of window to side at second floor level; new vehicular access; parking front boundary
11638	0.07	P/5562/15	Rossllyn Crescent, 50, Miller House, 1st floor	8	8	02-Jan-16	Conversion of offices (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11640	0.05	P/5438/15	Westbere Drive, 2	2	1	15-Jan-16	Conversion of dwellinghouse into two flats; two storey side extension; parking with vehicular access from Morecambe Gardens; bin/cycle storage; external alterations (demolition of detached outbuilding at side)
11641	0.03	P/5297/15	Meadow Road, 11	2	1	12-Feb-16	Conversion of dwellinghouse to two flats; alterations to roof to form end gable with window; enlargement of rear dormer; two rooflights in front roofslope; external alterations, single storey rear extension
11643	0.01	P/5882/15	Valentine Road, 8	2	1	15-Feb-16	Conversion of single dwellinghouse to two flats; shared amenity space, landscaping and bin/cycle storage
11648	0.04	P/0113/16	Kenton Park Crescent, 123	2	1	17-Mar-16	Conversion of dwellinghouse to two flats; rear dormer; rooflight in front roofslope; conversion of garage to room with installation of window to front; parking etc.
11649	0.01	P/0116/16	Kenton Road, Kenton Park Parade, 40	2	1	29-Mar-16	S/S rear extension for use by ground floor; first floor side extension with roof terrace with wooden balustrade for use of existing 1st floor flat; enlargement of existing rear dormer and additional side dormer to create an additional one bedroom flat
11651	0.03	P/0244/16	Marlborough Hill, 43	2	1	23-Mar-16	Conversion of dwellinghouse to two flats; alts to roof to form end gable with rear dormer, three rooflights in front roofslope; raised roof height of ground floor rear projection and replacement flat roof; parking and bin/cycle storage; external alterations
11653	0.03	P/0263/16	Exeter Road, 79	2	1	21-Mar-16	Conversion of dwellinghouse to two flats with separate amenity space, access ramp, parking and bin/cycle storage (demolition of storage unit)
11654	0.03	P/0438/16	Elmsleigh Avenue, 1	2	1	24-Mar-16	Conversion of dwellinghouse to two flats; single and two storey side to rear extension and single storey rear extension; separate amenity space; new access to detached outbuilding at rear; parking, landscaping and bin storage
11657	0.01	P/0478/16	St Anns Road, 38-44, 2nd floor, St Anns House	4	4	18-Mar-16	Conversion of second floor offices (Class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>2.60</b>			<b>213</b>	<b>158</b>		

All of these sites are expected to contribute to the Five-Year Supply

**Small sites (less than 10 units proposed) - LIST 2**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
10929	0.02	P/5302/15	Kingsley Road, 61	2	1	08-Jan-16	Conversion of dwellinghouse into two self-contained flats; shed and bin store at rear
10987	0.11	P/3048/13	Clamp Hill, Priory House, stable block	1	1	24-Dec-13	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
11022	0.04	P/4141/14	Peel Road, 53	2	1	12-Jan-15	Conversion of dwellinghouse into two two-bedroom self-contained flats; single and two storey side extension; external alterations
11298	0.02	P/3789/15	Streatfield Road, 244A & 244B	4	2	19-Oct-15	Conversion of two flats to four flats; first and second floor rear extension to both properties; refuse / cycle storage; external alterations
11386	0.02	P/1030/13	Eastcote Lane, 253	2	1	08-Jul-13	Conversion of dwellinghouse into two flats; front porch; external alterations
11403	0.02	P/3294/12	Station Road, 293-295	0	-2	11-Sep-13	Use of first and second floors as a House of Multiple Occupancy (SG)
11404	0.00	P/1857/13	High Street, 111, Wealdstone	1	1	23-Sep-13	Change of use of ground floor from office (B1) to one self-contained flat
11412	0.03	P/2313/13	Tudor Gardens, 12, Tudor Road	2	1	08-Oct-13	Conversion of dwellinghouse into two flats; landscaping; bin and cycle storage
11414	0.03	P/2473/13	Hide Road, 45	2	1	07-Oct-13	Conversion of dwellinghouse into two flats; bin storage
11418	0.02	P/2242/13	Weildon Crescent, 101	2	1	06-Nov-13	Conversion of dwellinghouse into two flats; extension of porch canopy to side; new door in side elevation; single storey rear extension; rear dormer; external alterations; bin and cycle storage
11424	0.08	P/2647/13	Station Road, 326, Trinity House, first floor	5	5	09-Dec-13	Change of use of first floor from offices (B1/D1) to five flats (Class C3); external alterations
11431	0.05	P/3213/13	Eastcote Lane, 131	2	1	18-Dec-13	Conversion of dwellinghouse into two flats; first floor rear extension; access ramp to front entrance; landscaping; parking and cycle storage; widening of existing vehicular access
11432	0.01	P/3335/13	Northolt Road, 295A	4	3	18-Dec-13	Conversion of first floor flat into two flats; creation of second floor to provide additional two flats; external alterations
11435	0.03	P/3648/13	Oxley Road, 1	2	1	15-Jan-14	Conversion of dwellinghouse into two flats; two storey side extension to house staircase to upper flat; external alterations; landscaping and bin storage
11448	0.00	P/0043/14	Peterborough Road, 14, ground floor	1	1	26-Feb-14	Conversion of offices (Class B1a) on ground floor to one self-contained flat (Class C3) (PRIOR APPROVAL)
11449	0.01	P/0018/14	Aberdeen Road, 16	2	1	12-Mar-14	Conversion of dwellinghouse into two flats; single storey rear extension; rear dormer and insertion of two rooflights in front roofslope
11456	0.01	P/3346/13	Station Road, 310	1	1	05-Mar-14	Change of use of front part of ground floor from A2 to A1; COU of first floor office (B1) to flat (C3); s/s rear extension to provide office (B1) and refuse storage at ground floor rear; access; external alterations; cycle storage and landscaping
11515	0.01	P/3505/14	South Parade, 31A, Mollison Way	2	1	27-Oct-14	Conversion of existing 3 bed maisonette into two x 1 bed flats on first and second floors
11522	0.00	P/3416/14	Greenhill Way, 54	1	1	16-Jan-15	Change of use of first floor from hairdressers (A1) to self-contained flat (C3) with accommodation in roof; rear dormer

11594	0.05	P/2953/15	Radnor Road, 6 & 8	0	-2	22-Sep-15	Conversion to create new nursery school at ground floor level for 40 pupils, and new primary school at first floor level for 30 pupils
11595	0.01	P/2244/15	Vaughan Road, 60	0	-1	04-Sep-15	Change of use from single dwellinghouse (C3) to a mother and baby centre (C2) for three families
11609	0.02	P/3818/15	Pinner Road, 232	2	1	19-Nov-15	Conversion of dwelling to two flats
11622	0.00	P/4785/15	Vaughan Road, 125A	1	1	20-Nov-15	Conversion of offices (Class B1A) to 1 self-contained flat (Class C3) (PRIOR APPROVAL)
11637	0.02	P/5594/15	Middle Road, 2	3	3	26-Jan-16	Conversion of offices (Class B1a) to 3 self-contained flats (Class C3) (PRIOR APPROVAL)
11650	0.03	P/0190/16	Lynton Road, 217	2	1	11-Mar-16	Conversion of dwellinghouse to two flats with separate amenity space at rear; replacement access steps with handrail at rear; front porch; external alterations
11655	0.01	P/0448/16	Mayfield Avenue, 1A, Mayfield House	1	1	18-Mar-16	Conversion of offices (Class B1a) to 1 self-contained flat (Class C3) (PRIOR APPROVAL)
11659	0.03	P/5672/15	Canterbury Road, 98	2	1	02-Mar-16	Conversion of dwellinghouse to two flats; alterations to roof to form end gable with rear dormer; two rooflights in front roofslope; front porch; single storey side to rear extension; separate amenity space; parking and landscaping
	<b>0.68</b>			<b>49</b>	<b>28</b>		

*These sites are all forecast to complete (or expire) by the end of 2016/17 and therefore **do not** contribute to the Five-Year Supply*

### Schedule 4: Conversions/Changes of Use currently being implemented (as at 31/3/16)

#### Large sites (10 or more units proposed) – LIST 1

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
11394	0.08	P/1983/13	College Road, 53-61, First National House, floors 3-7	54	54	21-Aug-13	Conversion of offices (Class B1a) on Floors 3 to 7 to 54 self-contained flats (Class C3) (PRIOR APPROVAL)
11399	0.03	P/2205/13	College Road, 53-61, First National House, floors 1-2	24	24	02-Sep-13	Conversion of offices (Class B1a) on floors 1 & 2 to 24 self-contained flats (Class C3) (PRIOR APPROVAL)
11409	0.09	P/3244/14	High Street, 171-177, Orion House	22	22	14-Oct-14	Conversion of offices (Class B1a) to 22 self-contained flats (Class C3) (PRIOR APPROVAL)
11452	0.06	P/0244/14	Marsh Road, 130, Kingsbridge House	12	12	18-Mar-14	Conversion of offices (Class B1a) to 12 self-contained flats (Class C3) (PRIOR APPROVAL)
11516	0.10	P/3699/14	Cavendish Avenue, Ambassador House	12	12	31-Oct-14	Conversion of Offices (Class B1a) on first, second and third floors to 12 self-contained flats (Class C3) (PRIOR APPROVAL)
11530	0.14	P/2908/15	Station Road, 118, Kirkfield House	47	47	10-Aug-15	Conversion of offices (Class B1a) to 47 self-contained flats (Class C3) (PRIOR APPROVAL)
11531	0.08	P/3163/15	Elmgrove Road, 2-8, Fitzgerald House	10	10	24-Aug-15	Conversion of offices (Class B1a) to 10 self-contained flats (Class C3) (PRIOR APPROVAL)
11542	0.03	P/0514/15	The Broadway, Buckingham House West	10	10	13-Mar-15	Conversion of offices on first and second floors (Class B1a) to 10 self-contained flats (Class C3) (PRIOR APPROVAL)
11555	0.02	P/2212/15	Headstone Road, 8, Kelly House	19	19	08-Jul-15	Conversion of offices (Class B1a) to 19 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>0.63</b>			<b>210</b>	<b>210</b>		

These sites are all forecast to complete by the end of 2016/17 and therefore **do not** contribute to the Five-Year Supply

#### Large sites (10 or more units proposed) – LIST 2

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
11518	0.08	P/0607/15	Kymberley Road, Queens House	200	200	09-Apr-15	Conversion of offices (Class B1a) to 200 self-contained flats (Class C3) (PRIOR APPROVAL)
11612	0.18	P/5343/15	Elmgrove Road, Research Services House	73	73	18-Dec-15	Conversion of offices (Class B1a) to 73 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>0.26</b>			<b>273</b>	<b>273</b>		

These sites are expected to contribute to the Five-Year Supply

**Small sites (less than 10 units proposed)**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
10447	0.07	P/140/04/CFU	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	26-Apr-04	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extension, 2 rear dormers (resident permit restricted)
10690	0.04	P/2695/04/DFU	Southfield Park, 67	3	2	17-Mar-05	Single storey side to rear extension to provide additional dwelling and first floor side, single storey rear extension and conversion to two flats
10730	0.02	P/1166/05/DFU	Balfour Rd, 4, Harrow	2	1	07-Jul-05	Two storey side, single storey rear extension and rear dormer; conversion to two self-contained flats
10869	0.02	P/1720/06	Raeburn Road, 37	2	1	22-Aug-06	Single storey front and single/2-storey side to rear extension, conversion of house to 2 self-contained flats
10883	0.01	P/4079/13	Crown Street, 6	1	1	06-May-14	Change of use of ground floor and basement from meeting rooms and store (sui generis) to self-contained flat (Class C3); alterations at rear
11007	0.04	P/0208/07	Kenton Lane, 742	3	2	28-Dec-07	Conversion of single dwelling house to 3 self-contained flats
11033	0.03	P/4265/07	Graham Road, 37	2	1	13-Feb-08	Conversion of dwelling house into two flats; part single/ part two storey rear extension; external alterations (resident permit restricted)
11100	0.04	P/0858/08	Westwood Avenue, 49	2	1	17-Oct-08	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
11257	0.05	P/0872/11	Rayners Lane, 317b	1	1	10-Jun-11	COU: Lower ground floor from storage (B8) to studio flat (C3). New windows at rear to replace roller shutter.
11261	0.23	P/0293/11	Pinner Road, 180-182	2	1	18-Jul-11	Erection of single storey extension at 182, 1st floor rear extension at 180, and conversion of first floor and loft of 180 into 2 flats
11340	0.04	P/2558/12	Kenmore Road, 93	2	1	21-Nov-12	Conversion of dwelling to two flats; single storey front single and two storey side and rear extension; rear dormer alterations to existing porch and external alterations
11365	0.03	P/0153/12	Imperial Drive, 21	3	1	04-Mar-13	Retrospective application for formation of end gable & rear dormer; single & two storey rear extensions; external alts & retrospective application for the ground floor flat & proposed conversion of 1st and 2nd floor flat into 2 flats (total of 3 flats in the building)
11376	0.04	P/0066/13	Northolt Road, The Broadway, 1A	7	5	26-Apr-13	Conversion of part ground floor and 1st & 2nd floors into seven flats; single and two storey rear extension; single storey rear extn to existing PH; alterations to roof to create an additional floor
11385	0.06	P/1419/13	High Road, 328, The Wealdstone Inn PH	5	3	19-Jul-13	Change of use of ground floor and basement from public house (Class A4) to retail (Class A1); conversion of first floor and roofspace from two flats to five flats; single storey side and two storey rear extensions; front, side and rear dormers
11401	0.01	P/2352/13	Belmont Circle, 25, Cooper House	1	1	24-Sep-13	Conversion of ground and first floor offices (Class B1a) to five self-contained flats (Class C3) (PRIOR APPROVAL). 4 units comp 2014/15, so 1 unit remaining.
11408	0.02	P/2672/13	Northolt Road, 198-200	4	4	16-Oct-13	Conversion of offices (Class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11421	0.01	P/3029/13	Station Road, r/o 45 & Nibthwaite Road, adjacent 1	1	1	18-Nov-13	Change of use of ground and first floor from workshop and offices (Class B1) to new dwelling; two storey side extension; external alterations
11422	0.02	P/3078/13	High Street, The Old Fire Station, 88	2	2	22-Nov-13	Conversion of offices (Class B1a) to three self-contained flats (Class C3) (PRIOR APPROVAL). Lower ground floor flat completed 23/7/15, so two remaining.
11434	0.03	P/3640/13	Chantry Road, Chantry Works	1	1	15-Jan-14	Change of use from offices (B1) to dwelling house (C3); formation of two lightwells to front elevation of the property and demolition of existing timber shed in rear garden with associated internal alterations

11440	0.03	P/1355/13	Station Road, 314, former Time nightclub	8	8	20-Feb-14	Change of use of first and second floors to six flats; extension to third floor to provide additional two flats (8 in total); refuse and cycle storage
11451	0.01	P/0232/14	Bridge Street, 9, Avante House	2	2	13-Mar-14	Conversion of offices (Class B1a) to two self-contained flats (Class C3) (PRIOR APPROVAL)
11463	0.08	P/0089/14	West End Avenue, 32-34	7	7	15-Apr-14	COU of care home to 7 flats (C2 to C3); first floor rear extension; s/s rear extension; two storey, 1st & 2nd floor infill rear extensions; two rear dormers; access ramps at front and rear, etc
11484	0.02	P/3171/15	Station Road, 329-331, 1st & 2nd floors	7	7	19-Aug-15	Conversion of offices (Class B1a) to 7 self-contained flats (Class C3) (PRIOR APPROVAL)
11490	0.02	P/1975/14	Warden Avenue, 41	2	1	30-Jul-14	Conversion of dwellinghouse to two flats; vehicular access, car parking, bin and cycle storage
11495	0.03	P/1555/14	Headstone Gardens, 41	2	1	27-Aug-14	Conversion of dwellinghouse to two one bedroom flats
11498	0.02	P/2471/14	Byron Road, 10-16, Brigden House	6	6	05-Aug-14	Conversion of offices (Class B1a) to 6 self-contained flats (Class C3) (PRIOR APPROVAL)
11501	0.01	P/0618/14	Aberdeen Road, 6	2	1	05-Sep-14	Conversion of dwellinghouse into two flats; rear dormer and insertion of two rooflights in front roofslope; external alterations; access ramps at front and rear; bin and cycle storage; landscaping
11503	0.00	P/2190/14	Station Road, 231A	2	1	18-Sep-14	Alterations to roof to form end gable and rear dormer for one x 1 bedroom flat on second floor and one x studio on first floor; front rooflights, bin and cycle storage
11508	0.01	P/0933/15	St Anns Road, 1-9, Natwest House, 3rd floor	4	4	17-Apr-15	Conversion of third floor offices (Class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11513	0.03	P/1367/14	Dale Avenue, 100	2	1	17-Oct-14	Conversion of house into two x 2-bedroom houses with external alterations to front and rear, access, parking and associated amenity space
11535	0.07	P/4606/14	Northolt Road, 274, 1st & 2nd floors	8	8	16-Feb-15	Change of use of first and second floors from education (D1) to residential (C3) to provide eight flats; external alterations to include the provision of balconies with glass balustrades at rear; bin and cycle storage
11536	0.01	P/4889/14	Uxbridge Road, 413	2	1	11-Feb-15	Conversion of maisonette into two flats on first and second floors; loft conversion for use by second floor flat; rear dormer and three rooflights in front roofslope; external alterations
11537	0.05	P/5660/15	The Highlands, 36	2	1	04-Feb-16	Conversion of dwellinghouse into two flats with parking, conversion of garage to habitable room, bin / cycle storage and landscaping; external alterations (Modification to the approved development under P/4942/14)
11545	0.04	P/4641/14	Christchurch Avenue, 74	2	1	02-Mar-15	Conversion of single dwellinghouse into two flats; single and two storey side and rear extensions; s/s front extension incorporating porch; rear dormer; 3 rooflights in front roofslope and one rooflight in rear roofslope; landscaping and bin/cycle store
11556	0.01	P/0932/15	Byron Road, 106	3	3	17-Apr-15	Conversion of offices (Class B1a) to 3 self-contained flats (Class C3) (PRIOR APPROVAL)
11565	0.03	P/1961/15	The Bye Way, John Lamb Court	2	1	26-Jun-15	Conversion with two storey side extension to warden accommodation to two flats (Class C3); Use of existing two storey projection on side of warden's house as office/reception on ground floor and respite room on first floor; two car parking spaces; etc
11569	0.02	P/3066/14	Elmgrove Crescent, 5	2	1	16-Jul-15	Conversion of dwellinghouse into two flats; single storey side and rear extensions
11570	0.05	P/2662/15	Nower Hill, 11	1	-1	27-Jul-15	Conversion of two flats to single dwelling; installation and replacement windows to front, side and rear elevations; installation / relocation of doors to side and rear elevations
11571	0.04	P/2638/15	The Highway, 1	2	1	31-Jul-15	Conversion of dwellinghouse to two dwellings; single storey rear extension; conversion of garage to room; external alterations



11574	0.02	P/4512/15	Park Drive, 2A, Veneto House	3	3	04-Nov-15	Conversion of offices (Class B1A) to 3 self-contained dwellinghouse (Class C3) (PRIOR APPROVAL)
11577	0.00	P/2281/15	Nibthwaite Road, 21	2	1	06-Jul-15	Conversion of dwellinghouse into two flats; alterations to roof to form end gable rear dormer insertion of two rooflights in front roofslope and window in side; single storey side to rear extension; external alterations; landscaping; bin and cycle storage
11578	0.01	P/1472/15	High Street, 29, 1st & 2nd floors	2	2	01-Jul-15	Change of use of solicitors offices (Class A2) to two, one-bedroom self-contained flats and insertion of additional door to front elevation at ground floor (PRIOR APPROVAL)
11580	0.03	P/1738/15	Mallet Drive, 21	2	1	13-Jul-15	Conversion of dwellinghouse to two flats; front entrance access ramp, parking, amenity areas at rear, landscaping and bin/cycle storage
11589	0.00	P/2883/15	Parnell Way, Tower Lodge (r/0 25 Belmont Circle)	1	1	13-Aug-15	Conversion of offices (Class B1a) to 1 self-contained flat (Class C3) (PRIOR APPROVAL)
11593	0.03	P/2719/15	Stanmore Place, Phase 9, Block PT	5	5	04-Sep-15	Change of use of ground floor Phase 9 (Block PT) from use as flexible space (Class A1/A2/A3/A4/A5) and community facilities (Class D1/D2) to create five residential units together with cycle and refuse storage
11596	0.04	P/3333/15	The Chase, 103	2	1	07-Sep-15	Conversion of dwellinghouse to two flats; single and two storey side to rear extension; first floor rear extension; rear dormer one rooflight in front roofslope parking landscaping amenity areas bin / cycle storage
11598	0.01	P/3767/15	High Street, 112, Wealdstone	2	2	27-Oct-15	Change of use of office (A2) to retail / Cafe (A1/A3) on ground floor and basement. Conversion of first floor to two flats (use class C3); external alterations
11599	0.03	P/3793/15	Oxley Road, 3	2	1	27-Oct-15	Conversion of dwellinghouse to two flats; single storey front extension incorporating front porch, two storey side extension and single storey rear extension; rear dormer; two rooflights in front roofslope; amenity space; parking; bin/cycle storage
11606	0.03	P/1075/15	Northumberland Road, 2	2	1	25-Nov-15	Conversion of dwellinghouse to two flats with amenity space; bin / cycle storage; two storey side extension; front porch; alterations to roof over existing two storey side element; insertion of one rooflight in rear roofslope; external alterations
11608	0.02	P/3817/15	Lorne Road, 49	2	1	02-Nov-15	Conversion of dwellinghouse to two flats with separate internal entrances
11610	0.02	P/4172/15	Hamilton Road, 2	3	2	09-Nov-15	Conversion of dwellinghouse into three flats; canopy over side entrance door; external alterations; refuse/cycle storage
11613	0.03	P/4337/15	Palmerston Road, 72	2	1	06-Nov-15	Conversion of dwellinghouse to two flats; two storey side single storey side-to-rear and single storey rear extensions; bin/cycle storage
11614	0.02	P/4347/15	Wellton Crescent, 68	3	2	13-Nov-15	Conversion of dwellinghouse to three flats; separate and communal amenity space at rear and bin storage
11617	0.02	P/4499/15	Vaughan Road, 139	2	1	24-Nov-15	Conversion of dwellinghouse into two flats; single storey rear extension
11630	0.06	P/5142/15	Roxborough Park, 42	1	-1	30-Dec-15	Conversion of two flats to single family dwellinghouse; single storey rear extension; one rooflight in rear roofslope; solar panels on ground floor rear projection; external alterations
11636	0.01	P/5435/15	Rayners Lane, 438-440	2	1	13-Jan-16	Change of use of hot food takeaway (Use Class A5) to retail (Use Class A1); conversion of first and second floors to two flats; two storey rear extension; creation of rear access; bin/cycle storage; external alterations
11639	0.03	P/5509/15	Clydesdale Avenue, 34	2	1	22-Jan-16	Conversion of dwellinghouse to two flats with parking, separate rear amenity space and bin storage
11642	0.04	P/5717/15	Bessborough Road, 50	2	1	19-Feb-16	Conversion of dwellinghouse into two flats; landscaping; bin and cycle storage
11644	0.03	P/5918/15	Sefton Avenue, 31	2	1	18-Feb-16	Conversion of dwellinghouse to two flats; single and two storey side to rear extension, single storey rear extension; rooflight in front roofslope (demolition of garage)
11646	0.03	P/5990/15	Morley Crescent West, 23	2	1	26-Feb-16	Conversion of dwelling to two flats (one x 1 bed and one studio), with parking

11647	0.02	P/0102/16	Courtney Avenue, 15	2	1	17-Mar-16	Conversion of dwellinghouse to two flats; s/s side and rear extension; rear dormer; three rooflights in front roofslope; bin/cycle storage and external alterations (part demolition of side extension)
11656	0.01	P/0449/16	High Road, 365, rear of, Harrow	5	5	18-Mar-16	Conversion of former bank (Class A2) to 5 self-contained flats (Class C3) (PRIOR APPROVAL)
11658	0.03	P/0524/16	Whitchurch Lane, 139	2	1	23-Mar-16	Conversion of dwellinghouse into two self-contained flats; bin/cycle store; external alterations
	<b>1.96</b>			<b>174</b>	<b>126</b>		

The majority of these sites are forecast to complete by the end of 2016/17 and therefore mostly **do not** contribute to the Five-Year Supply

**Schedule 5: Sites where the principle of residential development has been accepted (as at 31/3/16)**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1863	1.31	P/0291/16	Gayton Road, Gayton Road car park, Sonia Court & former library site	355	346	Leg ag 25/05/2016	Redevelopment: Demolition of the existing buildings on site and the erection of 355 flats between five buildings in configurations of 5, 6, 8, 9 & 11 storeys with 477sq. metres commercial and community use spaces at ground floor (Flexible uses comprising classes A2, A3, B1 and D1 Use Classes); Basement and surface servicing and parking (Total spaces 171); Principal vehicle access from Gayton Road to the east of the site with secondary site access, emergency access; New public open space, landscaping etc works
2134	0.02	P/0312/16	College Road, 88-98	8	8	Leg ag 25/05/2016	Addition of fourth floor to provide 8 flats; external alterations to building
1968	0.28	P/0640/16	Alexandra Avenue, 219, former Matrix PH	61	60	Leg ag 25/5/16	Redevelopment to provide a part two, three and four storey building for 60 flats and one dwelling house; basement parking; cycle and bin store; hard and soft landscaping
2139	0.15 (0.28)	P/2163/15	Northolt Road, 152-174, Townsend House & Eaton House	63 (116)	63 (116)	Leg ag 17/12/15	Demolition of existing buildings (Use Classes D1/ B1) and redevelopment to provide 116 flats including affordable housing within a building ranging from 6 to 9 storeys with refuse stores, vehicle and cycle parking spaces at lower ground level; raised podium amenity area; landscaping, access ramps, boundary treatment and new electronic entrance gates at rear; vehicle crossover with access from Sherwood Road (reinstatement of existing vehicle access points); associated mechanical and ventilation plant including photovoltaic panels; relocation of existing electric sub-station (Revised Scheme). NOTE: Only 63 units counted on this schedule as 53 units are currently included on Schedule 3 (Site No. 11480)
	0.34	P/4150/15	Pinner Road, 12-22, Quality (Harrow) Hotel	64	64	Leg ag 16/3/16	Redevelopment to provide two blocks ranging between 3, 4 & 5 storeys in height to create 64 flats with access and disabled parking; amenity space and landscaping; bin and cycle storage; new private access to Harrow Recreation Ground for residents; etc.
2137	0.13	P/4885/15	St Johns Road, Kempford House Hotel	27	27	Leg ag 16/3/16	Redevelopment to provide a five storey building for twenty-seven flats with parking, private and communal amenity space, solar panels on roof, landscaping and bin/cycle storage
2136	0.22	P/4225/15	Hindes Road, 11-17	29	29	Leg ag 16/3/16	Redevelopment to provide a three and four storey building for twenty-nine retirement living (Category II sheltered housing) apartments for the elderly; parking; private and communal amenity space, landscaping; bin storage
	0.30	P/4602/15	Rayners Lane, Tithe Farm Social Club	30	30	Leg ag. 28/9/16	Redevelopment for 30 dwellings with access, parking, landscaping and bin storage; sports and social club house; construction of an artificial turf pitch and multi-use games area (MUGA)
	<b>2.75</b>			<b>637</b>	<b>627</b>		

*All of these sites are expected to contribute to the Five-Year Supply*

## Schedule 6: Allocated Sites (without planning permission as at 31/3/16)

### Harrow & Wealdstone Opportunity Area

Site Number	Allocated Site Number	Total Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1780	Site 5 (part)	0.32	High Street, George Gange Way, Wealdstone Infills	45	Collection of small sites	Mixed use development site - only relates to station car park, as rest of proposal site has been developed or has planning permission
1804	Site 6	0.54	George Gange Way, land fronting & Palmerston Road car parks	242	Multiple sites around Palmerston Road roundabout and bridge over Masons Avenue	Mixed use development site. 196 units on site covered by Application P/16/19/16 & 46 units on remainder of site
1340	Site 7/Regen	4.98	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Quarter)	450	Public leisure centre, associated car parking & vacant former Driving Centre	Re-provision/refurbishment of recreational uses, community facilities and car parking. (Regeneration housing estimates = 600 in total).
1792	Site 9/Regen	4.10	Station Road, Civic Centre (aka Poets Corner)	540	Civic Centre, reference library and car parking	Mixed use development site. (Regeneration housing estimates = 880 in total).
1976	Site 12	0.29	Greenhill Way, Car Park North	42	Offices and surface car parking	Redevelopment to provide a part three, four and five storey building to create 42 flats with associated parking and landscaping (granted subject to legal agreement 28/9/16)
1781	Site 13/Regen	1.20	Greenhill Way, Car Park South	150	Public car park providing 274 town centre parking spaces & weekly outdoor market	Mixed use development site. Regeneration housing estimates.
1790	Site 15	0.15	College Road, 76-132	86	Mixed use: retail/commercial/office	Mixed use development site. Original site allocation estimate of 140 units. Now excludes LAS 11561 (48 units completed). Also excludes LAS 11591, LAS 11602, LAS 11605 & LAS 11634, which leaves 16 remaining, plus addition of LAS 11634 (70 units approved on P/1092/16 on 14/4/16).
1786	Site 17	0.09	College Road, 15-29 (Phase 2), adj former Post Office	47	Adj to former Royal Mail sorting office and post office, baptist church	Phase 2 of 51 College Road Development. 120 units in total, but excludes 26 units granted through Prior Approval (LAS 11445) on 15 College Road & 47 units for 2022/23).
		<b>11.67</b>		<b>1602</b>		

## Rest of Borough

Site Number	Allocated Site Number	Total Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1992	EM1 (part)	0.95	Northolt Road Business Use Area (North and South), South Harrow	50	Offices, incl South Harrow Police Station	Employment-led mixed use development site. Only relates to Police Station, as rest of site covered by planning permissions. Lower capacity is based on providing community facilities on this site and lower PTAL rating.
1989	EM2 (part)	0.82	Imperial Drive, 167 and Imperial House, Rayners Lane	114	Offices and college	Employment-led mixed use development site. Relates to Ladbrokes and Regent's College, but excludes Talbot House (part converted to residential through Prior Approvals)
1246	H10	1.45	London Road, land at Stanmore Station	44	Station car park	Retention of adequate car parking provision
1980	H15	0.26	Bacon Lane, Hill's Yard, Edgware	28	Lock-up garages and B1/B2 industrial uses	
1982	H16	0.13	Buckingham Road, 19-25, Edgware	7	Council offices	Community uses
1983	H17	0.41	Donnefield Avenue, Canons Park Station	17	Station car park	Retention of adequate car parking provision
579	H19	0.07	Lowlands Road, 16-24	9	Vacant land	Based on P/5739/15/PREAPP
1783	H2	0.03	Northolt Road, 205-209	7	Derelict	
1993	R3/Regen	0.17	Northolt Road, Roxeth Library and Clinic, South Harrow	26	Library & clinic	Replacement community use. Housing estimates from Site Allocations report.
N/K	Regen	0.16	Honeypot Lane, 304, Haslem House & Chichester Court	34	Vacant children's home and amenity space/parking	P/3896/16 & P/2957/16 granted 28/9/16
N/K	Regen	0.30	Waxwell Lane, car park	34	Car Park	
N/K	Regen	0.13	Vaughan Road, car park	28	Car Park	
N/K	Regen	2.00	Grange Farm Estate redevelopment	267	Council Housing Estate	P/3254/16: 282 existing units (253 social rent & 29 leaseholders) on site & 549 units proposed, giving a net gain of 267 units through estate regeneration. TSA = 4.1ha, the 2ha represents site area for net gain.
		<b>6.88</b>		<b>665</b>		

*These lists contain only the allocated sites which are forecast to deliver part, or their entire predicted yield within the Five-Year Supply period. Unit figures are based on the number estimated to complete within the Five-Year Supply period. For a full list of allocated sites – see the Housing Trajectory.*



# Appendix B

## Harrow's Housing Trajectory

**B.1** The Housing Trajectory shows Harrow's progress towards meeting its strategic housing target. The council has followed CLG guidance in producing the Housing Trajectory, which uses a plan, monitor and manage approach, presented in the chart below.

**B.2** The London Plan (Consolidated with Alterations since 2004, February 2008) set Harrow an annual housing target of a minimum of 400 units per annum between 2007/08 to 2010/11. This 400 annual target is disaggregated 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.

**B.3** The replacement London Plan, adopted in July 2011, reduced Harrow's overall housing requirement to 350 units per annum. The requirement to return vacant dwellings to use was removed and the minimum provision of non-conventional supply was reduced from 15 units to three per annum. This strategic housing target for Harrow came into effect in 2011/12, and ran to April 2015. The Further Alterations to the London Plan (consultation period 15th January - 10th April 2014) increased Harrow's housing target to 593 units per annum as a result of significantly higher population projections resulting from the 2011 Census findings. This revised target came into effect in April 2015, the beginning of this monitoring period.

**B.4** In 2015/16 1,091 net homes were delivered, of which 434 (39.8%) were within the Opportunity Area.

**B.5** Harrow's Housing Trajectory takes into account the following factors:

- Net additional dwellings and non-self-contained units completed since 2009/10
- Net additional dwellings and non-self-contained units completed in the current monitoring period 2015/16
- Long-term vacant stock returned to use
- Projected net additional units to 2025/26
- The annual net additional dwelling requirement, as required by the London Plan (the annual London Plan housing provision target to 2021 has been extrapolated to 2025/26).

**B.6** The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and the likely phasing of development. Windfall assumptions are not specifically included in the trajectory, but the borough's housing target includes a windfall capacity assumption, in line with the methodology agreed for the Strategic Housing Land Availability Assessment (SHLAA), on which the borough strategic housing requirements are based.

**B.7** For future provision, likely contributions to both Harrow's Five-Year Housing Supply and the Housing Trajectory are based on:

- Sites with planning permission as at 31/03/2016, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites where the principle of residential development has been accepted
- Sites with permission, but subject to legal agreement as at 31/03/2015
- Potential deliverable sites, based on the Site Allocations DPD, the Harrow and Wealdstone Action Area Plan, and other identified sites, including sites identified in Harrow's Regeneration Strategy

**B.8** As at the end of March 2016 the council anticipates that completions over the next five years (2017/18 - 2021/22) will exceed London Plan targets. There are 6,714 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,820 net units, while 2,894 net units from other identified sites are also expected to complete in the five-year period. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A.

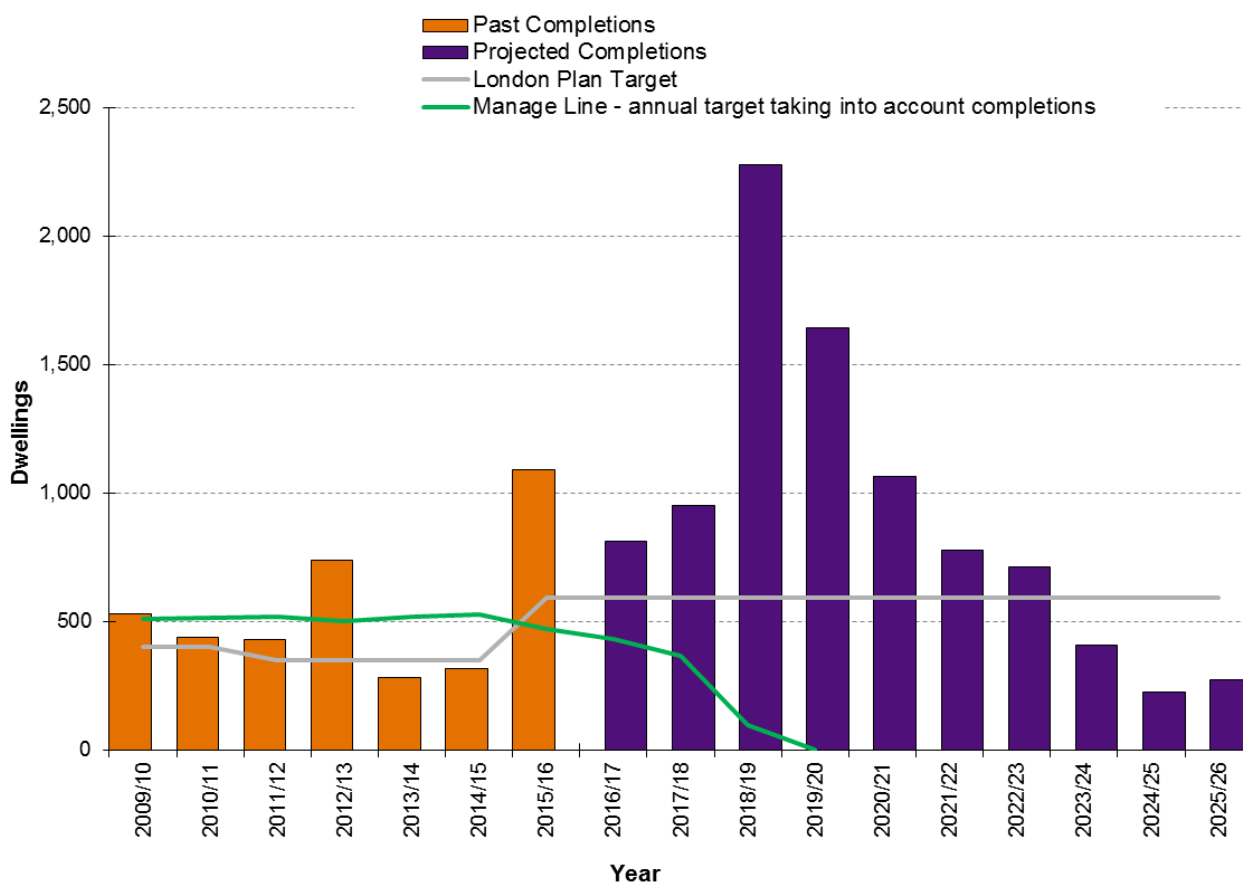
**B.9** All major housing developments are detailed separately in the Housing Trajectory and the trajectory identifies those sites in the Harrow & Wealdstone Opportunity area and those in the rest of the borough. The trajectory shows that, over the next five years (2017/18 to 2021/22), around 70% (4,704 net units) of Harrow's new housing will be delivered in the Harrow & Wealdstone Opportunity Area and the remaining 30% (2,010 net units) around the rest of the borough. Within the Opportunity Area major development is already taking place in Harrow Town Centre - in Gayton Road, College Road, Lyon Road and on the Kodak West site in Wealdstone. Towards the end of the five-year period there is expected to be more major development along the Station Road corridor (Civic Centre site) and in Wealdstone, including the larger Kodak East site. The largest new build developments outside the 'Heart of Harrow' include the Royal National Orthopaedic Hospital, Anmer Lodge in Stanmore and on Northolt Road, South Harrow.



**B.10** The Monitor line in the trajectory shows the number of dwellings above or below the planned rate of delivery at any point in time. It is calculated by totalling housing completions over time (conventional supply) and comparing it to the target rate, using 2009/10 as a baseline. Harrow has been exceeding its housing targets in most years of the plan, with the exception of 2013/14 to 2014/15, but completions in 2015/16 were at the highest level in this plan monitoring period. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by over 4,600 units.

**B.11** The Manage line in the trajectory represents the number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The Manage line shows the pressure to provide new units decreases over time as the over-supply in the early years of the trajectory influences the requirement in the later years. The Manage line should meet the y-axis by 2025/26 (0 left to provide) in order to have met targets. In fact, for Harrow, the Manage line shows the borough meeting its target between 2019/2020. The full five year housing supply and Housing Trajectory tables can be found at [www.harrow.gov.uk/ldf](http://www.harrow.gov.uk/ldf).

**Chart 3.6: Housing Trajectory**



Source: Harrow Council, Planning  
 Note: Five-Year supply runs from 2017/18 to 2021/22

**HOUSING TRAJECTORY 2015/16**

**Harrow & Wealdstone Opportunity Area**

	Site Area	Net	99-09	10/10	11/11	12/12	13/13	14/14	15/15	16/16	17/17	18/18	19/19	20/20	21/21	22/22	23/23	24/24	25/25	25/26
<b>Large Sites with Planning Permission Not Started (not under construction at end of 2015/16)</b>																				
High Street, 19, Sam Maguires PH (AAP5)	0.05	27										27								
St. Johns Road, 1-3, Cumberland Hotel	0.37	121										121								
College Road, 51	0.37	318										159	159							
Harrow View, Kodak East (AAP2)	10.42	1800										225	225	225	225	225	225	225	225	225
Lyon Road, Congress House, floors 1-6	0.35	54								54										
Lowlands Road, 43-51, Intershop House	0.13	28											28							
Canning Road, Premier House, 4th floor	0.04	10											10							
Herga Road, 12-22, Interphone House	0.09	31									31									
College Road, 15, College House	0.04	26								26										
Kymerley Road, Kings House	0.12	262										262								
College Road, 104, Vyman House (AAP15 part)	0.05	15										15								
College Road, 102 (AAP15 part)	0.04	25										25								
College Road, 88-98, floors 1-3 (AAP15 part)	0.13	29										29								
<b>13 sites</b>	<b>12.18</b>	<b>2746</b>								<b>111</b>	<b>0</b>	<b>863</b>	<b>422</b>	<b>225</b>	<b>225</b>	<b>225</b>	<b>225</b>	<b>225</b>	<b>225</b>	<b>225</b>
<b>Small Sites with Planning Permission Not Started (not under construction at end of 2015/16)</b>																				
<b>31 sites</b>	<b>0.61</b>	<b>113</b>								<b>7</b>	<b>65</b>	<b>41</b>								
<b>Large Sites Under Construction (at end of 2015/16)</b>																				
Whitefriars Avenue, Colart (AAP4)	0.63	84																		
Lyon Road, Equitable House and Lyon House	0.99	310										100	100	110						
Station Road, 321	0.05	22									22									
Harrow View, Kodak West (former Zoom Leisure)(AAP2)	5.38	314										95	95	94						
College Road, 53-61, First National House, floors 3-7	0.08	54																		
College Road, 53-61, First National House, floors 1-2	0.03	24																		
High Street, 171-177, Orion House	0.09	22																		
Kymerley Road, Queens House	0.08	200										200								
Station Road, 118, Kirkfield House	0.14	47																		



Rest of Borough

	Site Area	Net	99-09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
<b>Large Sites with Planning Permission Not Started (not under construction at end of 2015/16)</b>																				
Coverdale Close, Anmer Lodge (R4)	0.95	120											60	60						
Rayners Lane Estate, Big G, Phases 3 & 4	0.68	30											30							
Common Road, The Princess Alexandra Nursing Home	2.83	64											32	32						
Northwick Park Road, 2 -12, Comfort Inn Hotel	0.39	48										48								
Brookley Hill, Royal National Orthopaedic Hospital (GB1)	12.80	347											69	69	69	70	70			
Pinner View, St George's Playing Field (GO3)	0.73	27										27								
Church Road, 43, Crazy Horse PH	0.09	12											12							
Marsh Road, 221, The George PH	0.12	25											25							
Imperial Drive, Talbot House, 204-226, ground, 1st (EM2 part)	0.09	37												37						
Imperial Drive, Talbot House, 204-226, lower ground floor (EM2 part)	0.05	17										17								
Northolt Road, 152-158, Eaton House (see also 'Legal Agreements')	0.07	53											26	27						
Merrion Avenue, Jubilee House	0.57	67										67								
High Street, 159, Marlborough House	0.16	25										25								
<b>13 sites</b>	<b>19.52</b>	<b>872</b>										<b>184</b>	<b>254</b>	<b>225</b>	<b>69</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Small Sites with Planning Permission Not Started (not under construction at end of 2015/16)</b>																				
<b>112 sites</b>	<b>4.76</b>	<b>177</b>										<b>36</b>	<b>89</b>	<b>52</b>						
<b>Large Sites Under Construction (at end of 2015/16)</b>																				
Honeypot Lane, Government Buildings, Phases 7-9	1.05	122									122									
Kenton Lane, 323, Kenton Lane Farm (GO6)	1.43	29										14	15							
Rayners Lane Estate, Phase Big G, Phases 1&2 - Blocks 1.2.3	0.69	23									23									
Sudbury Hill, 1-5	0.62	63										30	33							
Bishop Ken Road, land at St Michaels & All Angels Church, and Wykeham Hall	0.16	12										12								
Marsh Road, 130, Kingsbridge House	0.06	12									12									
Cavendish Avenue, Ambassador House	0.10	12									12									
The Broadway, Buckingham House West	0.03	10									10									
<b>8 sites</b>	<b>4.15</b>	<b>283</b>									<b>179</b>	<b>56</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Small Sites Under Construction (at end of 2015/16)																	
75 sites	4.69	179							127	44	8	0	0	0	0	0	0
<b>Sites with Legal Agreement</b>																	
Alexandra Avenue, 219, former Matrix PH (H4)	0.28	60									60						
Northolt Road, 152-174, Townsend House & Eaton House (EM1 part) (additional units)	0.15	63									31	32					
Pinner Road, 12-22, Quality (Harrow) Hotel	0.34	64									64						
Hindes Road, 11-17	0.22	29									29						
Rayners Lane, Tithe Farm Social Club	0.30	30									30						
<b>5 sites</b>	<b>1.29</b>	<b>246</b>									<b>214</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Allocated and Other Identified Sites (10+)</b>																	
London Road, land at Stanmore Station (H10)	1.45	44									44						
Bacon Lane, Hill's Yard, Edgware (H15)	0.26	28										28					
Donnefield Avenue, Canons Park Station (H17)	0.41	17									17						
Rayners Lane/High Worples, part of Rayners Lane Station car park (H6)	0.72	50											50				
Alexandra Avenue, 465-473, adj Rayners Lane Station (R1)	0.11	15												15			
Northolt Road, Roxeth Library and Clinic, South Harrow (R3/Regen)	0.17	26										26					
Pinner Road, North Harrow Methodist Church (GO7)	0.34	48															48
Honeypot Lane, 304, Haslem House & Chichester Court (Regen)	0.16	34								34							
Waxwell Lane, car park (Regen)	0.30	34									34						
Vaughan Road, car park (Regen)	0.13	28									28						
Grange Farm Estate (Regen)	2.00	267									89	89	89				
<b>11 sites</b>	<b>6.05</b>	<b>591</b>								<b>34</b>	<b>212</b>	<b>143</b>	<b>89</b>	<b>0</b>	<b>50</b>	<b>15</b>	<b>0</b>
<b>Allocated and Other Identified Sites (small)</b>																	
Buckingham Road, 19-25, Edgware (H16)	0.13	7										7					
Lowlands Road, 16-24 (H19)	0.07	9									9						
Northolt Road, 205-209 (H2)	0.03	7									7						
<b>3 sites</b>	<b>0.23</b>	<b>23</b>									<b>16</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Local Plan Allocations for Employment-led Mixed Use Redevelopment Sites</b>																	
Northolt Road Business Use Area (North and South), South Harrow (EM1 part)	0.95	50														50	



# Appendix C

## Removed Indicators

**C.1** The following indicators have been removed from this and future Authority's Monitoring Reports as the proposed schemes are no longer viable.

**C.2** The Pinner Road bus priority scheme was identified through Harrow's Local Implementation Plan and has been cancelled due to finding statutory undertakers plant and underground infrastructure, and so will not be progressed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA10	Completion of Pinner Road bus priority scheme	Complete by end 2012/13		Works stall by end 2011/12

**C.3** The Northumberland Road Major Scheme was identified through a major bid to TfL under their Major projects program. The bid was not successful because it did not meet TfL's criteria and, therefore, Harrow is concentrating on other areas within the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA18	Northumberland Road 20mph Zone	Scheme implemented by 2015		Scheme not submitted to TfL by end 2012 and not underway by end 2014



# Appendix D

## Glossary

- Area Action Plans (AAP): An Area Action Plan is a Local Plan Document that will be used to provide a planning framework for areas of change and conservation.
- Authority's Monitoring Report (AMR) (previously known as Annual Monitoring Reports): This is a report produced by the council pursuant to Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The report must contain the title of each Local Plan document and supplementary planning document specified in the council's Local Development Scheme, the timetable and stage reached in the preparation of these documents, the reason(s) in the event that the preparation of any document is behind timetable, and in the event that any of these documents have been adopted within the period of the AMR, a statement of that fact and of the date of adoption. The AMR must also: (i) specify any Local Plan policy not being implemented, and a statement of the reasons and any remedial steps to be taken; (ii) report progress against any Local Plan target for the number of dwellings and affordable dwellings for the period of the report and for the period following the publication of the target; (iii) details of any neighbourhood development order or neighbourhood development plan; (iv) details of any charging schedule prepared under the Community Infrastructure Levy Regulations; and (v) details of any action undertaken by the local planning authority pursuant to the duty to cooperate with other organisations. Authority's Monitoring Reports for Harrow continue to cover the period 1st April to 31st March of each year, although the 2012 Regulations enable more frequent reports to be produced and require local planning authorities to make any up-to-date information collected for monitoring purposes publicly available as soon as possible after the information becomes available.
- Business Improvement Districts (BIDs): Business Improvement Districts are a Government initiative to encourage businesses to regenerate trading environments by working together, in ways they decide themselves. These improvements could include extra marketing, festive events, additional cleaning and security.
- Communities and Local Government (CLG or DCLG): The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system.
- Confidence Interval: Statisticians use a confidence interval to express the degree of uncertainty associated with a sample statistic. Confidence intervals around a sample mean estimate the likely difference between the sample mean and the population mean. They specify a region where the population mean is likely to lie using the standard error of the mean.
- Conservation Area: An area of special architectural or historic interest, the character of which is desirable to preserve or enhance. There are a total of 28 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the council, although the Secretary of State can also designate them.
- Controlled Parking Zone (CPZ): An area where on-street parking either requires permits or is restricted by single or double yellow lines.
- Core Output Indicators (COI): This is a set of indicators formerly devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance, such as housing employment and the environment.
- Core Strategy: The Core Strategy is the Local Plan Document that sets out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Harrow's Core Strategy was adopted 16th February 2012.
- Development Management Policies: These are policies used by the council when making decisions on planning applications and related planning consent regimes. The planning decisions criteria of the London Plan (2011), together with the policies of the Core Strategy (2012), the Development Management Policies Local Plan (2013) are the adopted development management policies for Harrow.
- Development Plan: Under section 38 of the Planning and Compulsory Purchase Act 2004 (as amended) the development plan means (in London) the London Plan and the local planning authority's development plan documents, including the saved policies of the Harrow Unitary Development Plan (2004). Section 38 requires that, if regard is to be had to the development plan for any determination under the planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

- Economically Active: People of working age who are either in employment or unemployed.
- Employment Rate: The number of people in employment expressed as a percentage of the resident population.
- Employment Use Classes: B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2 - General Industry; B8 Storage or Distribution.
- Equivalised Income: An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.
- 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.
- Listed Building: A building that is of national, architectural or historic importance. The Secretary of State (Department for Media, Culture and Sport) is responsible for the Statutory List of Buildings of Architectural or Historic Interest. Any building they deem to be of national historic and architectural value can be added to this list, and, therefore, becomes a listed building.
- Listed Building Consent: Consent that needs to be obtained before work is carried out on a listed building. Listed building consent may be needed irrespective of whether or not planning permission is required.
- Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. Harrow's fifth LDS was published in June 2012.
- Local Plan: Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations
- 2012 the Local Plan is the collective term for a local planning authority's local planning documents which have 'development plan' status, for the purposes of making planning determinations, under section 38 of the Planning and Compulsory Purchase Act 2004 (see above). In Harrow the following documents for the Local Plan: the Core Strategy (2012); the Heart of Harrow Area Action Plan (2013); the Development Management Policies (2013); the Site Allocations (2013); and the Joint West London Waste Plan (still in draft).
- London Plan: The current London Plan was adopted in July 2011 and forms a part of the Local Plan for Harrow.
- Micrograms ( $\mu\text{m}$ ): 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 ( $\text{PM}_{10}$ ): 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.  $\text{PM}_{10}$  are particles that measure 10 micrograms ( $\mu\text{m}$ ) or less. This standard was designed to identify those particles likely to be inhaled by humans, and  $\text{PM}_{10}$  has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.
- National Planning Policy Framework (NPPF): Streamlined national planning policy, produced by the Government and published 27th March 2012, which supersedes previous planning policy statements (PPS) and planning policy guidance (PPG) documents. The NPPF is accompanied by a separate national planning policy document for traveller sites.
- Office of National Statistics (ONS): The national office responsible for monitoring and reporting the production and publication of all official statistics in the UK.

- Photovoltaic (PV): A method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect. Photovoltaic power generation employs solar panels composed of a number of solar cells containing a photovoltaic material.
- Planning Application: An application to the local planning authority for express planning permission to undertake development.
- Policies Map: A graphical illustration of the policy designations and site allocations contained in Development Plan Documents required under Regulation 9 of The Town and Country Planning (Local Planning) (England) Regulations 2012. It also shows the borough's conservation areas and sites of special scientific interest.
- Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections, which are widely used by the London Boroughs. GLA projections are generally dwelling constrained (i.e. They use census data as the baseline but then housing completions in each year to provide an estimate of the current population of the borough and London. The SHLAA-based projections (Strategic Housing Land Availability Assessment) are used to forecast borough populations but, unlike ONS projections, do not account for migration to the same extent.
- Public Transport Accessibility Level (PTAL): This is a method used in transport planning to assess the access level of geographical areas to public transport. It is used to calculate the distance from any given point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.
- Statement of Community Involvement (SCI): Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare an SCI. The SCI sets out how the council will involve the public and other organisations in the preparation of the Local Plan and in the determination of planning applications. The SCI is a local development document but is not a development plan document. Harrow's SCI was adopted in 2006.
- Strategic Environmental Assessment/Sustainability Appraisal: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term Strategic Environmental Assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the Local Plan.
- Strategic Flood Risk Assessment (SFRA): A local planning authority is required to prepare a Strategic Flood Risk Assessment (SFRA) to inform the sustainability appraisal of its local development documents and to "provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process".
- Supplementary Planning Documents (SPD): These will cover specific thematic or area-based issues on which the plan-making authority wishes to provide more detailed guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. For example they vary often provide design advice for certain types of development, or set out character appraisals and management proposals for conservation areas. SPDs do not form part of the development plan or and are not subject to independent examination in public. However, their preparation does involve public consultation and must go through the council's own adoption procedures.
- Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the Town and Country Planning (Use Classes) Order 1987 as amended by the 'Town and Country Planning (Use Classes) (Amendment) (England) Order 2005'.