

# Harrow Local Plan Authority's Monitoring Report



**Monitoring Period** 1 April 2016 - 31 March 2017



1. Introduction	3
Monitoring Harrow's Local Plan	
2. Protect the historical and environmental features that contribute to Harrow's character and distinctiveness as a place to live, work and visit	7
3. Enhance the infrastructure, environment and other resources which make Harrow a desirable place to live, work and visit	19
4. Manage the Borough's contribution to climate change and increase resilience to flooding	73
5. Adapt to population and demographic changes to meet people's needs and quality of life	79
6. Monitoring Harrow's Community Infrastructure Levy	87
7. Neighbourhood Planning	89
8. Duty to Co-operate	91
9. Local Plan Timetable	93

<b>Appendices</b>	
A. Five-Year Housing Supply	95
B. Harrow's Housing Trajectory	119
C. Sites Identified in the Harrow & Wealdstone Area Action Plan and the Site Allocations Document	127
D. Removed Indicators	139
E. Glossary	141



# 1 Introduction

**1.1** This year's Authority's Monitoring Report is the fifth to monitor Harrow's Core Strategy indicators which were adopted in February 2012. Existing indicators from previous reports which monitored saved Unitary Development Plan (UDP) 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 thirteenth AMR that the council has prepared. All previous reports are available to view and download from the council's website: <https://www.harrow.gov.uk/planning-developments/local-development-scheme>.

**1.3** The latest AMR provides an analysis of performance for the period 1st April 2016 to 31st March 2017. 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 2016/17 AMR:

- 655 new homes (net) were completed in the borough in 2016/17, against a nominal target of 593 net additional homes per annum. This is the third highest number of completions achieved in any year during the current plan monitoring period (2009/10 to 2025/26). This brings the total net number of new dwellings delivered to 4,698 since 1st April 2009.
- Within the Harrow & Wealdstone Opportunity Area 335 additional new homes were delivered in 2016/17, bringing the total number of net completions in this area to 1,319 since 2009/10
- The Housing Trajectory shows an overall potential housing supply for the borough of 13,426 dwellings (including non-conventional supply) between 2009/10 and 2025/26, exceeding the current Local Plan target of 8,723 by 4,703 dwellings.
- There are 7,055 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 4,352 net units, while 2,702 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 4,090 units (or by 3,942 taking into account the 5% buffer).
- In 2016/17 just three net affordable dwellings were completed, bringing the net number of new affordable homes delivered between 2009/10 and 2016/17 to 984. In respect of the plan target, which equates to a minimum of 1,160 new affordable homes by 2016/17, there is currently a shortfall of 176 units.
- There continues to be a loss in the amount of office floorspace in Harrow Town Centre, totalling around 27,000 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 2016/17, permissions resulting in a loss of 47,078 m<sup>2</sup> of office space have been granted for a change to residential in Harrow Town Centre and 104,895 m<sup>2</sup> of office floorspace borough-wide.
- There was a significant amount of new Class (B1a) office floorspace, totalling 7,095 m<sup>2</sup>, delivered during 2016/17. However, there was a net loss of 26,005 m<sup>2</sup> across the borough, 10,843 m<sup>2</sup> of which was in Harrow Town Centre, not including A2 (Financial & Professional Services) of which there was a net gain of 353 m<sup>2</sup> borough-wide and a net gain of 262 m<sup>2</sup> in Harrow Town Centre. Office vacancy rates in Harrow Town Centre now stand at 11.6%, significantly lower than previous years and much lower than the peak level of 30% in 2010/11.
- The average vacancy rate within the borough's town centres now stands at 3.68%, with two centres having no vacancies (although both Kingsbury and Sudbury Hill are only partially located in Harrow, and the figures only cover those units in Harrow). The noticeable reduction in vacancy rates from 7.50% in 2009/10 can in part be attributed to the ongoing improvement of the economy. None of the borough's town centres have had an increase of more than 5% over the last five years, the highest being Stanmore

with an increase of 4.85%. Vacancy rates in Edgware, North Harrow, Rayners Lane and Queensbury have decreased by 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 2016/17. Other notable schemes include: walking projects; local safety schemes; 20 mph zones; a freight strategy; and highway improvements. Many of the current Local Implementation Plan (LIP) schemes are now completed. The Legible London signage 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 (TfL) for local town centres throughout the borough. 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 in the coming years.
- A total of £2,007,224 of S106 contributions was received during 2016/17. The amount collected through CIL during the year was £5,457,774. This means that a combined total of £7,464,998 was received for infrastructure funding during the year. This represents a significant increase compared to the annual average of £2,467,118 negotiated through S106 agreements between 2009/10 and 2013/14 (i.e. prior to the introduction of CIL). As CIL receipts are dependent on development activity (i.e. development commencing), it is difficult to predict future receipts, other than to note that the system has been in place for three full monitoring periods and therefore permissions granted at the beginning of the system will have commenced development (or have lapsed) and therefore the rate of increase in receipts due simply to the introduction of the system will level out.
- 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). In 2016 the roadside station (Pinner Road) slightly exceeded the target (20 µg/m<sup>3</sup>) for PM<sub>10</sub> particulates having met the target for the first time the previous year. Nitrogen dioxide levels were still being exceeded at the roadside station (Pinner Road).

## Population Context

**1.6** According to the Office for National Statistics (ONS) the borough had an estimated resident population of 248,800 in mid-2016. Over the past decade the borough's population has increased by 11.2% (25,100).

**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 fifteen years. There has been a slight slowing down in the borough's population growth over last five years, with an annual average increase of 0.68%, compared to 1.28% annual average growth over the previous decade.

**1.8** The 2016 Mid-Year Estimates (MYE) show that the borough has a slightly higher proportion of children aged 15 and under compared to the national and London levels, 20.6% of Harrow's residents are aged under 16 (51,250), slightly higher than London overall (20.4%) and England, at 19.1%. 64.2% (159,800) of Harrow's population are of working age (age 16-64), below the London level of 67.9%, but above England's level of 63%. The number and proportion of older people in Harrow continues to increase. 15.2% (37,700) are now aged 65 and over, compared to: 15% in 2015 (36,950) 14.8% in 2014 (36,350); 14.6% (35,500) in 2013 and 14.3% (34,700) in 2012. This 2016 level compares to 11.6% in London overall and 17.9% nationally.

**1.9** Harrow's population growth (from June 2015 to June 2016) can largely be attributed to natural change with 2,170 more births than deaths. Internal migration resulted in a net loss of 4,160 people, whilst international migration showed a net gain of 3,590 people, so overall there was a net loss of 550 people though internal and international migration over this period. Population churn through internal migration is significant - between mid-2015 and mid-2016 13,300 people moved to Harrow from other parts of London and elsewhere, whilst 17,400 moved out of the borough to other parts of London and the UK.

**1.10** The GLA's 2016-based household projections (produced using the GLA population projections and the 2014-based DCLG (Department for Communities and Local Government) show that there could be around 90,400 households in Harrow in 2016, with an average household size (AHS) estimated to be 2.74 persons, just below the 2011 AHS of 2.81. London's average household size was estimated to be 2.43 in 2016.

## Ethnic Diversity

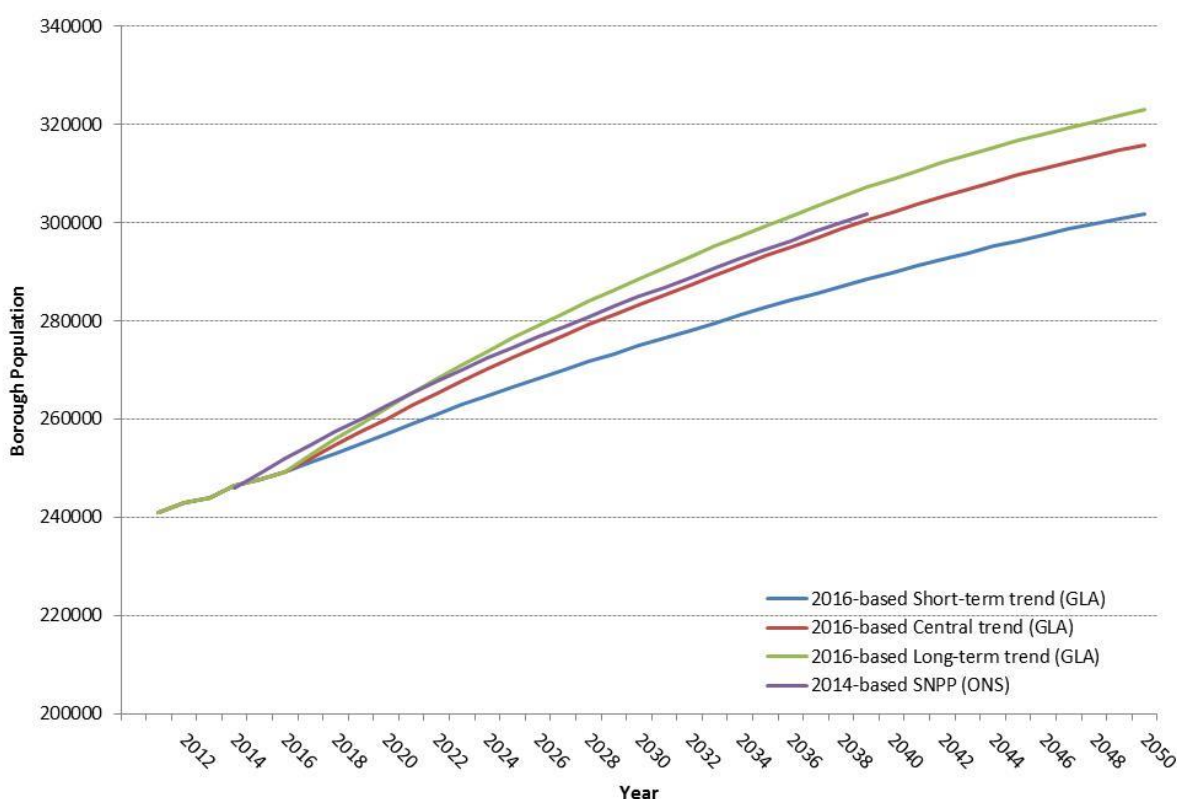
**1.11** Harrow has one of the most ethnically diverse populations in the country. The 2011 Census shows that 69.1% of Harrow's residents are of ethnic minority, where ethnic minority is defined as all people who are non-

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 2016-based Central trend 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 these projections show that Harrow's population could be around 301,000, 21% higher than the 2016 population level (2016 MYE).

**Chart 1.1: Population Projections for Harrow (2011-2050)**



Source: 2014-based Sub-National Populations Projections (ONS) & 2016-based Population Projections (GLA)

**1.13** By 2039 20.3% (61,200) of Harrow's residents could be aged 65 and over, compared to the current level of 15.2% (37,700) according to the ONS 2014-based SNPPs & the 2016 MYEs. Accordingly, around 11,500 residents (3.8%) could be aged 85 and over by 2039, more than double the current ONS mid-2016 estimate of around 5,350 people (2.2%). At the opposite end of the age spectrum, the borough could also see a growth in the under 15 age group of 11.6% (+5,600) 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 borough and is equivalent to 4.37 ha per 1,000 people. 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, Grimsdyke 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 2016/17 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.

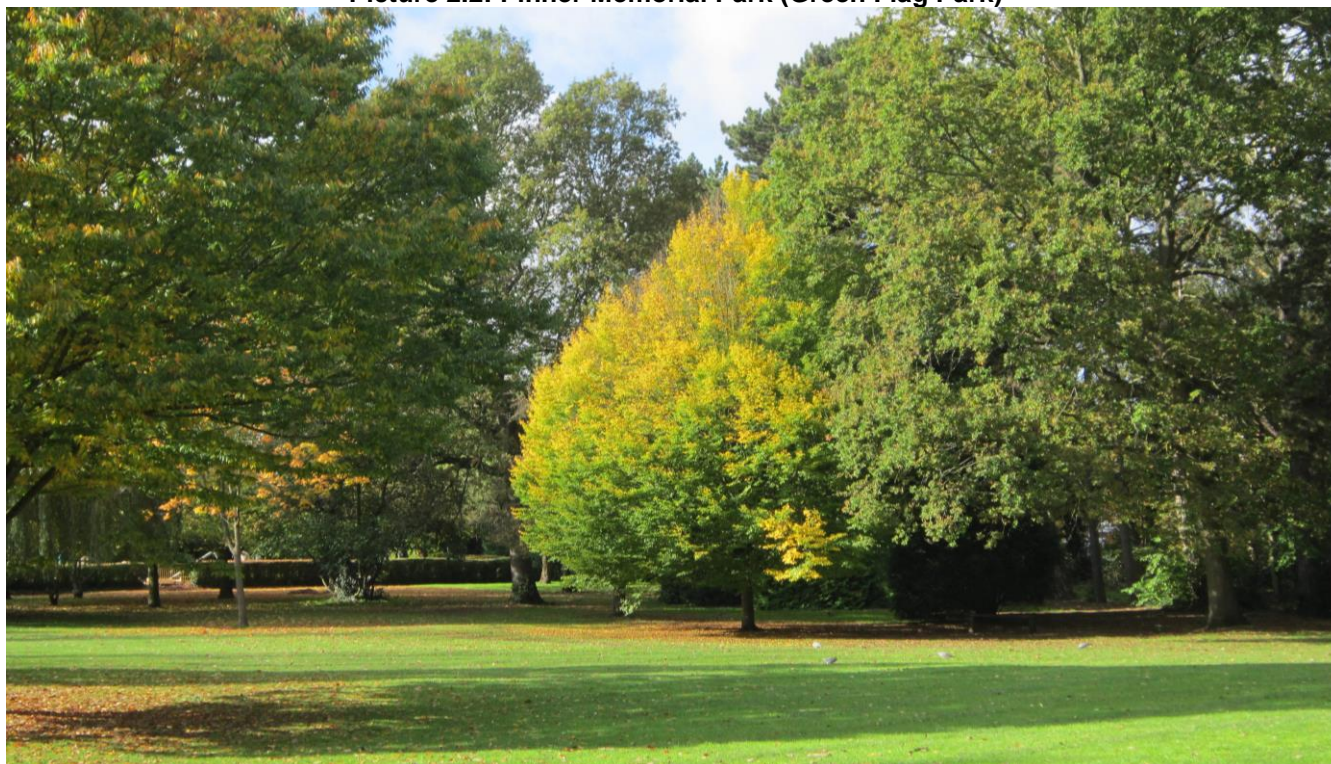
**2.4** In 2016/17 five of Harrow's 28 parks (18%) were managed to Green Flag standards as they were in 2013/14. These are:

- 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 2016/17 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 2016/17 for development adversely affecting an identified local view.

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 2016/17 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
- 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 2016/17, 15 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 joint Heritage Lottery Fund and Harrow Council masterplan for Harrow's heritage centre and community museum are likely to see the forthcoming removal of Headstone Manor from the Heritage at Risk register. Similarly, the preparation of the Bentley Priory Open Space Management Plan 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, the former Wealdstone Police Station, 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 Historic England's '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 2016/17 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 2016/17 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 2016/17 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 Major 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 updated in July 2017. There are over 700 buildings and structures on the Harrow local list. During 2016/17, the following additions were made to the local list:

- 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 2016/17 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 2016/17 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

## 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

**2.21** 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. 100% will be achieved once guidance has been written for the relatively newly designated Pinner Road Conservation Area which was designated in 2015; consultation on the draft SPD occurred 2016/17 and the amended draft is due to be put forward for adoption 2017/18.

## Heritage Assets - Parks & Gardens

**2.22** In 2016/17 none of Harrow's four historic parks & gardens were covered by an adopted management plan, representing coverage of 0%. No progress has been made on management plans for historic parks and gardens due to resourcing.

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

**2.23** Harrow's local list of locally important historic parks and gardens was initially reviewed during the 2016/2017 monitoring period. Permission was granted at July 2017 Cabinet for public consultation on the addition of Paines Lane Cemetery to the Local List of Historic Parks and Gardens and the enhancement of the Local List description for Pinner Memorial Park. Consultation is due to take place during the 2017/2018 period.

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

**2.24** 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.

**2.25** 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. In 2016/17 there were no appeals allowed for garden land development. This still nonetheless 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

**2.26** In 2016/17 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

**2.27** In 2016/17 there were no appeals allowed for works to protected trees. The total number of appeals allowed in the last five years remains at three.

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

**2.28** 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 eleven broad habitat categories and six species or species groups as priorities for Harrow.

**2.29** Selected BAP habitats:

Woodlands	Decaying Timber	Parks
Grassland	Wasteland (Brownfield)	Garden and Allotments
Heathland	Bare Ground	Built Environment
Standing and Running Water	Wildlife Corridors	

**2.30** Selected species:

Bats (all species)	Hedgehog	Heath Spotted Orchid
Reptiles and Amphibians	Southern wood ant	Coralroot

**2.31** The BAP may be downloaded from the Harrow website:  
[http://www.harrow.gov.uk/info/200162/conservation\\_and\\_biodiversity/282/biodiversity](http://www.harrow.gov.uk/info/200162/conservation_and_biodiversity/282/biodiversity).

**2.32** Harrow's PPG 17 Study of Open Space, Sport and Recreation identified 28 sites of natural and semi-natural open space in the borough in 2010. Of these 11 (39%) were recorded as meeting or exceeding the recommended minimum quality standard. There has been no update to this study nor survey work undertaken.

The 2016/17 target for improvement (60%) was regarded as challenging given the council's current funding constraints which have precluded subsequent qualitative monitoring to date.

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)		Fewer than 60% by 2016/17 Fewer than 65% by 2021/22 Any subsequent PPG17 study identifies material deterioration in quality compared to 2010 study.

**2.33** There are 44 locally designated Sites of Importance for Nature Conservation (SINCs), as adopted in the Harrow Local Plan Site Allocations document in July 2013. In 2016 there were 21 (45.5%) Local Sites with some degree of positive management for nature conservation. Adoption of a management plan for Harrow Cemetery in 2016/17 took this to 50%. Besides drawing up and implementing plans for the other half, and updating existing plans there is a need to review their success.

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		Fewer than 60% by 2016/17  Fewer than 70% by 2021/22  No increase in the number of SINCs in positive conservation management over a rolling three-year period

**2.34** In 2016/17 no applications approved for development adversely affecting the functional flood plain (zone 3B), contrary to EA advice. However, the indicator does not present a true picture of the situation because of permitted development rights and larger-scale applications allowed on appeal.

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)

**2.35** Flood mitigation works for Newton Park West commenced in 2017/18 (thanks to Environment Agency support) but there were no improvements to Newton Farm Ecology Park or Roxeth Park. Harrow's Green Grid project continues to deliver biodiversity improvements where possible. Schemes for Headstone Manor (with EA/HLF funding) and at Bentley Priory should deliver further benefits in the next two years. Looking forwards there is a danger that revenue constraints may undermine the long term benefits of capital projects and ability to secure external funding.



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

**2.36** Although there were improvements along the Belmont Trail in previous years, Green Grid funding cuts precluded work here in 2017/18. 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

**2.37** 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.

**2.38** 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.

**2.39** 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

**2.40** 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.

Woodland and grassland assessments have been planned for 2018.

- 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

**2.41** 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.

**2.42** 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. However, the survey data for existing sites are out of date and don't necessarily cover all sites that may be of importance in relation to their habitats or the communities and species they support.

## Locally Designated Areas

**2.43** 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

**2.44** 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)

**2.45** Areas of deficiency in access to nature 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. The increasing recognition of the importance of the physical and, social and mental health benefits underlines the need to address this deficiency via practicable means as opportunities arise.

## Addendum

**2.46** The 25 Year plan for the environment makes some 90 references to **natural capital** and to the **ecosystem services** which such features provide. The borough will need to address these new approaches within its strategies (e.g. for Green Infrastructure) and in its future monitoring programme.



**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 (CIL) 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 - 2013/14 shows that S106 contributions secured towards infrastructure have varied considerably over that period, peaking at £8,771,315.60 in the 2012/13 monitoring period. This is largely due to the Kodak site being granted permission, which secured the vast amount of the S106 obligations in that year. With the introduction of the Community Infrastructure Levy (CIL) in Harrow on 1 October 2013, most infrastructure funding is now coming from this source rather than S106. For example, a more intensified scheme for the Kodak site was granted permission in December 2015 but secured much less S106 funding as previous contributions secured in 2012/13 as these could no longer be justified under the CIL regime where S106 should be required only to make development acceptable in planning terms and the pooling of contributions limited (with such infrastructure being funded by CIL instead).

**3.4** In light of the above, from 2014/15 S106 contributions will be measured by actual receipt of funds rather than what has been secured by grant of permission/S106 agreement, as not all schemes will be implemented. This is also consistent with how CIL income is measured - namely when CIL is actually received upon commencement of development.

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

Infrastructure	Amount Contributed (£)							
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Public Transport	540,000	578,000	250,000	14,470	1,192,000	-	-	-
Highways/ Infrastructure	219,692	346,457	90,000	3,376,320	255,661	20,554	70,500	408,584
Green Belt	-	260,000	-	-	-	-	-	-
Public Open Space	-	162,325	-	9,370	55,000	14,960	-	-
Parks	25,000	43,850	100,000	1,360	24,073	-	579,528	16,255
Community Services	6,759	81,218	53,440	1,710,000	706,172	111,086	58,822	284,985
Leisure/ Sports Ground	85,331	15,000	-	1,980,000	248,800	-	84,552	1,050,000
Drainage	10,000	-	-	176,000	-	-	-	184,800
Health Care	99,885	125,000	35,000	313,835.60	185,148	15,429	150,120	12,600
Public Art	-	-	50,000	-	14,339	-	-	-
Education	-	188,694	177,622	1,189,600	515,096	-	180,000	50,000
<b>Total</b>	<b>986,667</b>	<b>1,818,544</b>	<b>756,062</b>	<b>8,771,315</b>	<b>3,196,289</b>	<b>162,029</b>	<b>1,123,524</b>	<b>2,007,224</b>

Source: Harrow S106 Monitoring, Harrow Council

Note: 2014/15 figures onwards are actual sums received in that monitoring period rather than those agreed through the grant of planning permission/S106 agreement. Years prior to that to be reviewed/confirmed to provide actual receipts so as to allow comparison with CIL receipts over the full Local Plan period.

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 2: Infrastructure Contributions (CIL)**

Harrow CIL	Amount Received			
	2013/14	2014/15	2015/16	2016/17
	£14,107	£183,399	£544,529	5,457,774

Source: Harrow CIL Monitoring, Harrow Council

**3.5** Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2016/17 is £7,464,998 from both CIL and S106. This represents a 656% gain on 2009/10, or an 82% increase per annum. This is due in part to the borough introducing its Community Infrastructure Levy (CIL) 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, which is anticipated to generate higher, more consistent infrastructure funding as it applies to a wider range of developments. The most recent figures are likely to represent a peak in funding however, as S106 receipts are typically linked to the progress of development (i.e. upon commencement, upon occupation) and take several years to filter through the system, whereas CIL is payable upon commencement. The respective peaks of these two different scales are likely to have coincided in 2016/17 as the infrastructure funding system transitions from a purely S106 one to a CIL/S106 hybrid system.

**3.6** In 2016/17 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)

**3.7** 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, and have carried forward into both the London Plan 20163 and the draft London Plan (2017).

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

**Picture 3.1: Lexicon Development, Gayton Road, in the Harrow and Wealdstone Opportunity Area**



Source: Harrow Council, Planning

**3.8** 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

**3.9** By September 2016 (start of the 2016/17 school year), 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. The majority of the projects were completed by the end of 2015. In addition to the permanent additional school places created, temporary additional classes (bulge classes) have also been opened since 2009 as needed to meet increased demand, mainly in reception but also in other year groups. No bulge classes were required in September 2016 because the permanent expansions had been delivered.

**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. Seven additional permanent Year 7 forms of entry have been created through the expansion of two existing schools. Twelve 12 additional permanent Year 7 forms of entry have been created through the opening of free schools in Harrow. Further expansions were implemented by some High Schools from September 2016 and others are planned from 2017.

**3.11** 151 additional special educational needs places have opened in six schools. These include expansions of special schools and new additional resourced provision in primary schools. In September 2016, additional resourced nursery provision was opened in one school as a pilot.



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

**3.12** Harrow's demographic profile of children entering its primary schools has shown an increasing trend over the past ten years, since 2005/06. The increases in numbers of primary age children have been very significant and have posed challenges for the local authority and schools to ensure sufficient school places for all children.

**3.13** Overall the reception projections for this year continue that of last year's indicating that there is a plateauing of the projections with a small overall increase. The baseline projections peak in 2024/5 at 3,291 following a small decline from 2018/19. The continued sharp increases into the next decade, which have been predicted during the past few years, are no longer projected.

**3.14** Following the expansion programme and free schools in September 2016 there were 3,450 reception places. For the first time in several years there are vacancies in reception classes which are concentrated in a small number of schools. Given the significant increase in school places to meet rising demand there needs to be a period of time for the situation to settle and be monitored.

**3.15** The Central Primary Planning Area is the only planning area that is indicating a shortfall of places overtime. The shortfall peaks in 2026 where without additional capacity there could be a shortfall of up to 6 forms of entry. Although a shortfall is identified in September 2017, this is unlikely based on current admissions information and that there are also some schools close to the boundary of the Central Planning Area with vacancies.

**3.16** This Planning Area has the majority of housing development planned and the increase in projected pupils is aligned with the estimated timescale for the developments to come forward. Two new school sites have been identified within this area. Harrow View Primary School is planned to have 3 forms of entry or 90 places per year group and the school site on the existing Civic Centre regeneration site will provide a further 2 forms of entry or 60 places. These two schools will provide school places for the demand expected to come directly from the housing developments.

**3.17** Over the medium and long term given the volume of housing development will be kept under review because it will be important to bring forward places with demand from the developments and avoid surplus provision over the short term.

**3.18** The projections for Year 7 places continue to show a lower trajectory of increase than the previous 2015 projections. The actual number of pupils on roll has increased from 1,932 in 2012/13 to 2,377 in 2016/17 and the projections continue to increase reaching a peak in 2023/24 at just under 2,970. With the current number of places available there will be a shortfall of 4 to 5 forms of entry in 2022/23. This reduces to 3-5 forms of entry in 2027/28. However, at this time there are a higher number of Year 7 places than required which is resulting in vacancies being concentrated in a small number of schools.

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

**3.19** Harrow School, John Lyon School and Whitmore School continue to thrive in their current locations. A new classroom block was completed at Whitmore School in November 2014. 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. Harrow School subsequently submitted a planning application (Planning ref: P/1940/16) in April 2016 for a major development at the school. The scheme involves the demolition of a number of buildings and construction of a new sports building (7,269 m<sup>2</sup>) and new science building (3,675 m<sup>2</sup>), as well as



replacement car parking and extensive landscaping. Planning permission has subsequently been approved, subject to legal agreement, since the end of the 2016/17 monitoring period.

## Infrastructure - Health

**3.20** 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.

**3.21** 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

**3.22** 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 well 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 primary care premises on the Kodak East site, which is the preferred location, or the existing Civic Centre site to be delivered by the end of 2020/21. Other proposals include the provision of one new GP-led health centre and one 'Out of Hospital' hub by the end of the plan period in 2026 and delivery of a new hub facility in the east of the borough on the existing Belmont Health Centre site by the end of 2020/21. The Site Allocations Local Plan allocates two further sites (Anmer Lodge and Roxeth Library & Clinic) for redevelopment including replacement health care facilities. No new GP led surgeries or polyclinics were completed during 2016/17.

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

**3.23** The NHS will continue to invest in the primary care (GP) estate to ensure it is fit for purpose and able to meet the demand of the local population. In this respect the CCG will look for Community Infrastructure Levy (CIL) contributions to invest in the primary care estate from time to time.

**3.24** 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

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

**3.26** 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 planning application (Planning ref: P/1940/16) for the new sports centre was lodged in April 2016 and has subsequently been approved (in 2017/18), subject to legal agreement.

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

**3.27** 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 2018/19 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)

**3.28** In 2016/17 there was a net gain of 1,734 m<sup>2</sup> of D1 (Non-residential Institution) floorspace, compared to 22,451 m<sup>2</sup> in 2015/16. Over the same period there was a net loss of 804 m<sup>2</sup> of D2 (Assembly and Leisure) floorspace, compared to a loss of 2,457 m<sup>2</sup> in 2015/16 (see Table 3). Overall this year had the lowest amount (930 m<sup>2</sup>) of net growth in D Class floorspace for a number of years, well before the life of the current Harrow Local Plan. Although 21,486 m<sup>2</sup> of D1 floorspace was proposed, there was a loss of 19,752 m<sup>2</sup>, while 140 m<sup>2</sup> of

D2 floorspace was proposed and 944 m<sup>2</sup> lost. The most significant losses were at schools being redeveloped resulting in a loss of floorspace, such as at Cedars Manor School, Whittlesea Road, Harrow (6,525 m<sup>2</sup> to 3,296 m<sup>2</sup>) a loss of 3,229 m<sup>2</sup> and Weald Rise Primary School, Robin Hood Drive, Harrow (5,029 m<sup>2</sup> to 4,020 m<sup>2</sup>) a loss of 1,009 m<sup>2</sup>. The biggest losses to non D Class uses were at Townsend House & Eaton House 152-174 Northolt Road, South Harrow, a loss of 2,655 m<sup>2</sup>, 11-17 Hindes Road, Harrow (1,429 m<sup>2</sup>) and Sonia Court, Car Park & Former Library, Gayton Road, Harrow (1,208 m<sup>2</sup>).

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

Floorspace (m <sup>2</sup> )							
Use Class	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>D1</b>	14,592	11,789	9,871	15,960	20,039	22,451	1,734
<b>D2</b>	2,926	-115	3,243	-1,781	3,290	-2,457	-804
<b>Total (D)</b>	17,518	11,674	13,114	14,179	23,329	19,994	930

Source: Harrow Council, Planning

**3.29** 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	2015/16				2016/17			
	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	7	20,119	-	-	4	350	2	2,307
Community Centre	6	12,714	1	726	1	0	1	239
Day Centre	-	-	1	0	1	160	-	-
Day Nursery	5	1,101	-	-	2	148	2	458
Education	3	271	2	1,067	6	1,965	3	4,716
Gym	2	1,556	3	3,763	-	-	2	1,395
Health/ Medical Centre	9	929	1	0	11	1,016	-	-
Hospital	-	-	1	512	3	9,206	-	-
Leisure	3	1,440	1	726	1	0	-	-
Library	1	1,672	-	-	-	-	-	-
Mother & Baby Centre	1	125	1	125	-	-	-	-
Museum	-	-	1	1,905	-	-	-	-
Place of Worship	5	453	1	259	-	-	-	-
School	30	16,659	34	17,108	14	18,397	5	19,010
Scouts/Guides Premises	1	48	-	-	1	140	1	48
Sports Facilities	6	404	-	-	4	0	-	-
Training Centre	1	87	-	-	-	-	-	-
<b>Total</b>	<b>80</b>	<b>57,578</b>	<b>47</b>	<b>26,191</b>	<b>48</b>	<b>31,382</b>	<b>16</b>	<b>28,173</b>

Source: Harrow Council, Planning

**3.30** 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. In 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 (CIL) in-kind payment, with the developer providing the shell and core; the new library is scheduled to open in 2019/20.

**3.31** 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: Performance of a Midsummer Night’s Dream at Arc House, Harrow**



Source: Anthony Coleman, for Harrow Council

**3.32** 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 provides space for performances and houses a café. The council is planning to refurbish and take over the management of the café later in 2017. 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

**3.33** 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 2017/18		No scoping study commissioned/ underway by end 2016/17

## Transport

**3.34** 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

**3.35** 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: Piccadilly Line Train, Rayners Lane**



Source: Harrow Council, Planning

**3.36** 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**

		AM Peak	PM Peak
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

**3.37** During 2012/13 Transport for London (TfL) 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.

**3.38** 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.

**3.39** 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**

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

Source: TfL

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

**3.41** 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.

**3.42** Harrow's Local Implementation Plan for the period 2011/12 - 2014/15 maintains a commitment that the council will lobby Transport for London (TfL) 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. In 2017, TfL formally announced that Harrow-on-the-Hill Station will have step free access and subsequently enabling works have started on site with an expected completion date of 2020. Four lifts will be installed at the station and a fifth lift or ramp will be added if the proposed housing development is approved. Prior Approval has been obtained for step free access to Harrow on the Hill station (26/01/2018).

**3.43** In addition to Harrow-on-the-Hill Station, Sudbury Hill Station has also been announced for step free access and the council continues to lobby for other stations in the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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

**3.44** 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 2016/17 schemes still outstanding or completed were:

- **Station Road/Hindes Road, Harrow:** Signal timing review
- **Headstone Drive/Harrow View, Wealdstone:** Modelling work is ongoing with TfL and the aspiration remains to include an all red phase at the junction
- **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

**3.45** Harrow's Local Implementation Plan for the period 2016/17 maintains a commitment that the council will work with Transport for London (TfL) to improve orbital bus links. During 2016/17 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

**3.46** The provision of additional bus standing space in Kimberley Road in Harrow Town Centre was completed in 2016.

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

**3.47** During 2016/17 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

**3.48** The bus stop accessibility programme is recognised as a crucial element in the drive to improve the quality of bus services. Currently the borough is 98% compliant and is one of only a few boroughs in London with such a high percentage of compliant bus stops. The 2016/17 programme will include reviews and improvements



at bus stops in the following areas and the council intends to achieve 100% compliance as soon as possible. The following areas are programmed for works:

- Kenton Lane
- Village Way
- Elm Park Road
- Brookshill
- Headstone Lane

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6 CS4 Objective 1 CS6 Objective 5 CS7 Objective 6 CS9 Objective 1 CS10 Objective 1	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

### Transport Infrastructure - Harrow Local Implementation Plan schemes

**3.49** 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 was one walking scheme scheduled for implementation in 2016/17. This will involve providing a formal pedestrian crossing facility on Honeypot Lane, Stanmore (between Broadcroft Avenue and Dalston Gardens). Initial investigations and surveys are complete and the scheme is being designed in discussion with the Transport for London's signals team.

### 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 £130,000 in 2016/17 for two new 20 mph zones in the streets surrounding Longfield School, Dukes Ave, North Harrow and Park High School, Thistlecroft Gardens, Stanmore. Progress with these schemes is as follows:

- Longfield School and Park High School - Traffic calming measures around both schools to support the introduction of a 20 mph zone to be implemented shortly

### Local Safety Schemes (LSS)

This programme of work is focussed on reducing the number of people killed or seriously injured throughout the borough (3 fatalities and 41 serious injuries in 2016) and supports the objectives of both the Mayor for London's Road Safety Plan and Harrow Council's Road Safety Plan to reduce those killed or seriously injured by 40% by 2020.

The council's transport consultant is continuing design work from last year with regard to a scheme for High Road, Harrow Weald, this scheme was scheduled to commence before the end of 2016/17. The council's transport consultant is also continuing design work from last year with regard to changes to the signal phasing at

the Alexandra Avenue/Eastcote Lane junction. This required remodelling of the junction in discussion with Transport for London (TfL) who own and operate all traffic signals on the public highway in London.

Honeypot Lane service road (near Wemborough Road) has been included within this year's programme due to the high level of pedestrian accidents and a scheme to address these accidents is included within the Park High School 20 mph proposals. This scheme involves a kerb build out and a raised flat top hump in the service road to address the high level of pedestrian accidents at that location. The service road will also be included in the 20 mph zone.

### **Bus Priority schemes**

Harrow Council works closely with Transport for London (TfL) to make bus services a more attractive and reliable mode of transport by promoting the use of public transport and improving the highway infrastructure to facilitate bus routes and bus movements. The following areas have been highlighted in this year's programme for improvements:

- Eastcote Lane, South Harrow (Phase 2 between Alexandra Avenue and Roxeth Green Avenue)
- High Road, Harrow Weald
- The Ridgeway, North Harrow (between the bridge and Imperial Drive junction)

#### Eastcote Lane Bus Route Improvement Scheme

Eastcote Lane (Phase 2) is the extension of bus route improvement measures that were carried out along Eastcote Lane in 2015/16. The section of the road identified for investigation is between Alexandra Avenue and Roxeth Green Avenue. This scheme has been passed to our contractor for implementation.

#### High Road, Harrow Weald Bus Route Improvement Scheme

The High Road, Harrow Weald scheme has been issued to the contractor and construction was expected to commence in February 2017.

#### The Ridgeway Bus Route Improvement Scheme

The reliability of the H11 bus route is affected along the section of The Ridgeway between Imperial Drive and Whitmore Road. The main issue identified as the reason for delays on this route is traffic congestion caused by vehicles parking on both sides of The Ridgeway. After detailed investigation, measures have been identified to improve the existing situation and to prevent delays to buses and other traffic.

The proposals are targeted at addressing the traffic congestion issue along The Ridgeway, whilst consideration has also been given to pedestrian safety and minimising the loss of parking spaces for local residents. The proposals include the following measures:

- Carriageway widening - The carriageway will be widened to allow two buses to pass each other simultaneously, in the areas where vehicles are parked.
- Bus Stop build outs - In order to improve accessibility and the ability for buses to enter and exit the bus stops, bus cages and footway build outs have been provided where possible.
- Trees, lamp columns and other street furniture - In order to facilitate new kerb alignments, the removal or relocation of some of the existing street furniture, trees and lamp columns along The Ridgeway is required. Some trees along The Ridgeway are diseased, dying or causing damage to footways and require high maintenance. These trees are planned to be replaced with new trees, irrespective of the scheme. Hence, the opportunity is being taken to plant the same number of trees along the road.

### **Freight Strategy**

In this year's programme it is intended to review the existing lorry ban (weight limit restriction) areas in the borough with regard to their extents, level of compliance and enforceability. Currently these areas are very large and impractical to enforce. This review will consider alternative designs which could be more easily enforced and protect residential streets on non-through routes more effectively. This will involve checking the existing entry and exit signing. This work is ongoing.

## **Cycling Schemes**

Harrow Leisure Centre - Cycle route improvement along Christchurch Avenue.

The council is proposing to convert the existing footway on the southern side of Christchurch Avenue between Kenmore Avenue and The Hollies to shared cycle and pedestrian use and on the northern side adjacent to the Belmont Trail.

The existing pedestrian refuge island is proposed to be removed and replaced with a parallel Cycle and Zebra crossing adjacent to the entrance at The Hollies. These facilities will help to connect the proposed shared cycle facility on southern footpath with the Belmont Trail.

At the Christchurch Avenue/Kenmore Avenue junction, the pedestrian crossing islands are proposed to be altered to enable the footways to be widened at this location.

### Francis Road - Elmwood Avenue

A small section of shared use footway is proposed at the end of Francis Road and Elmwood Avenue. This improvement will ease cycle access and connect the cycle routes on Francis Road and Elmwood Avenue.

## **Local Transport Fund (LTF) 2016/17**

### Imperial Drive cycle route (LTF)

The council is proposing to provide a shared use cycle route on both sides of Imperial Drive using the existing footways. The proposals are as follows:

- Western side - A shared use footpath is proposed between Imperial Court adjacent to Village Way East and Imperial Close. The existing segregated cycle track on the footway between Imperial Court and Rayners Lane and between Imperial Close and The Ridgeway will be retained.
- Eastern side - A shared use cycle route is proposed from the northern end of service road opposite Rayners Lane Station up to The Ridgeway junction. The existing cycle route on the carriageway between Rayners Lane and The Ridgeway will be removed.

The shared use cycle route will be clearly signed at the start and end of the routes and repeater signs erected at regular intervals to inform all road users of the shared cycle facilities in the area. The council has already built a number of off-road facilities at various sites across the boroughs which have been successful in their operation.

### Bacon Lane, extension to existing 20 mph zone (LTF)

The existing Bacon Lane 20 mph zone will be extended to help to reduce traffic speeds in neighbouring roads such as The Highlands and generally improve road safety for all road users.

### Whitefriars School, extension to existing 20 mph zone (LTF)

The existing Whitefriars School 20 mph zone will be extended to help to reduce traffic speeds in neighbouring roads such as Carmelite Road, Bancroft Road and generally improve road safety for all road users.

### Tregenna Avenue/Alexandra Avenue, Junction Improvement (LTF)

A junction improvement is proposed in this location to reduce the disproportionately high number of slight injury accidents. The improvements proposed include introducing a one way section of carriageway to reduce the number of potential conflicts at the junction, to improve access and to manage on street parking in a more regulated manner. This scheme is scheduled to be in place before the end of the financial year.

### Minor safety measures, road markings/traffic signs (LTF)

The council receives many requests each year from local residents and other stakeholders for localised measures to improve road safety. Not all requests meet our criteria for traffic calming measures such as road humps, chicanes etc. and so this programme of work will be used throughout the year to address minor local safety concerns that are not prioritised for more major interventions but could benefit from minor works.

## **Congestion Relief schemes**

Traffic congestion occurs when the demand to make journeys gets close to or exceeds the network capacity and is characterised by slower speeds, longer journey times, and vehicle queues. This programme of work seeks to identify areas of the network where improvements can maximise network capacity by removing blockages and ensuring that traffic management is efficient and effective.

A corridor along Wemborough Road, Weston Drive and up to and including Belmont Circle has been identified as an area of concern. A study was commissioned with the council's design partners Atkins to identify any potential causes of congestion and suggest remedial measures and the detailed report is awaited.

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

As a part of the school expansion programme and associated transport assessments, approved by the Planning Committee, some highway improvements have been identified to mitigate the traffic impact of expansion. This programme of work takes forward any agreed mitigations identified.

A proposal to introduce parking controls in the access road and parking areas outside Whitchurch School, Wemborough Road, Stanmore has been identified for implementation this year. This measure is identified in the transport assessment and travel plan for the expanded school.

A proposal to provide a pedestrian refuge close to Norbury School in Welldon Crescent, Harrow is also under consideration.

## **Ultra Low Emission Zone (ULEZ) - Harrow Town Centre**

The council is currently working with Transport for London (TfL) on a delivery programme and team structure for this scheme.

In order to encourage a greater uptake of electric vehicles the council will be seeking to amend some pay and display bays in Harrow Town Centre to allow them to charge their electric vehicles for free to incentivise the use of electric vehicles. This will be reviewed on a regular basis dependant on the level of uptake.

## **Accessibility Improvements**

This is an ongoing programme of work and is concentrated mainly on the provision of disabled parking bays, dropped kerbs for pedestrians and other physical changes to highway to support mobility impaired people.

## **Camrose Avenue (from Bacon Lane to A5) - Footway parking scheme**

Outline design on a footway parking scheme in the section of Camrose Avenue, Edgware between the A5 and Bacon Lane, Edgware is complete and a consultation with residents regarding these proposals will be organised shortly.

## **Wealdstone Square (formerly Trinity Square) Wealdstone**

The project is currently at the draft design and community engagement stage. Initial ideas include the concept of splitting the space into three distinct sections. A dwell space near Trinity Church, Headstone Drive a host space for potential events and a servicing space for parking and access. There will be no net loss of parking as part of the improvements.

**3.50** The council was successful in securing additional funds from the GLA to continue the work started in 2014/15 to improve the Station Road corridor. Work carried out in the last year focused on improving the public realm at Central Parade and Eastern Parade.

The proposed changes 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

**3.51** Whilst undertaking trial holes on Eastern Parade, a concrete plinth encasing unidentified statutory undertakers plant was unearthed which resulted in the works being temporarily deferred pending further investigations. As a result, only the works on Central Parade and a small section of Eastern Parade (by the junction with Elmgrove Road) were completed. Following investigations of the unidentified plant cables, it was determined that they were redundant cables belonging to Transport for London (TfL) associated with the nearby signalised junction. The first phase of the works has been completed and phase 2 is underway. Phase 2 involves lowering the statutory undertaker’s plant, resurfacing and kerb works. The remaining part of the corridor scheme is to provide raised entry treatments to the side roads off of Station Road between Central Parade and the Civic Centre and these works have now been passed to our contractor for programming.

**Picture 3.4: Eastern Parade, Station Road, Harrow**



Source: Harrow Council, Planning

**3.52** 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 complete.

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

**3.53** 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.

**3.54** Further pedestrian way finding signs artwork and site locations have been agreed with Transport for London (TfL) for local town centres throughout the borough. The art work for the maps is currently in the design stage.

**3.55** Pedestrian way finding signs will be provided in the central parts of Hatch End and Pinner. The provisional artwork and site locations have been agreed with Transport for London (TfL), local community groups



and West House. Works have been issued to the contractor and it was anticipated that the signs will be installed in March 2017.

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

**3.56** 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

**3.57** 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

**3.58** The following pedestrian way finding signs artwork and site locations were agreed with Transport for London (TfL). 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.

**3.59** Further pedestrian way finding signs artwork and site locations have been agreed with Transport for London (TfL). 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.

**3.60** 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.

**3.61** 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

**3.62** 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. In 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 Transport for London. TfL does however now produce borough level data<sup>1</sup> over a rolling three year period. The latest data available (2013/14 - 2015/16) indicates that for Harrow, buses accounted for 10% 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

**3.63** In 2016/17 three applications were approved for major residential development in areas of low public transport accessibility that did not enhance the PTAL of the site. These permissions were for: 64 new dwellings on the site of the former Quality Hotel, 12-22 Pinner Road, Harrow; 61 new dwellings on the site of the former Matrix P.H., Alexandra Avenue, South Harrow; and 26 new infill units at Chichester Court, Honeypot Lane, Queensbury. Two permissions granted in 2015/16, one 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. If non-residential schemes are also considered then the number of applications approved in low PTALs areas would be even greater.

<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

**3.64** 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.

**3.65** 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 six years have promoted volunteering across the borough and involved the planting of over 27,000 bulbs, nearly 27,000 trees and shrubs, wildlife attracting perennials, ferns, water loving plants, orchard trees 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

**3.66** 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	New footpath constructed, green gym, work ongoing
11.1.06 Temple Pond	Outstanding
11.1.07 Bernays Gardens	Improvement works to the public gardens and works ongoing
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 Park 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. Roxbourne Rough new steps constructed. Roxbourne Park new cycleway constructed.
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. Round 2: Development Stage of HLF funding bid
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, landscaping and play area scheme completed 2017. 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	Lake Grove Park new footpath and picnic area constructed. Partial woodland thinning to regenerate woodland area 2017
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. New riverside planting. Security enhanced. New planting of trees, shrubs and marsh plants.
11.3.07 Chandos Recreation Ground Play Area	Green Gym. Play area improvements completed.
11.3.08 Stanmore Place, Public Art	Completed



Project Number and Name	Status
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.
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

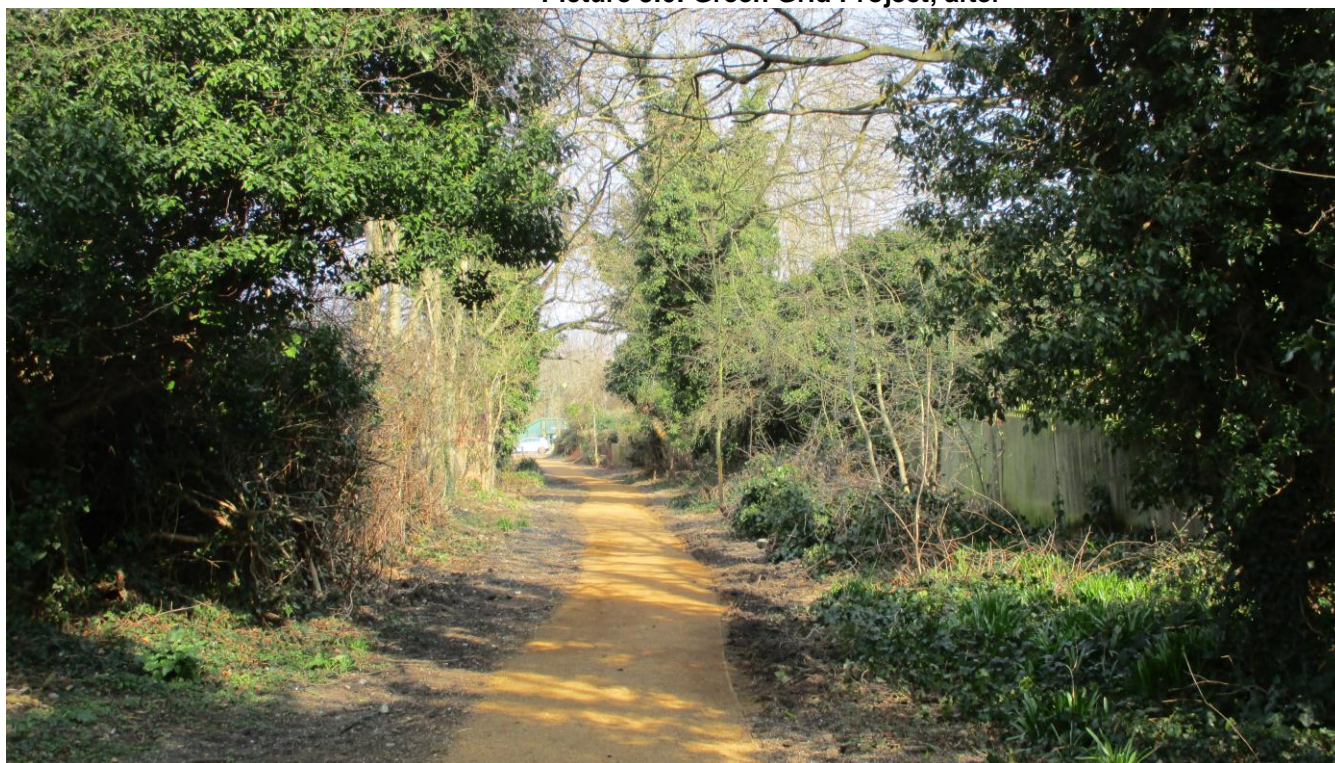
**Picture 3.5: Green Grid Project, before**



Source: Harrow Council, Planning



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



Source: Harrow Council, Planning

**3.67** 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 2016/17, work had commenced on the delivery of 69% of Harrow's Green Grid projects.

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

**3.68** Harrow Town Centre is classified as a Metropolitan centre and is one of only 13 such centres across London as designated in the London Plan, the others being Bromley, Croydon, Ealing, Hounslow, Ilford, Kingston, Romford, Shepherds Bush, Stratford, Sutton, Uxbridge and Wood Green. 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**

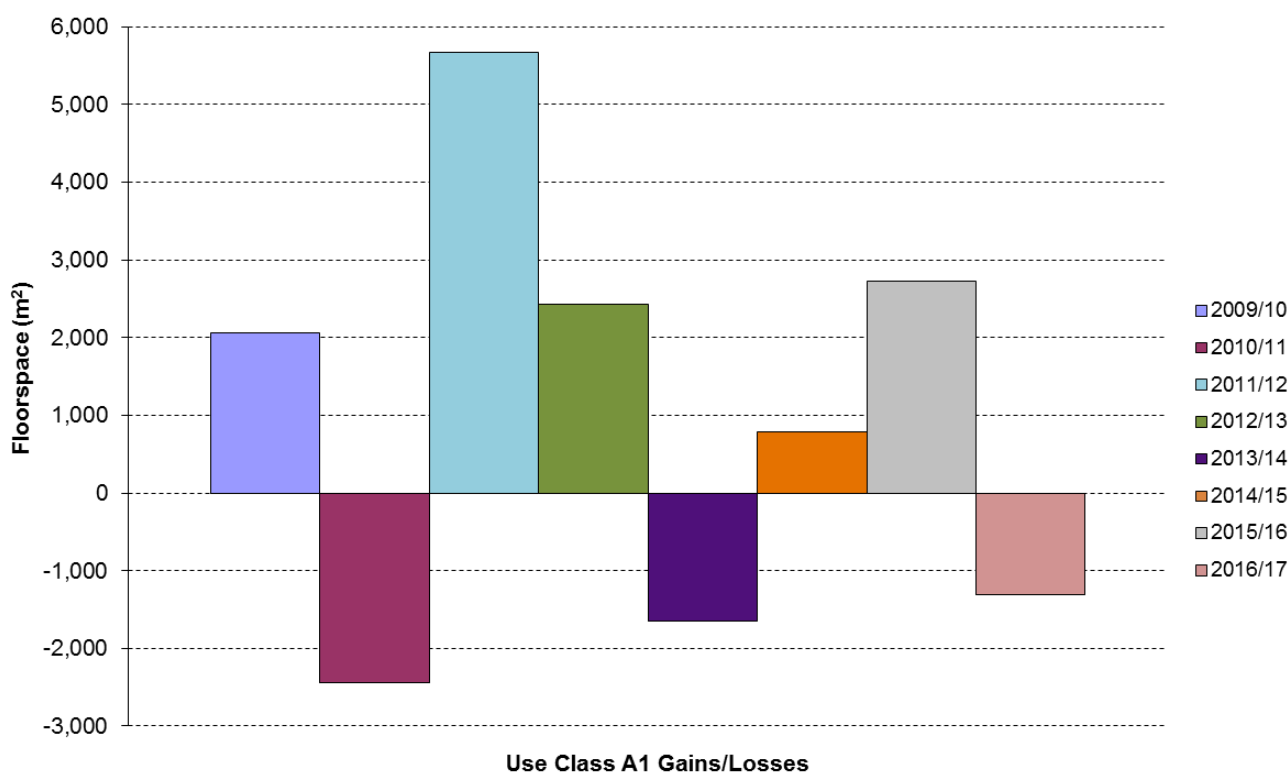
**3.69** Since 2009 (the start of the plan period) a total of 46,119 m<sup>2</sup> of retail floorspace has been proposed across the borough, based on planning permissions, resulting in a net increase of 8,281 m<sup>2</sup> (see Tables 8a & 8b). The only major retail scheme to be completed in the recent 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 Kodak, Headstone Drive/Harrow View development site (up to 2,171 m<sup>2</sup>) which was granted permission in 2015/16 and Anmer Lodge, Coverdale Close in Stanmore which was granted permission in 2014/15 for a new supermarket of 1,692 m<sup>2</sup> and 120 residential units, plus associated car parking. Further schemes at Lyon House/Equitable House, Lyon Road (388 m<sup>2</sup> retail) approved in 2012/13 and at the former Post Office, 51 College Road (805 m<sup>2</sup> retail) approved in 2015/16 are both under construction.

<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.

**3.70** 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. The current Local Plan was based on a Retail Study completed in 2009. This study forecast 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 Local Plan therefore identifies a potential supply of 17 sites providing over 50,000 m<sup>2</sup>, this is sufficient to accommodate the 38,912 m<sup>2</sup> of comparison floorspace required. As part of the Local Plan Review, a new Economic Development Needs Assessment (2017) (EDNA) was completed. This identified potential capacity for 14,345 m<sup>2</sup> of retail and leisure floor space. This identified floor space capacity would meet 90% of floor space projections to 2026 and 28% to 2036. The study recommends the LPA seek to identify opportunities to accommodate around 16,000 m<sup>2</sup> gross of Class A retail uses by 2026 and explore longer term opportunities to accommodate an additional 35,000 m<sup>2</sup> gross of Class A retail uses between 2026 and 2036. Such requirements will need to be monitored in the context of changes in retail/town centre markets generally, as well as the limited delivery of retail floor space in the borough since 2009/10, including the net loss of comparison goods floorspace.

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

**Chart 3.1: Retail Floorspace**



Source: Harrow Council, Planning

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

Retail Type	Floorspace (m <sup>2</sup> )								
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
<b>Convenience</b>	4,029	1,635	13,959	6,977	4,676	3,498	6,086	367	41,227
<b>Comparison<sup>3</sup></b>	435	376	775	412	185	1,435	261	1,013	4,892
<b>Total</b>	4,464	2,011	14,734	7,389	4,861	4,933	6,347	1,380	46,119

Source: Harrow Council, Planning

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

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

Retail Type	Floorspace (m <sup>2</sup> )								
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Convenience	3,059	-614	6,228	3,906	-205	1,086	3,034	-1,268	15,226
Comparison	-996	-1,831	-561	-1,472	-1,450	-292	-305	-38	-6,945
<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>-1,306</b>	<b>8,281</b>

Source: Harrow Council, Planning

### Retail Floorspace Pipeline Supply

**3.71** To date, in Harrow Town Centre, there has been an additional 6,340 m<sup>2</sup> of new comparison floorspace delivered, slightly short of the target of 7,000 m<sup>2</sup> by 2016/17. There was no additional retail floorspace provided in Harrow Town Centre in 2016/17.

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

**3.72** During 2016/17 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

**3.73** There was no increase in the number of hotel bedspaces within Harrow Town Centre during 2016/17. 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. Construction work is underway and should be completed in 2017/18. 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. Kempford House Hotel, St Johns Road has been demolished and construction of a five storey building providing 27 residential units started in July 2016. This scheme (Planning ref: P/4885/15) has resulted in a loss of 40 hotel bedrooms in Harrow Town Centre.

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

**3.74** There was no increase in the number of hotel bedspaces within Wealdstone District Centre during 2016/17 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

**3.75** 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 3.12%, slightly lower than the previous year and 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. Three centres, however, have had a slight increase compared to the previous year, Harrow, Rayners Lane and South Harrow. In Harrow Town Centre the vacancy rate was significantly increased by the closure of British Home Stores (BHS) in St. Anns Centre, the rate in 2016/17 would only have been 4.11% if the store had remained opened.

**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	% Frontage Vacant
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Harrow	4.18	4.48	5.19	8.44	7.63	6.78	5.74	8.09
Burnt Oak (part)	8.51	2.86	0.00	0.00	0.00	4.25	16.95	9.34
Edgware (part)	n/a	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	n/a
Kingsbury (part)	n/a	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	n/a
Pinner	4.53	4.76	5.04	5.42	5.44	6.25	3.42	2.36
Rayners Lane	5.68	8.32	6.12	7.86	3.29	1.21	1.20	5.39
South Harrow	5.95	2.13	3.25	4.07	1.01	2.09	1.02	3.24
Stanmore	0.00	0.00	0.00	0.00	0.00	0.00	5.86	0.00
Wealdstone	14.55	14.05	12.37	10.38	18.66	11.77	9.35	5.88
<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>	<b>3.12%</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	% Change Over Rolling 5 Year Period
	2009/10	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2011/12 - 2016/17
Harrow	7.77	8.95	8.91	9.37	8.35	4.94	6.74	-2.21
Burnt Oak (part)	8.21	1.84	0.00	2.95	2.43	9.71	5.35	3.51
Edgware (part)	7.33	14.58	7.88	4.67	3.72	3.96	5.81	-8.77
Kenton (part)	8.29	6.18	0.00	6.00	4.02	4.02	6.15	-0.03
Kingsbury (part)	0.00	3.92	0.00	11.75	0.00	7.83	0.00	-3.92
North Harrow	23.09	13.77	6.47	10.11	7.05	3.91	4.27	-9.50
Pinner	3.63	3.55	4.80	6.16	5.02	4.35	2.54	-1.01
Rayners Lane	11.83	10.66	10.54	6.95	6.53	3.93	4.45	-6.21
South Harrow	4.34	3.08	3.65	1.60	3.38	2.51	2.59	-0.49
Stanmore	0.80	0.00	0.80	0.83	0.73	5.75	4.85	4.85
Wealdstone	10.44	7.92	9.35	10.84	9.39	9.53	6.11	-1.81
Belmont	12.66	6.60	3.33	3.59	0.00	0.00	3.27	-3.33
Harrow Weald	3.21	8.35	10.52	9.49	7.04	3.79	3.42	-4.93
Hatch End	7.13	4.06	3.11	3.15	0.58	2.76	2.16	-1.90
Queensbury	5.06	7.50	9.68	2.30	3.39	1.16	1.21	-6.29
Sudbury Hill (part)	6.27	3.27	0.00	0.00	0.00	0.00	0.00	-3.27
<b>Average Rate</b>	<b>7.50%</b>	<b>6.51%</b>	<b>4.94%</b>	<b>5.61%</b>	<b>3.85%</b>	<b>4.26%</b>	<b>3.68</b>	<b>2.83%</b>

Source: Harrow Council, Planning

**Picture 3.7: Harrow Metropolitan Centre**



Source: Harrow Council, Planning

**3.76** Table 10 shows the vacancy rates for all of the borough's town centres. The average vacancy rate is now stands at 3.68%, with two centres having no vacancies (although both Kingsbury and Sudbury Hill are only partially located in Harrow, and the figures only cover those units in Harrow). This noticeable reduction in vacancy rates over seven 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 either a slight decrease in vacancy rates or remained at the same level. None of the borough's town centres have



had an increase of more than 5% over the last five years, the highest being Stanmore with an increase of 4.85%. Vacancy rates in Edgware, North Harrow, Rayners Lane and Queensbury have decreased by more than 5% over the last five years.

**3.77** Table 11 shows the results for pedestrian counts in the key town centres in the borough excluding Harrow Metropolitan Centre (see below). In 2016/17 all of the centres showed a decrease in footfall from the 2009/10 baseline, most notably North Harrow and Stanmore, with decreases of 36.1% and 27.1% respectively. Other centres showing a significant decrease are Pinner, Rayners Lane, and South Harrow, all above 20%. Only four centres, Burnt Oak, Hatch End, Kenton and Wealdstone are within the 10% margin compared to three 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)

**3.78** 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, 2016/17 is the first monitoring year where a full year's data is available for all three locations, Station Road, College Road and St. Anns Road. The week commencing 19th December 2016 had the highest footfall with 572,425 visitors (compared to a high of 511,852 visitors in 2015/16). Saturday 24th December being the busiest day that week with 107,095 visitors (compared to a high of 95,938 visitors in 2015/16). The busiest day overall was Monday 21st November 2016 with 110,916 visitors (compared to a high of 102,598 visitors in 2015/16). The lowest footfall recorded was in the week commencing 9th January 2017 with 370,515 (compared to a low of 357,087 visitors in 2015/16). It can be seen, from these figures, that footfall in Harrow Town Centre is on the increase, with more people visiting, shopping and eating in the town centre. A wide range of shops and restaurants, lower vacancy rates which improve the image of the centre, the improved public realm and a variety of events such as the 'International Summer Market' all contributing to making Harrow Town Centre a more attractive venue for Harrow's residents.

**Table 11: Pedestrian Counts by Centre 2009/10 - 2016/17 (Percentage Change)**

Town Centre	2009/10	2015/16	2015/16	2015/16	2016/17	2016/17	2016/17
	Baseline	Total	Change	% Change	Total	Change	% Change
Burnt Oak	180,885	152,115	-28,770	-15.9	175,890	-4,995	-2.8
Hatch End	68,085	64,650	-3,435	-5.0	64,650	-3,435	-5.0
Kenton	86,940	73,305	-13,635	-15.7	78,930	-8,010	-9.2
North Harrow	127,545	90,180	-37,365	-29.3	81,540	-46,005	-36.1
Pinner	247,020	230,610	-16,410	-6.6	193,560	-53,460	-21.6
Rayners Lane	195,060	139,095	-55,965	-28.7	147,180	-47,880	-24.5
South Harrow	259,710	212,700	-47,010	-18.1	200,955	-58,755	-22.6
Stanmore	139,320	110,580	-28,740	-20.6	101,580	-37,740	-27.1
Wealdstone	260,310	236,520	-23,790	-9.1	252,390	-7,920	-3.0

Source: Harrow Council, Planning

## Strengthening Harrow Town Centre's Role

**3.79** 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.

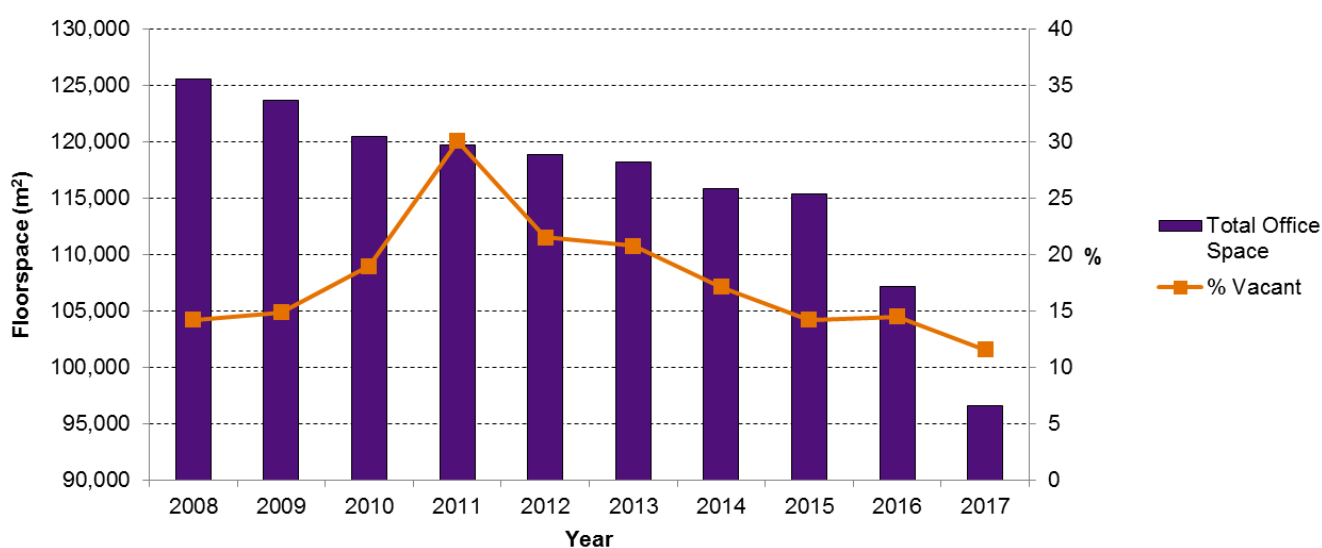
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 8	TCR8	Number of applications for development on sites with existing B1 use in Harrow Town Centre	80% to include re-provision of office floorspace through redevelopment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

**3.80** As at the end of the 2016/17 monitoring period 98 permissions had been granted for 2,050 residential units in the borough resulting in a loss of 104,895 m<sup>2</sup> of office floorspace if they were all implemented. Of this total 1,273 units are in the Opportunity Area resulting in a loss of 57,835 m<sup>2</sup> of office floorspace and 1,056 units are in Harrow Town Centre resulting in a loss of 47,078 m<sup>2</sup> of office floorspace. Of these proposed units, 629 have been completed in the borough, 324 in the Opportunity Area and 274 in Harrow Town Centre (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	Completed units
<b>Harrow Borough</b>	98	6.33	104,895	2,050	629
<b>Opportunity Area</b>	51	2.80	57,835	1,273	324
<b>Harrow Town Centre</b>	34	1.94	47,078	1,056	274

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



Source: Harrow Council, Planning

**3.81** Table 13 shows office vacancy rates in Harrow Town Centre since 2007. The vacancy rate of 11.6% in 2016/17 is significantly lower than previous years and although still slightly 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
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
2017	85,377	11,200	96,577	11.60

Source: Harrow Council, Planning

**3.82** Over the past five monitoring years 2012/13 to 2016/17 only one major new build scheme in Harrow Town Centre has been approved for 100% residential development. This permission was approved in 2014/15 for 15 flats (net gain of nine units) at St. John's Court, 9 St. John's Road. Based on new build schemes alone the council is therefore on target for meeting Indicator TCR10. The Prior Approval legislation, which resulted in an amendment to the General Permitted Development Order (GDPO) came into force in May 2013 allowing the change of use from Class B1(a) office to Class C3 residential without the need for planning permission. This legislation was approved after the Harrow Local Plan was adopted, so the numerous Prior Approval consents which have subsequently been allowed in Harrow Town Centre have therefore been excluded from the monitoring of this indicator.

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

**3.83** In 2016/17 there was no new retail floorspace provided in the Harrow Town Centre either through new developments or the change of use of existing premises. Overall there was a net loss of 331 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

**3.84** In 2016/17 there was a net loss of 10,581 m<sup>2</sup> of office floorspace (Class B1(a) and A2 Financial & Professional Services) within Harrow Town Centre. Although there was no new B1(a) office space provided, 700 m<sup>2</sup> of A2 (Financial & Professional Services) space was completed at 321 Station Road, Harrow currently occupied by Foxtons Estate Agents. The majority of the floorspace lost was 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 First National House, 53-61 College Road, Harrow (4,961 m<sup>2</sup>) and at Kirkfield House, 118 Station Road, Harrow (1,758 m<sup>2</sup>). Overall borough-wide there was a net loss of 25,651 m<sup>2</sup> of office floorspace, the biggest loss (15,849 m<sup>2</sup>) was as a result of the redevelopment of the former Government Offices, Honeypot Lane, Stanmore now known as Stanmore Place. This trend, in loss of office floorspace, is expected to continue with the delivery of more Prior Approval PD schemes for change of use from office to residential use.

**3.85** 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		Site identified for a new Civic Centre 2016/2017  No delivery or no funded proposals for delivery by end 2020/21

**3.86** 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 well 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

**3.87** 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. Planning permission (Planning ref: P/0737/15) was granted in January 2016 for a mixed use scheme on part of this site (the former post office), which includes a new library and library garden. The library will be delivered by way of Community Infrastructure Levy (CIL) in-kind payment to the council from CIL liabilities arising from the scheme.

Building work on this development which includes several apartment buildings, up to 20 storeys, started in January 2017 and is due to be completed in 2019/20.

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

**3.88** In 2016/17 there were no major applications approved for 100% residential development in Rayners Lane District Centre, as per the previous three 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)

**3.89** 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

**3.90** 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 2017.

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

**3.91** During 2016/17 there were no consultations from the London Borough of Barnet on major retail development proposals within Edgware Major Centre.



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

**3.92** During 2016/17 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)	2016/17 Area (ha)
<b>B1(c)</b>	0.00	0.00	0.00	-0.111	-0.008	0.000	-0.079	0.000
<b>B2</b>	-0.020	-0.170	0.00	0.002	-0.085	-0.118	-0.063	-0.043
<b>B8</b>	-0.170	-0.114	-0.010	-0.853	-0.106	-0.000	-0.037	-0.016
<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>-0.059</b>
<b>Overall Loss = 2.005 ha</b>								

Source: Harrow Council, Planning

**3.93** 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 2.005 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)	2016/17 Area (ha)
<b>B1(c)</b>	0.000	0.000	0.000	0.000	-0.008	0.000	0.000	0.000
<b>B2</b>	0.000	0.000	0.000	0.000	0.000	0.000	-0.063	0.000
<b>B8</b>	-0.067	0.000	0.000	0.000	-0.013	0.000	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>0.000</b>
<b>Overall Loss = 0.150 ha</b>								

Source: Harrow Council, Planning

## Strategic Industrial Land

**3.94** The Harrow & Wealdstone Area Action Plan (AAP) 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 Harrow & Wealdstone AAP was adopted on 4th July 2013. In 2016/17 there were no planning applications approved for non-conforming uses on land, other than the Kodak site, forming the Wealdstone SIL

**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)

**3.95** In 2016/17 there were no planning applications approved for non-conforming uses on land forming 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)

**3.96** No work to develop a strategy for the environmental improvement of the Honeypot Lane SIL was undertaken during 2016/17. 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. These works were completed in June 2016.

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

**3.97** No new floorspace was delivered on SIL designated land in 2016/17. The Kodak site was granted a new planning permission in December 2015 and this permission was amended in December 2016 (Planning ref: P/5432/16) and now includes re-provision of up to 31,000 m<sup>2</sup> of new business, industrial and storage 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.

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

**3.98** There was no new floorspace delivered on designated business use and industrial & business use land for economic development uses during 2016/17, as was the case during the three 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

**3.99** 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 employment land in Wealdstone for non-economic development uses in 2016/17. However, a prior approval permission for the change of use from offices to residential at Bridgen House, 10-16 Byron Road, Wealdstone was completed in this monitoring period, resulting in a loss of 468 m<sup>2</sup> of office space.

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)

**3.100** In 2016/17 one planning permission was granted, at Brember Road industrial estate, for a first floor extension for use as storage, addition of second floor for use as retail showroom and ancillary offices at Premier House, Brember Road. The proposed floorspace was 364 m<sup>2</sup> of A1 (Retail) and 170 m<sup>2</sup> of B8 (Storage or Distribution). No new or refurbished floorspace for economic development uses at Brember Road industrial estate was completed during 2016/17.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8	ELM8	Square metres of new/refurbished floorspace at Brember Rd 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

**3.101** There are 18 units within the Brember Road Industrial Estate and, of these, none were vacant on 31st March 2017, as was the case the previous year.

**3.102** There are 57 units within the South Harrow Arches and, of these, 14 were vacant on 31st March 2017. This represents a vacancy rate of 24.6%, compared to a vacancy rate of 27.8% the previous year. In 2015/16 early pre-application discussions were held with Transport for London (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%

**3.103** The Stanmore Business & Innovation Centre (the incubator space at Honeypot 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 2017. 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

**3.104** There was a significant amount of new Class (B1a) office floorspace, totalling 7,095 m<sup>2</sup>, delivered during 2016/17. This was primarily as a result of the completion of the redevelopment of Stanmore Place, Honeypot Lane, Stanmore. However, there was a net loss of 26,005 m<sup>2</sup> across the borough, 10,843 m<sup>2</sup> of which was in Harrow Town Centre (not including A2 (Financial & Professional Services) of which there was a gain of 791 m<sup>2</sup> (353 m<sup>2</sup> net) borough-wide and 700 m<sup>2</sup> (262 m<sup>2</sup> net) in Harrow Town Centre.

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

**3.105** The table and chart below show office vacancy rates in the borough since March 2008. In 2016/17 the vacancy rate was once again below 10%, as was the case in 2014/15. The last three monitoring periods have shown a sharp drop in the amount of vacant office floorspace compared to previous years. 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.



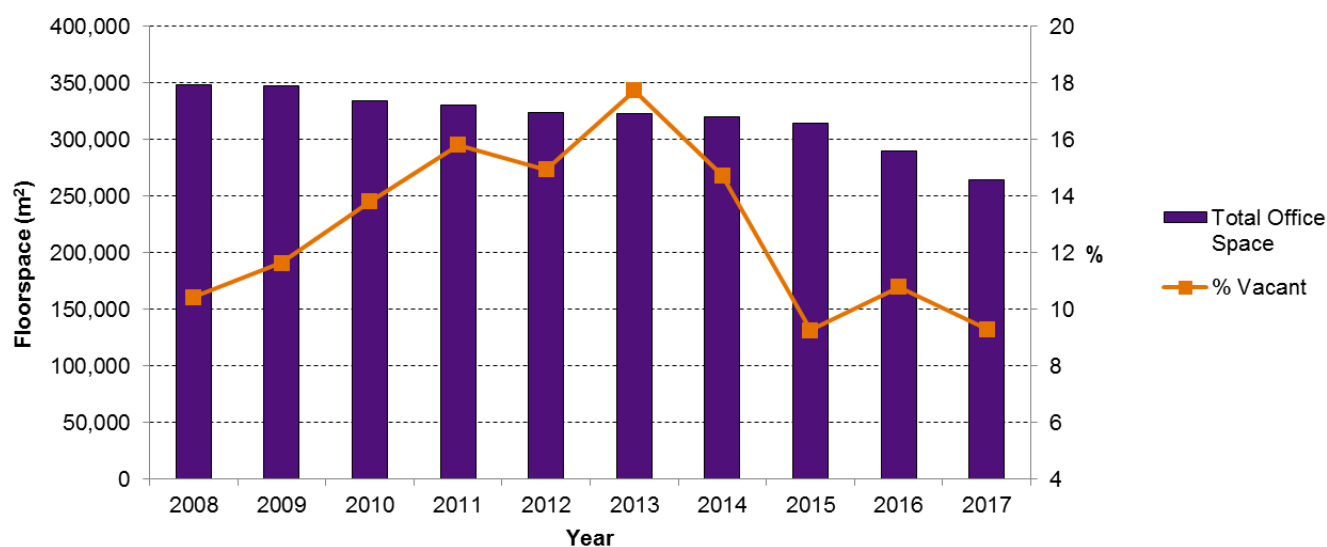
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM12	Office (B1a) vacancy rates in the borough	Not greater than 10% by 2025/26		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

**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
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
2017	239,635	24,600	264,235	9.31

Source: Harrow Council, Planning

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



Source: Harrow Council, Planning

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

**3.106** During 2016/17 there were no applications approved for residential enabled development for economic uses within the Northolt Road business use area, North Harrow District Centre, Rayners Lane District Centre and Ballards Mews.

**3.107** There was no new or refurbished floorspace for economic development uses at Spring Villa Park, Edgware proposed or completed during 2016/17 or any of the previous years since this indicator was introduced.

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

**3.108** There is 5,287 m<sup>2</sup> of office floorspace within Spring Villa Park, Edgware and, of this, 216 m<sup>2</sup> was vacant in March 2017, a vacancy rate of 4.1%. There was no vacant floorspace in March 2016, but there was 124 m<sup>2</sup> of vacant floorspace in March 2015, a vacancy rate of 2.3%.

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

**3.109** Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 91,300 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.

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

## Housing Delivery

**3.111** 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)

**3.112** In 2016/17 655 net new homes were completed in the borough from conventional supply, bringing the number of homes delivered within the current Local Plan period to 4,484, exceeding the cumulative minimum housing target of 3,386 homes by 1,098 homes. The 655 net homes delivered in 2016/17 comprised 365 homes from new build development (see Table 17), with the remainder from changes of use and conversions.

**3.113** Major developments fully completed in 2016/17 were: Stanmore Place, Honeypot Lane (127 new units, completing this development) and Artisan Place (the former Colart factory), Wealdstone (84 new units), completing the residential aspect of this scheme.

**Picture 3.9: Stanmore Place, Honeypot Lane**



Source: Harrow Council, Planning

**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	2016/17
<b>New Build</b>								
Total no. of existing units	42	106	201	80	34	101	113	23
Total no. of completed units (gross)	490	467	537	767	200	294	794	388
Net no. of completions	448	361	336	687	166	193	681	365
No. of sites	42	31	36	35	21	28	32	38
<b>Conversions/Change of Use</b>								
Total no. of existing units	49	42	35	34	38	36	34	53
Total no. of completed units (gross)	129	121	131	85	155	160	444	343
Net no. of completions	80	79	96	51	117	124	410	290
No. of sites	57	49	43	38	58	53	63	74
<b>Total</b>								
Total no. of existing units	91	148	236	114	72	137	147	76
Total no. of completed units (gross)	619	588	668	852	355	454	1,238	731
Net no. of completions	<b>528</b>	<b>440</b>	<b>432</b>	<b>738</b>	<b>283</b>	<b>317</b>	<b>1,091</b>	<b>655</b>
No. of sites	99	80	79	73	79	81	95	112

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

**3.114** The majority of the 290 additional units completed through changes of use and conversions were achieved by way of Prior Approval office (B1) conversions. 203 (70%) of these units were delivered through this form of development with the largest schemes being: 75 apartments at The Hub, College Road (former First National Bank); Kirkfield House, Station Road (45 studio flats); and Orion House, High Street, Wealdstone (22 flats).

**3.115** 33 additional bedspaces were provided through non-conventional supply in 2016/17. Two care homes were converted to flats during this period, whilst 43 new bedspaces were provided at the Sairam Villa Nursing Home in Headstone Drive, which was previously Tyneholme Nursery.

### Borough Sub-Area Housing Delivery

**3.116** 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.

**3.117** Between 2009/10 and 2016/17, 125 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub-area. 13 of the 125 new homes were added in the last monitoring period, of which five additional units were as a result of a conversion of the upper floors at 1A & 2A Northolt Road. With a further 80 net 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

**3.118** 490 net new homes have been completed since 2009/10 within the South Harrow Core Strategy sub-area. 25 net new dwellings were completed in total in 2016/17, compared to 118 new dwellings in the previous monitoring year. In this monitoring year the largest scheme to be wholly completed was at 25 & 25A Corbins Lane, where a new development of 10 flats replaced two houses. 11 new houses were completed on the Rayners Lane Estate, part of the larger phase known as Big G. A further 390 units (net) in this sub-area were also either under construction, have planning permission which has yet to be implemented, or had been granted planning permission subject to legal agreement, at the end of March 2017. The largest of these schemes are for: the redevelopment of Townsend House and Eaton House in Northolt Road for 116 flats; the remaining 50 additional units on the Rayners Lane Estate and 61 new units on the site of the former Matrix PH in Alexandra Avenue. 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

**3.119** Within the Pinner Core Strategy sub-area a total of 233 net new homes have been completed between 2009/10 and 2016/17. The vast bulk of completions have come from the estate renewal of Mill Farm Close, which was finally completed in the previous monitoring year. In 2016/17 an additional 27 new units were delivered, with the majority of these (10 units) resulting from the Prior Approval office conversion scheme at Kingsbridge House on Pinner Road and through the conversion of an Abbeyfield Care Home to seven flats at 32-34 West End Avenue. Delivery has exceeded the trigger milestones against the overall housing target for this sub-area and will continue to do so. 99 further units are still in the development pipeline in this area, the largest schemes are in Marsh Road, Pinner - 29 sheltered retirement flats at the former Greenhill Service Station and 25 flats on the site of The George PH.



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

**3.120** Within the Harrow and Wealdstone Opportunity Area a total of 1,319 net new homes have been completed between 2009/10 and 2016/17. In 2016/17 335 additional homes were completed, below the 434 additional homes which were completed in 2015/16, which was the largest number of homes to be completed in this area since the start of the recording period. Prior Approval office conversions accounted for half (167) of the new housing units in the Opportunity Area in 2016/17. The largest schemes were in Harrow Town Centre, at First National House, College Road (75 units) and Kirkfield House, Station Road (45 units). In terms of new build schemes, the remaining 84 new units (out of 189) were completed at Artisan Place in Wealdstone, the former Colart site and 25 new houses were completed on the Kodak West site in 2016/17, the first units to be completed on this development site.

**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
2016/17	335
<b>Total</b>	<b>1,319</b>

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

**3.121** 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. 835 new units allowed through Prior Approval office to residential schemes could potentially still be delivered in the Opportunity Area, with 343 units under construction as at the end of March 2017 and 453 units not yet started. However, the number 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 2016/17 include Lexicon on the site of the former car park, library and Sonia Court in Gayton Road (346 net units) and The Porter Building on the site of the former Kempford House Hotel, in St Johns Road. The latter is a new development of 27 one and two bedroom apartments, which will be offered through the Mayor's London Living Rent Scheme. Construction started on both these schemes in 2016/17 too. Other major schemes under construction in the Opportunity Area in this monitoring year include: Lyon Square in Lyon Road (310 new units); Harrow Square in College Road (318 new units); Kodak West (314 new units) and the former Harrow/Quality Hotel site in Pinner Road (64 new flats for affordable rent and shared ownership).

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

**3.122** 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

**3.123** As of the end of March 2017, the council anticipates that completions over the identified Five-Year Housing Supply period (2018/19 - 2022/23) will significantly exceed London Plan targets. There are 7,055 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 4,352 net units, while 2,703 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 4,090 units (or by 3,942 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 11.9 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 (2016/17) Harrow has exceeded its cumulative housing target requirement of 3,386 by 1,098 dwellings (excluding non-conventional supply and long-term vacant units brought back into use) since 2009/10.

**Picture 3.10: New Residential Development - Artisan Place, Wealdstone**



Source: Harrow Council, Planning

**3.124** 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.

**3.125** 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 2016/17
- 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)

**3.126** 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 31/03/2017, 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 31/03/2017
- Potential deliverable sites, based on the Harrow's adopted site allocations and Harrow's Regeneration Strategy

**3.127** The Housing Trajectory shows an overall potential housing supply for the borough of 13,426 dwellings between 2009/10 and 2025/26, exceeding the current Local Plan target of 8,723 by 4,703 dwellings. These figures include conventional supply, non-conventional and long-term vacant units brought back into use. As outlined above, 4,484 new houses and flats have already been delivered between 2009/10 and 2016/17. The borough has a strong forecast of housing supply over the next five years (2018/19 to 2022/23), with an estimated 4,352 dwellings likely to come forward from sites with outstanding planning permission (as at 31st March 2017). 2,810 (65%) of these new dwellings are expected to be delivered in the Harrow & Wealdstone Opportunity Area, with 1,542 (35%) spread out across the rest of the borough.

**3.128** 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 4,698 more units than the current London Plan target covering the period from 2009/10 to 2025/26.

### Affordable Housing Supply

**3.129** 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

**3.130** Table 19 shows the net number of affordable home completions for each monitoring year since 2009/10. In 2016/17 just three net affordable dwellings were completed, bringing the net number of new affordable homes delivered between 2009/10 and 2016/17 to 984. In respect of the plan target, which equates to a minimum of 1,160 new affordable homes by 2016/17, there is currently a shortfall of 176 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this currently stands at 22%. The number of affordable housing completions was extremely low in 2016/17 compared to all previous monitoring years. The overall percentage of affordable homes delivered in 2016/17 was just 0.5%, with the total number of net housing completions standing at 655 in 2016/17.

**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
2016/17	655	4 (3)	0.5	2.1
<b>Total</b>	<b>4,482</b>	<b>1,480 (984)</b>	<b>22.0</b>	<b>84.8</b>

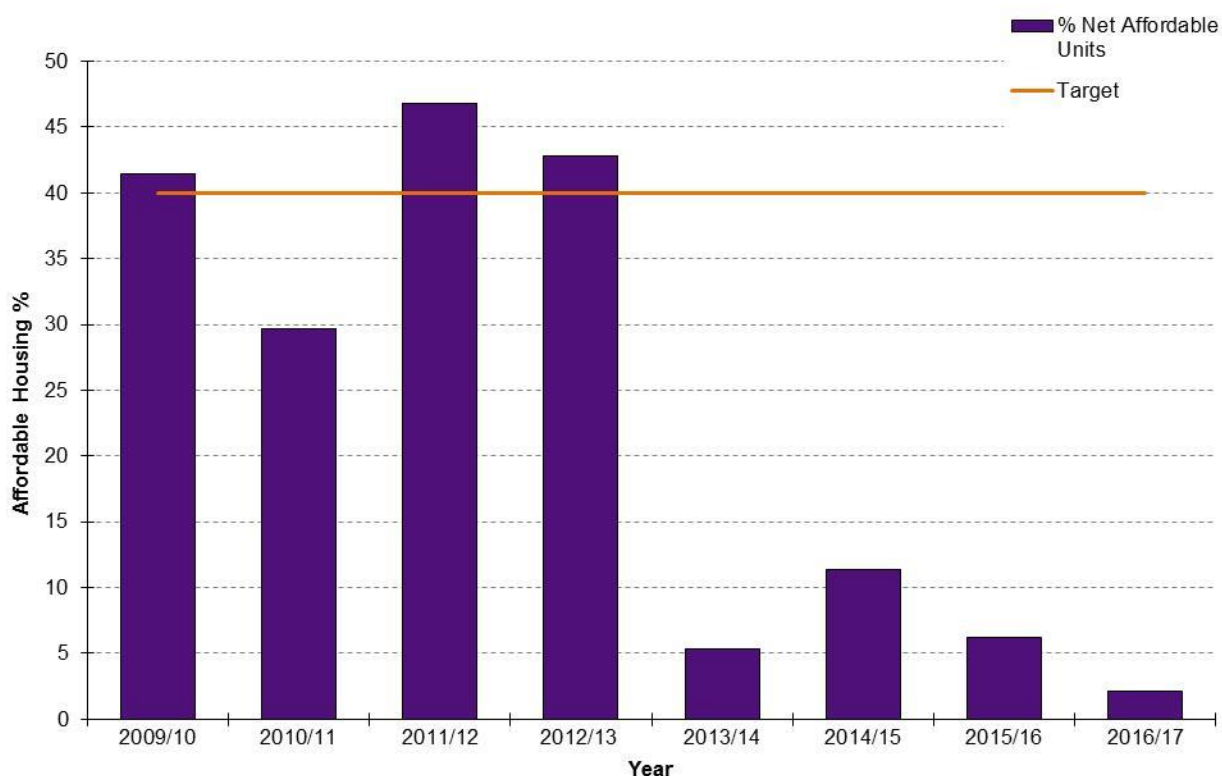
\*Housing target in these years was 400 (160 affordable)

Source: Harrow Council, Planning



**3.131** 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 very low number of affordable housing completions in 2016/17 was largely due to the completion of the affordable housing element of some of the major housing development schemes in earlier years. The Stanmore Place and Artisan Place developments were finally completed in 2016/17, but all the affordable housing at Stanmore Place was completed by 2012/13 and nearly 90% of the affordable housing at Artisan Place was completed in the last monitoring year. With several major schemes currently under construction in the Harrow & Wealdstone Opportunity Area, there should be a steady supply of affordable housing coming forward from 2017/18 onwards. 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 80 new council homes from mid-2017 onwards.

**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

**3.132** 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 the five-year period 2012/13 to 2016/17. These are gross figures, so do not take account of affordable housing lost on these sites, as part of estate renewals. As shown by the percentages in Table 20, only the proportion of two-bedroom affordable tenures currently accords with the target mix. There is an over-provision of one-bedroom units and an under-provision of 3+ bedroom units.



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 2012/13 to 2016/17**

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	1	0.2%	0	0%
1 Bedroom	136	31.0%	106	48.4%
2 Bedrooms	204	46.5%	103	47.0%
3 Bedrooms	51	11.6%	9	4.1%
4 Bedrooms	35	8.0%	1	0.5%
5+ Bedrooms	12	2.7%	0	0%
<b>Total</b>	<b>439</b>		<b>219</b>	

Source: Harrow Council, Planning

### Supply of Family Housing

**3.133** Table 22 provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2016/17. 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.

**3.134** With regard to the mix of new houses delivered since April 2009, three bedroom or larger houses account for 82% of the new houses built. However, the greater proportion of smaller flatted developments skews the overall completion figures, and means that only 18.2% of new dwellings completed since April 2009 have three or more bedrooms, or 16% 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 2016/17 21% (153) of the 729 new units completed (gross) contained more than two bedrooms, compared to just 11.1% of new units completed (gross) in 2015/16. In numerical terms these 153 units represent the largest number of completions of 3+ bedroom units over the past five years. These larger family units are mostly at Stanmore Place, Artisan Place, Rayners Lane Estate, former Kenton Lane Farm and the Kodak West site.

**3.135** Table 23 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, 16.3% (453) of the total number of new dwellings (2,778) provided over the past four monitoring years have three or more bedrooms. However, if completions delivered through Prior Approvals are disregarded then the overall percentage of larger units (3+ bedrooms) completed over the past three years increases to 21.1%.

**3.136** 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 685 (12.5%) new units (gross) delivered were through conversions (Table 21). This largely resulted in the loss of 310 traditional three and four bedroom family houses to predominantly one and two bedroom flats.

**3.137** 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.

**Table 21: Conversions Completed from 2009/10 to 2016/17**

Completion Year	Existing Units lost through Conversion	Proposed Units	Net Gain
2009/10	45	105	60
2010/11	42	104	62
2011/12	33	76	43
2012/13	36	66	30
2013/14	41	98	57
2014/15	34	75	41
2015/16	34	70	36
2016/17	45	91	46
<b>Total</b>	<b>310</b>	<b>685</b>	<b>375</b>

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

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 22: Bedroom Breakdown (gross) of all Completions (Conversions, Change of Use and New Build) from 2009/10 to 2016/17**

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
<b>Studio</b>	338	7.2	1	0.1	339	6.2
<b>1 Bedroom</b>	1761	37.3	19	2.4	1,780	32.3
<b>2 Bedrooms</b>	2264	48.0	123	15.7	2,387	43.4
<b>3 Bedrooms</b>	327	6.9	317	40.4	644	11.7
<b>4 Bedrooms</b>	23	0.5	241	30.7	264	4.8
<b>5 Bedroom</b>	7	0.1	70	8.9	77	1.4
<b>6+ Bedrooms</b>	1	0.0	13	1.7	14	0.3
<b>Totals</b>	<b>4721</b>	<b>100%</b>	<b>784</b>	<b>100%</b>	<b>5,505</b>	<b>100%</b>

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

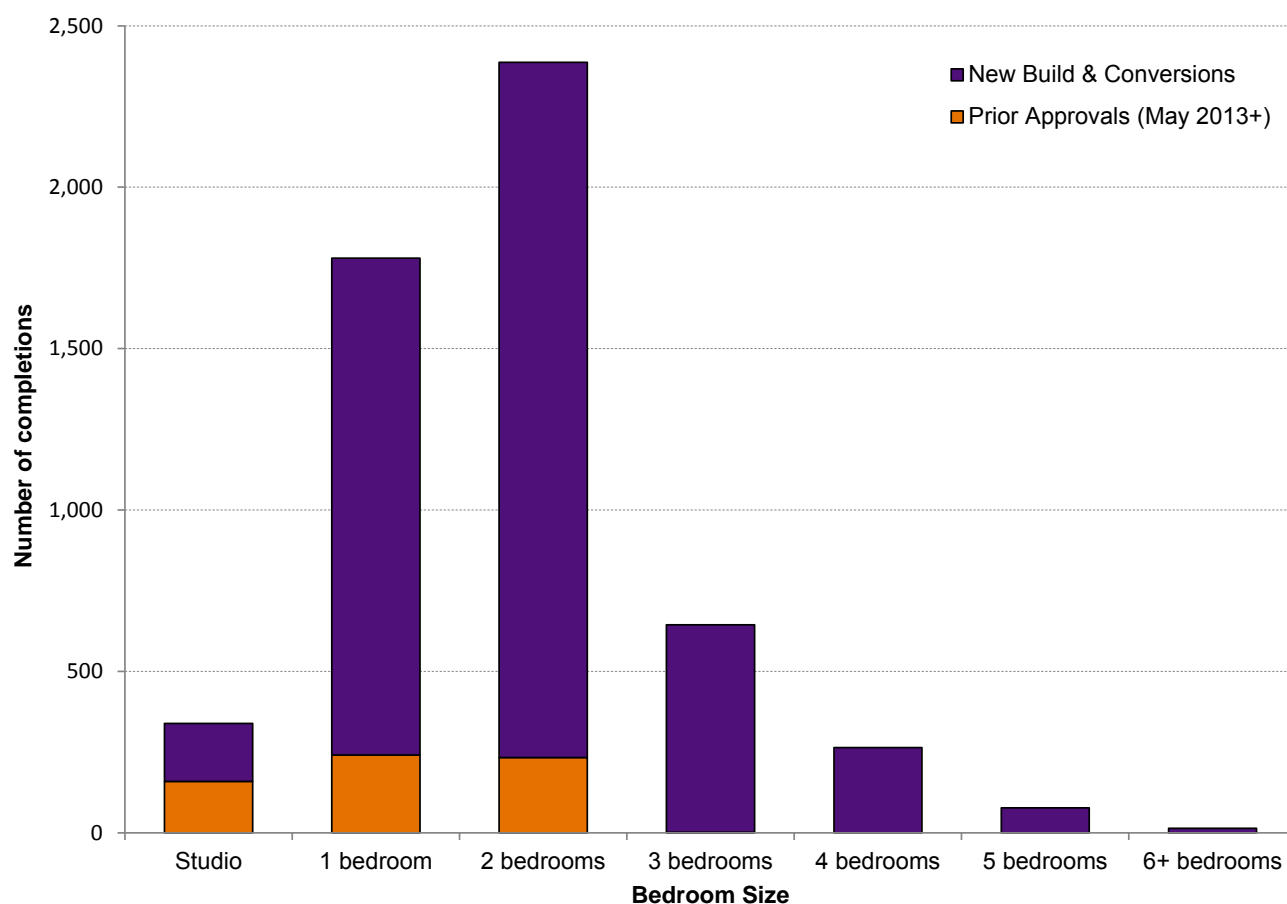
**Table 23: Bedroom Breakdown (gross) of Completions by Prior Approvals and New Build/Conversions, 2013/14 to 2016/17**

	2013/14		2014/15		2015/16		2016/17	
<b>Prior Approvals</b>								
<b>Bedroom Size</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
<b>Studio</b>	0	0	8	11.4	90	25.4	61	30.0
<b>1 bedroom</b>	4	66.7	35	50.0	146	41.2	56	27.6
<b>2 bedroom</b>	2	33.3	27	38.6	118	33.3	86	42.4
<b>3+ bedroom</b>	0	0	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>203</b>	<b>100%</b>
<b>New Build &amp; Conversions</b>								
<b>Bedroom Size</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
<b>Studio</b>	30	8.6	23	6.0	11	1.2	29	5.5
<b>1 bedroom</b>	119	34.1	95	24.7	258	29.2	117	22.2
<b>2 bedroom</b>	126	36.1	178	46.4	477	54.0	229	43.4
<b>3+ bedroom</b>	74	21.2	88	22.9	138	15.6	153	28.9
<b>Total</b>	<b>349</b>	<b>100%</b>	<b>384</b>	<b>100%</b>	<b>884</b>	<b>100%</b>	<b>526</b>	<b>100%</b>

	2013/14		2014/15		2015/16		2016/17	
<b>All</b>								
<b>Bedroom Size</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
<b>Studio</b>	30	8.5	31	6.8	101	8.2	90	12.3
<b>1 bedroom</b>	123	34.6	130	28.6	404	32.6	173	23.7
<b>2 bedroom</b>	128	36.1	205	45.2	595	48.1	315	43.1
<b>3+ bedroom</b>	74	20.8	88	19.4	138	11.1	153	20.9
<b>Total</b>	355	100%	454	100%	1,238	100%	729	100%

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

**Chart 3.5: Completions (2009/10 to 2016/17) by Bedroom Size - All types of Development**



Source: Harrow Council, Planning

### Efficient Land Use

**3.138** 99.9% of new dwellings were built on allocated sites or previously developed land in 2016/17. Just one new house was built on a 'gap' site in the current monitoring year. This site was garden land, but the principle of development on this site was agreed by an Inspector on an appeal on an earlier application in August 2011. 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	On Target	Less than 95% over a rolling three-year period (excluding special circumstances in the Green Belt)

## Residential Density

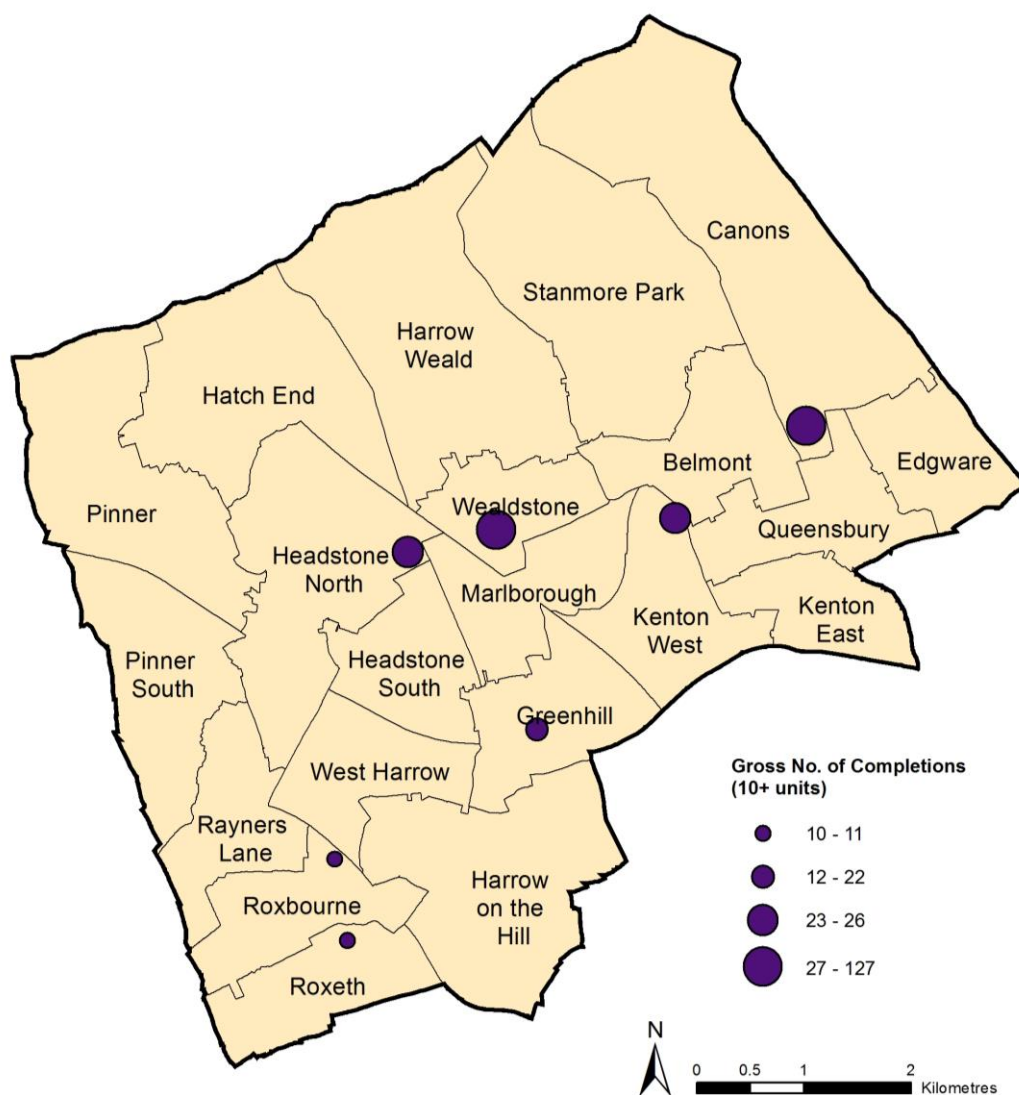
**Table 24: Completed Residential Developments (10+ new build units) showing Density Rates 2016/17**

Development Site	Residential Site Area (ha)	Gross No. of Units	Density (HRPH <sup>2</sup> )	Density (Dwellings per ha)
Corbins Lane, 25 & 25A, South Harrow	0.15	10	200	67
Harrow View, Kodak West*	0.43	25	258	58
Honeypot Lane, Stanmore Place, former Government Buildings* <sup>1</sup> (remainder of phases 7-9 & 10)* <sup>1</sup>	1.09	127	361	117
Kenton Lane, 323, Kenton Lane Farm*	0.99	26	121	26
Rayners Lane Estate, Phase Big G*	0.13	11	338	85
Station Road, r/o 321, Alpha Court* <sup>1</sup>	0.05	22	1,000	440
Whitefriars Avenue, Artisan Place, former Colart* <sup>1</sup>	0.63	84	432	133

\*Part completion in 2016/17 monitoring year - site area pro rata <sup>1</sup>Site fully completed in 2016/17 <sup>2</sup>HRPH is habitable rooms per hectare

Source: Harrow Council, Planning

**Map 3.1: Residential Development Completions (10+ new build units) in 2016/17**



Source: London Development Database/Housing Monitoring Database, Harrow Council  
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**3.139** Map 3.1 shows the location of all the major new build developments (with 10 or more units) completed in 2016/17. Table 24 shows the average density for each of these major schemes completed in 2016/17. Only one new build large development, in Corbins Lane, was wholly completed in 2016/17 with a density of 200 habitable rooms per hectare (HRPH). The remaining schemes were all completions on multi-phase sites.

**Table 25: Major Residential Developments (10+ new build units) Permitted in 2016/17, with Density Rates**

Development Site	Residential Site Area (ha)	Gross No. of Units	Density (HRPH*)	Density (Dwellings per ha)
Alexandra Avenue, former Matrix PH	0.30	61	567	205
Chichester Court, Honeypot Lane	0.37	26	228	69
Gayton Road, Sonia Court, Gayton Road Car Park & Former Library Site	1.03	355	1,019	344
Hindes Road, 11-17	0.22	29	341	132
Marsh Road, Greenhill Service Station	0.12	29	550	242
Northolt Road, Townsend House & Eaton House	0.28	116	1,089	414
Pinner Road, Quality Hotel, 12-22	0.34	64	509	186
St Johns Road, Kempsford House Hotel	0.13	27	536	216

\*HRPH is habitable rooms per hectare

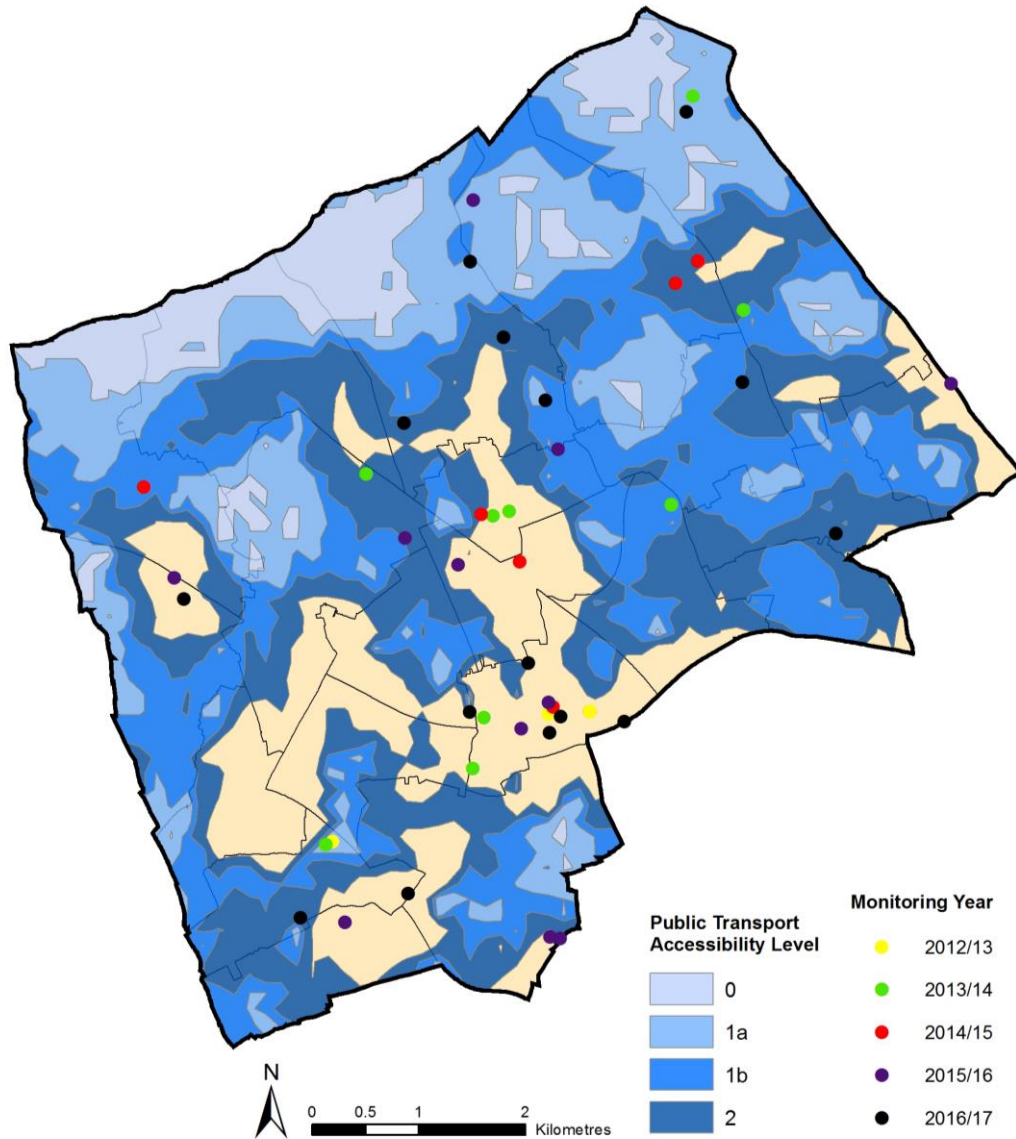
Source: Harrow Council, Planning

**3.140** Overall in 2016/17, seven new build development sites delivered ten or more new units. Three sites, which had been partially completed in previous monitoring years, were fully completed in 2016/17 (Stanmore Place, Honeypot Lane; Alpha Court, rear of 321 Station Road; and Artisan Place, the former Colart site in Wealdstone). Work continues on the final stages of the Rayners Lane Estate redevelopment, with 11 further completions in 2016/17. 2016/17 saw the first 25 completions on the Kodak West development site, as well as 26 new houses on the former Kenton Lane Farm site. The only large housing site fully completed in 2016/17 was at 25/25A Corbins Lane in South Harrow with 10 new units (8 net gain) Density levels varied considerably with the Kenton Lane Farm development showing a density of around 26 dwellings per hectare and Alpha Court in Harrow Town centre showing a density of 440 dwellings per hectare. 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.

**3.141** In 2016/17 there were three planning permissions for major residential new build development in areas of low public transport accessibility that did not enhance the PTAL of the site. These were for developments at: Chichester Court, Honeypot Lane; the former Matrix Public House, Alexandra Avenue; and the former Quality Harrow Hotel in Pinner Road, which falls just outside Harrow Town Centre and the high PTAL zone. In the previous three monitoring years nine major residential scheme were granted permission in areas of low public transport accessibility. The cumulative effect of these 12 residential permissions granted over the past four monitoring years means that the trigger level of five permissions has been breached, and, therefore, the target for this indicator has not been met.

**3.142** 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 (CIL) 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.

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

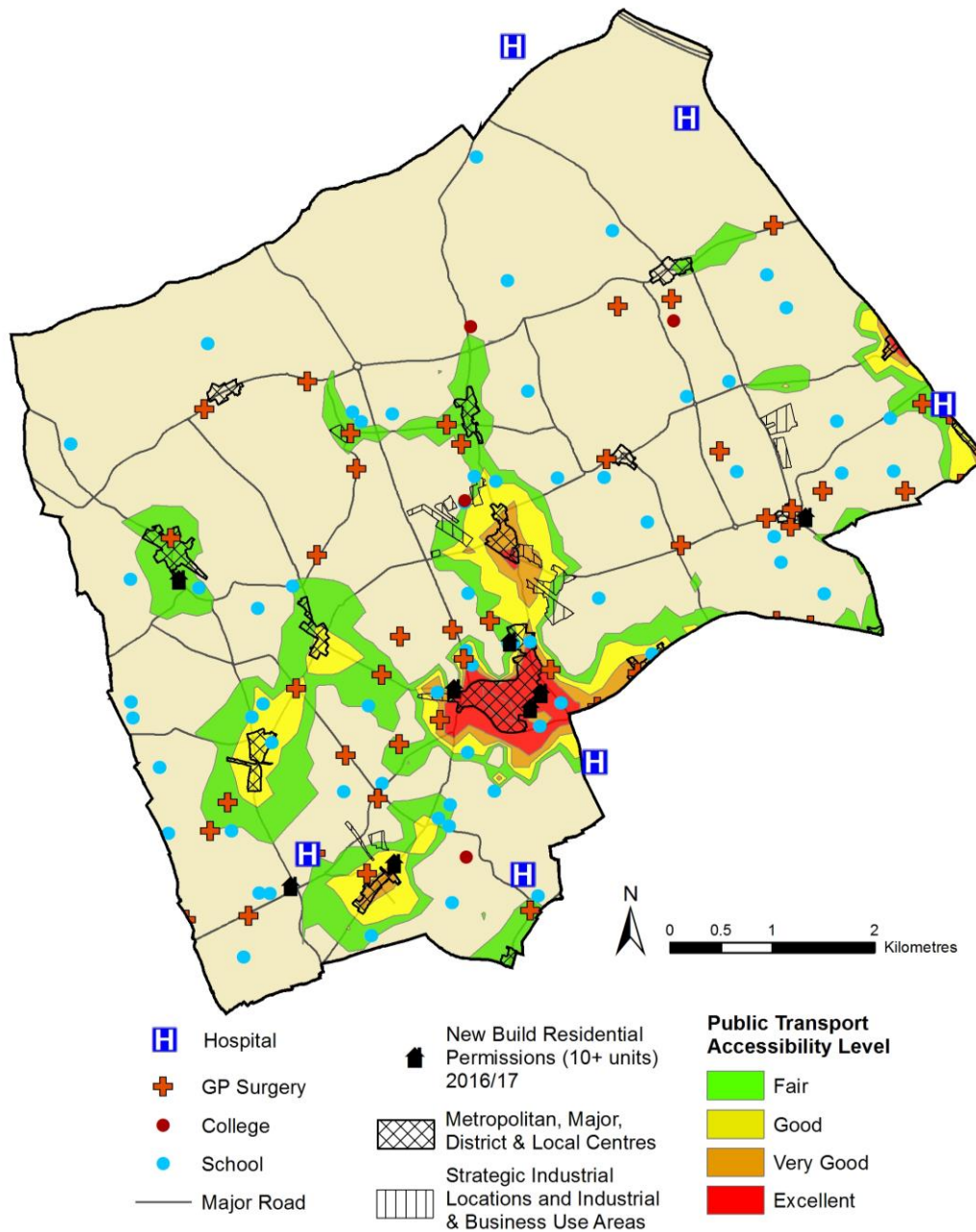


Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2015, Transport for London (TfL)  
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 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

**3.143** 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.

**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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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

**3.144** In 2016/17 several permissions were granted which affected open space in the borough, including a loss of open space on the Whitchurch Playing Fields site, Wemborough Road, Stanmore, which is contrary to Local Plan objectives. This Scheme (Planning ref: P/4910/15) is for the erection of a three storey building for use as a school with detached sports hall/community changing block, hard and soft landscaping, sports pitches, MUGA, hard and soft play areas, parking etc. and resulted in a net loss of 0.420 ha of open space.

**3.145** Some gains to open space have been secured through permissions granted in 2016/17 - the redevelopment of Cedars Manor School, Whittlesea Road, Harrow Weald will provide an additional 0.517 ha of amenity space and outdoor sports facilities/school playing fields. The redevelopment of Weald Rise Primary School, Robin Hood Drive, Harrow Weald will lead to an additional 0.312 ha of outdoor sports facilities/school playing fields including both hard and soft play areas. In addition, a new development at Sonia Court, Gayton Road Car Park & Former Library Site, Gayton Road, Harrow for residential, commercial uses and community space will provide 0.231 ha of new public open space in the form of parks, gardens and provision for children and young people.

**Table 26: Open Space (net gain/losses based on permissions)**

	Open Space (Ha)					
	2012/13	2013/14	2014/15	2015/16	2016/17	Total
<b>Gained</b>	0.301	0.340	0.032	8.911	12.297	21.881
<b>Lost</b>	0.000	0.586	0.442	8.113	11.657	20.798
<b>Net Change</b>	0.301	-0.246	-0.410	0.798	0.640	1.083

Source: Harrow Council, Planning

**3.146** In the last five years, based on planning permissions, there has been a proposed net gain of 1.083 ha of open space in the borough (Table 26).

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): <ul style="list-style-type: none"> <li>Borough-wide</li> <li>Kingsbury and Queensbury sub-area</li> </ul>	No net loss of open space		One application approved involving a net loss of open space to development over a rolling five-year period

**3.147** 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 2016/17

**3.148** Table 27 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 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 27: 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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	OS4	Quality improvements to PPG17 open space typologies within Kingsbury and Queensbury sub-area	Identify opportunities for quality improvements in new open spaces strategy		Opportunities for improvements not included in open space strategy by end 2016/17

**3.149** 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.

### Accessibility

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

**3.150** 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.

**3.151** 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

**3.152** During 2016/17 there were seven Planning Obligations completed relating to major development schemes. Of these, three either directly or indirectly (i.e. GLA funding requirements) included provisions relating to workplace training which equates to 43%. These were the Origin scheme on Northolt Road, the former Quality Hotel, and Gayton Road Car Park. It is unclear as to why the other schemes did not make provision for employment and training as for the previous two monitoring periods 100% of schemes had these contributions. The rolling three year average is 66.7%, meaning the indicator is no longer on target.

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 2016/17

**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 2016/17

**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 2016/17

**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. Additionally, it is considered that the indicator reflects previous focus on renewable energy ('eco-bling') rather than overall carbon emissions targets. Furthermore, with tightening London Plan requirements (currently requiring a 35% reduction in carbon emissions, increasing to zero carbon in October 2016) it is almost inevitable that all major developments will include an element of renewable energy where practically feasible.



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

## Carbon Emissions

**4.6** Latest figures (published by Department of Business, Energy & Industrial Study) cover the period 2005 to 2016<sup>4</sup>. This shows a 42% reduction over seven years (4.5 tonnes per capita down to 2.6 tonnes per capita) which equates to a 3.5% 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** Table 28 shows the amount of municipal waste arising in the borough during 2016/17 and previous years. There has been a decrease in this year's monitoring period from a spike in last year's figures. The overall trend however is downwards, with the total reduction since 2009 in excess of 5,000 tonnes, and the current arisings of 102,650 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

<sup>4</sup> See <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>

**Table 28: Municipal Waste Arising (tonnes) (now 'Local authority collected waste from households')**

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
2015/16	107,855
2016/17	102,650

Source: Harrow Council, Planning<sup>5</sup>

**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 (no figures available for 2015/16 and 2016/17). 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 2016/17 monitoring period 39.7% of municipal waste was recycled or composted. This is a decrease of 45.1% from the previously monitoring year of 2015/16. However, is still 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 2016/17 the amount of the borough's waste going to landfill was 56,389.63 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 2016/17, 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.

<sup>5</sup> <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

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 2016 and not the general report monitoring period 2016/17. 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 the 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** Continuous monitoring of nitrogen dioxide and PM<sub>10</sub> has been carried out at two sites in Harrow for many years. In terms of the past eight years' 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 from the carriageway 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, with no discernable trends. Both sites are on track over the plan period to meet the 2020 target for PM<sub>10</sub> particulates. For nitrogen dioxide, Harrow 1 has consistently been below the National Objective, and Harrow 2 has consistently been above the National Objective.

**Table 29: 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	2016
Annual Mean ug/m <sup>3</sup> (PM <sub>10</sub> )	17.2	17	20	18	19	16	14	16
Annual Mean ug/m <sup>3</sup> (Nitrogen Dioxide)	n/a	27	25	25	24	22	22	26

Source: Londonair.org.uk

**Table 30: 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>	<b>2016</b>
Annual Mean ug/m <sup>3</sup> (PM <sub>10</sub> )	24	24	25	27	26	25	20	21
Annual Mean ug/m <sup>3</sup> (Nitrogen Dioxide)	46	54	47	47	42	48	40	44

Source: Londonair.org.uk

**Table 31: Monitoring Site Summary January 2016 - December 2016**

<b>Site</b>	<b>Site Classification</b>	<b>Annual mean PM<sub>10</sub> µg/m<sup>3</sup></b>	<b>Annual mean NO<sub>2</sub> µg/m<sup>3</sup></b>
Harrow 1 - Stanmore	Background	16	26
Harrow 2 - Pinner Road	Roadside	21	44

Source: Londonair.org.uk



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

## Employment

**5.1** In 2016/17 the [ONS Business Register and Employment Survey](#) estimated there were 72,100 employees in the borough, of these 48,400 were full time and 23,700 part time. The total number of employees was 1,800 more than the previous year and 4,400 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 increased slightly in the past year, around 1%, following a significant decrease of 14% the previous year. 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.

**5.3** The decline in the number of jobs in 2015/16 was mainly as a result of major redevelopment projects where large business premises became vacant prior to being replaced mainly by residential units, such as at Lyon Square, Lyon Road and Harrow Square, College Road. Also, a large number of office premises have been converted to residential or been vacated as a result of being granted planning permission for change of use to residential under Prior Approval PD rights. However, in 2016/17 there was a levelling off in the number of jobs in the Opportunity Area as the number of new and implemented prior approval permissions decreased as did the number of business premises becoming vacant.

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

**5.4** The ONS Inter-Departmental Business Register (IDBR) data shows that there were 14,195 VAT registered businesses in the borough in 2017 compared to 13,350 the previous year (NOMIS, Local Authority Profile 2017). The 2017 figure shows an increase of almost 39% 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 2016) shows that in total, 74,200 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

**5.5** There were no new pitches or sites completed and no pitches or sites lost in 2016/17. Three new pitches are allocated through the Site Allocations Local Plan which was 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

**5.6** 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

**5.7** 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.

**5.8** 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 October 2016, for a replacement dwelling in use as two flats, did not demonstrate that lifetime homes standards were being met, but this was a retrospective planning permission and all works had substantially been completed by the time permission was granted.

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

**5.9** 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.

**5.10** 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. Since 1st October 2015 all major schemes approved (10 or more units) included the provision for 10% or more wheelchair accessible homes. Overall 13.5% of all new build schemes (excluding extensions) approved since 1st October 2015 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

**5.11** No new sheltered housing units were completed in 2016/17 and since 2009/10 only 68 new sheltered housing units have been completed in the borough. In 2015/16 28 new sheltered dwelling units (21 net) were completed at Paxfold in Elizabeth Gardens, Stanmore for Harrow Churches Housing Association (HCHA) and in 2010/11 47 new sheltered were built as part of the Richards Close redevelopment, another HCHA scheme.

**Picture 5.1: Sheltered Housing at Randolph House, Northwick Park Road, Harrow**



Source: Harrow Council, Planning

**5.12** Two new sheltered housing schemes were granted permission in 2016/17: 29 Category II sheltered housing apartments (McCarthy & Stone) at 11-17 Hindes Road (former Buckingham College), adjacent to Tesco, Station Road; and 29 sheltered retirement flats (subsequently increased to 30 units) on the site of the former Greenhill Service Station in Marsh Road, Pinner. Heath Lodge, the latter development, is being provided by Churchill Retirement Living. Two other schemes were granted permission in 2015/16 and include Randolph House, a 48 unit assisted living care home (McCarthy & Stone) on the site of the former Comfort Inn Hotel in Northwick Park Road, as well as 64 independent living units (all self-contained) for Jewish Care at the Princess Alexandra Home in Stanmore, in addition to a care home which is being re-provided on this site.

**5.13** It is currently looking unlikely that the target of 682 new sheltered dwellings will be achieved by 2020/21, based on the current pipeline, which also allows for around 190 units on the Kodak East site (which may not all be self-contained units) and 101 sheltered units (together with 70 flats) on the site of the former Jubilee House in Stanmore. However, further new sheltered housing developments may still come forward after a period of relative stagnation in the early part of the plan period.

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

**5.14** In 2016/17 no additional leasehold supported housing units for people with learning difficulties were completed in the borough, as per the previous four monitoring years.

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

**5.15** In 2016/17 the new 46-bed Sai Ram Villa Care Home in Headstone Drive opened and this care home provides places for people suffering from dementia. This home focuses mainly, but not exclusively, on the Asian community. In 2015/16 there were no additional leasehold supported housing units for people with mental health problems completed in the borough, but in 2014/15 the 60-bed Karuna Manor care home was completed in Christchurch Avenue. This care home too accepts people suffering from dementia and again targets people from the Asian community. Another new care home was under construction in the borough in 2016/17. The replacement Buchanan Court care home in Sudbury Hill (which opened late 2017) 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.

**5.16** In total 110 additional bedspaces catering for the elderly and those suffering from dementia will have been provided in the borough by the end of 2018/19, but it is not yet certain whether the longer-term target of 185 additional bedspaces will be met by 2020/21. However, it is hoped that an assisted care living home will be provided as part of the Harrow View East development site (on the former Kodak site) and this may well help towards meeting this target.

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

**5.17** 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

**5.18** Rayners Lane Estate: All of the affordable housing has been completed and the remaining two phases of open market homes are currently under construction. More than half of the 82 units (18 net gain) in Phases 1 & 2 have now been completed, whilst the final phase of 70 open market homes (30 net units) commenced in October 2016 and is due to complete in 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

**Picture 5.2: Final Phase of Development at the Rayners Lane Estate**



Source: Harrow Council, Planning

## Health and Wellbeing

**5.19** 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 Transport for London (TfL) on a borough basis, and is only reported on an Inner/Outer London basis due to limited survey sample sizes. In previous AMRs 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>6</sup> from 2014/15 - 2016/17 (three years) indicates that walking accounts for 30% of all trips within Harrow. This compares to 28% for Outer London and 33% for all of

<sup>6</sup> <http://content.tfl.gov.uk/borough-lip-performance-indicators.pdf>

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)

**5.20** 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 Transport for London (TfL) on a borough basis, and is only reported on an Inner/Outer London basis due to limited survey sample sizes. In previous AMRs 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>7</sup> from 2014/15 - 2016/17 (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)

**5.21** In 2014/15 the [Sport England survey](#) suggests that 16.8% of adults in Harrow were actively participating in sports. There is no data for the 2016/17 period. 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

**5.22** 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 32 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 32: 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

<sup>7</sup> <http://content.tfl.gov.uk/borough-lip-performance-indicators.pdf>

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

## 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 2016 - 31st March 2017 are £5,457,774 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 33: Infrastructure Contributions (CIL)**

Amount Received			
2013/14	2014/15	2015/16	2016/17
£14,107.50	£183,399.51	£544,529.12	£5,457,774

*Source: Harrow CIL Monitoring, Harrow Council*

Under the CIL Regulations, charging authorities are required to publish an annual statement of income and expenditure. These can be found here:

[http://www.harrow.gov.uk/info/856/local\\_plan/836/community\\_infrastructure\\_levy\\_and\\_delivery](http://www.harrow.gov.uk/info/856/local_plan/836/community_infrastructure_levy_and_delivery)



# 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 has been one application for a neighbourhood plan within the borough. However, this application was not determined, with the applicant withdrawing the application. No plan designation in the 2016/17 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 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>.

**8.7** In addition to the above, the council also engages with neighbouring authorities in the consideration of detailed planning applications dealt with during 2016/17, having received 29 consultations. The Council expressed an objection in relation to one of these, being a proposed extension of existing building to enclose green waste composting activities at Riva Composting Ltd, Elstree Hill South, Elstree, WD6 3BL.

## 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 2018 and March 2023. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2017 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 31/03/2017 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 31/03/17) and which are expected to complete within the five-year period
- Potential deliverable sites (without planning permission as at 31/03/2017) likely to complete within the five-year period

**Table A1: Harrow's Five-Year Housing Supply Summary (01/04/18 to 31/03/23)**

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning permission (not under construction)	Schedule 1	New Build sites with 10+ units	1,640	26.2
		New Build sites with <10 units	116	2.71
	Schedule 3	Conversions/Changes of Use with 10+ units	801	2.1
		Conversions/Changes of Use with <10 units	149	1.88
Sites with Planning permission (under construction)	Schedule 2	New Build sites with 10+ units	1,304	11.51
		New Build sites with <10 units	68	1.9
	Schedule 4	Conversions/Changes of Use with 10+ units	248	0.26
		Conversions/Changes of Use with <10 units	26	0.69
Sites with Legal Agreement	Schedule 5	Sites where the principle of residential development has been agreed or permission granted subject to legal agreement	132	0.9
Potential Future Sites	Schedule 6	Allocated sites in the: Harrow & Wealdstone Action Area Plan, Site Allocations Local Plan or Regeneration Strategy	2,571	15.28
			<b>7,055</b>	<b>63.47</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 7,055 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 4,352 net units, while 2,702 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 4,090 units (or by 3,942 taking into account the 5% buffer). Harrow, therefore, has a supply of housing land over the next five years to meet 11.9 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 2016/17) Harrow has exceeded its cumulative housing target requirement of 3,386 by 1,098 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 2017/18 are not included in the Five-Year Supply.

**A.7** Sites without planning permission which are forecast to complete after 2022/23 are not included in the Five-Year Supply.

**A.8** Sites which are forecast to partially complete outside the period April 2018 to March 2023 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 31/03/17: All sites are expected to complete within the Five-Year Supply period
- New builds already started: 70% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use permissions and not started by 31/03/17: 92% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use already started: Around 71% of units are expected to complete in 2017/18 and are therefore outside the Five-Year Supply period

## Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/17)

### 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
1899	12.80	P/3191/12	Brockley Hill, Royal National Orthopaedic Hospital	260	251	05-Aug-13	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units
1968	0.30	P/0640/16	Alexandra Avenue, 219, former Matrix PH	61	60	25-Aug-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
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	0.15	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, cycle parking and landscaping.
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.
2126	10.53	P/2165/15	Harrow View, Kodak East	840	840	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
2136	0.22	P/4225/15	Hindes Road, 11-17	29	29	03-Jun-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
2139	0.28	P/2163/15	Northolt Road, Townsend House & Eaton House	116	116	06-Jul-16	Demolition of existing buildings (D1/B1) and redevelopment to provide 116 residential flats including affordable housing within a building ranging from 6 to 9 storeys in height with refuse stores, vehicle and cycle parking spaces at lower ground level; etc.
2143	0.12	P/5932/15	Marsh Road, former Greenhill Service Station	29	29	02-Sep-16	Redevelopment: Construction of a four/five storey building to provide 29 sheltered retirement flats with parking bin/buggy storage and landscaping (demolition of existing petrol station)
2144	0.37	P/2957/16	Chichester Court	26	26	03-Oct-16	Construction of two & three storey buildings to provide 23 additional dwelling houses & 6 flats; amendments to parking layout and access; landscaping; refuse & cycle storage
	<b>26.18</b>			<b>1,642</b>	<b>1,640</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
1764	0.02	P/0629/14	Station Road, 320	2	2	P/0629/14	Addition of first floor and second floor to provide two flats; external stair case and first floor roof terrace at rear (resident permit restricted)
2030	0.75	P/1396/13	Brockley Hill, Vine Cottage, Coach House, East Gate Lodge & Engineer's Cottage	2	-2	P/1396/13	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	P/2778/15	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
2045	0.02	P/1826/13	Roxeth Green Avenue, land adj 109	1	1	P/1826/13	New two storey dwellinghouse; associated landscaping, parking and refuse storage
2048	0.01	P/1109/14	Uxbridge Road, 471-475	1	1	P/1109/14	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	P/2878/14	Roof extension to form third floor level to provide two, one bedroom flats
2064	0.03	P/1679/14	Stanmore Hill, 89	6	5	P/1679/14	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	P/3689/14	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)
2077	0.02	P/0766/15	Hampden Road, 1	1	1	P/0766/15	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	P/3200/14	Outline application: Detached dwellinghouse (amended site area)
2085	0.01	P/1484/16	Greenhill Way, former public conveniences	8	8	P/1484/16	Redevelopment: Four storey building with retail use on ground floor (Use Class A1) and eight flats (Use Class C3) on first, second and third floors; bin/cycle store
2088	0.01	P/1884/15	Northolt Road, 368	2	2	P/1884/15	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	P/1897/15	Two storey side extension to create a new attached two bedroom dwellinghouse; parking; amenity space; bin/cycle storage and landscaping
2092	0.02	P/5919/15	Northolt Road, 505	4	4	P/5919/15	Redevelopment to create a single and three storey building with retail unit at ground floor and four flats on upper floors; bin and cycle storage
2098	0.07	P/3388/15	Church Road, r/o 56 to 58	6	6	P/3388/15	Redevelopment: Single storey building with accommodation in roof to provide six flats; parking, bin/cycle storage, landscaping and amenity space
2099	0.01	P/3473/15	Burnt Oak Broadway, 87A	1	1	P/3473/15	Second floor extension to create one flat; external alterations to existing flat
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
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
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
2128	0.15	P/5789/15	Stuart Avenue, 7, garages adjacent	6	6	14-Apr-16	Redevelopment to provide six no. 2-storey terraced dwellings with solar panels; amenity space, parking, landscaping and bin/cycle storage (demolition of garages)
2129	0.02	P/5839/15	Allerford Court, garages fronting 1 & 2	2	2	14-Apr-16	Redevelopment to provide two x two storey dwelling houses (Demolition of single storey garage block)
2130	0.04	P/5874/15	Kingsley Road, 17	4	3	18-Apr-16	Redevelopment to provide a three storey building for two maisonettes with habitable roofspace and two flats; separate amenity space and bin/cycle storage
2131	0.01	P/0633/16	High Street, 26-28, Wealdstone	1	1	25-Apr-16	Extension of roof at rear above first floor level with three dormers in south side elevation to provide a self-contained flat
2133	0.03	P/3998/15	Cavendish Avenue, Ambassador House	4	4	13-May-16	Addition of fifth storey to create four flats; parking, bin/cycle storage; external alterations
2135	0.02	P/2090/16	Middle Road, 2	2	2	21-Jun-16	Part redevelopment to provide a two storey building for two flats; new access, garage, parking, landscaping and bin store
2142	0.30	P/3454/16	Dennis Lane, 7	2	1	12-Sep-16	Redevelopment to provide two x two storey dwellinghouses with basements and habitable roofspaces; parking, landscaping; refuse storage area
2148	0.01	P/3503/16	Uxbridge Road, 312-314	3	2	27-Oct-16	First floor rear extension; creation of second floor with two front dormers to provide a total of three flats; external staircase and handrail
2150	0.17	P/3896/16	Honeypot Lane, 304, Haslam House	9	9	03-Oct-16	Redevelopment to provide two blocks of two storey terraced dwellings , one pair of semi-detached dwellings (9 in total); parking, landscaping; refuse and cycle storage; alterations to existing vehicle access
2153	0.23	P/2516/16	Harrow View, land r/o 209	7	6	18-Nov-16	Redevelopment to provide seven two storey dwellings with habitable roofspace parking bin/cycle storage and landscaping
2155	0.01	P/0489/16	Belmont Circle, 25, Cooper House	1	1	12-Dec-16	Part additional second floor to provide one flat; bin/cycle storage
2156	0.03	P/0847/16	Kenton Road, 214, Brent House	4	4	12-Dec-16	Construction of additional floor to provide four flats; enclosure of roof-top plant; removal of redundant rooftop equipment; additional parking and cycle storage; external alterations
2157	0.01	P/4599/16	Northolt Road, 295A	4	3	20-Dec-16	Conversion of first floor flat to two flats; creation of second floor to provide additional two flats; bin/cycle storage; external alterations
2158	0.07	P/3331/16	Hillview Road, 77	2	1	10-Feb-17	Redevelopment to provide a pair of semi-detached two storey dwellings with habitable roofspace; new vehicular access parking bin/cycle storage landscaping and boundary treatments

2159	0.08	P/5189/16	Whittington Way, 74, Whittington Garage	9	9	16-Feb-17	Redevelopment to provide a three storey building accommodating nine flats; amenity space; parking; cycle and bin stores
2160	0.01	P/5931/16	High Street, 65A, Wealdstone	1	1	10-Feb-17	Second floor extension to create studio flat with terrace and glass balustrade; rear extension and creation of terrace to existing first floor flat; cycle and refuse storage
2163	0.07	P/5803/16	New Road, 9 & 11	4	2	23-Mar-17	Redevelopment to provide a two storey building with habitable roofspace, including rear dormers to create four terraced houses; Associated parking, landscaping and hard standing
	<b>2.71</b>			<b>130</b>	<b>116</b>		

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

## Schedule 2: New Build Sites under construction (as at 31/03/17)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
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)
1863	1.03	P/0291/16	Gayton Road, Car Park, former Gayton Library & Sonia Court	355	346	06-Jul-16	Redevelopment: Demolition of existing buildings & erection of 355 flats (5 buildings of 5, 6, 8, 9 and 11 storeys) with 477 sq. m commercial and community use space (Flexible uses comprising A2, A3, B1 and D1); parking; new public open space, landscaping etc
1990	0.20	P/3075/12	Kenton Lane, 323, Kenton Lane Farm	5	3	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. 26 new houses completed in 2016/17. 5 still under construction
2001	0.99	P/3118/11	Lyon Road, Equitable House and Lyon House	225	225	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 3,950sqm of commercial floorspace
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
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), take-aways (A5), business (B1), non-residential institutions (D1), and library (D1) in buildings of up to 20 storeys, POS, parking etc
2125	4.95	P/2982/15	Harrow View, Kodak West (former Zoom Leisure)	229	229	26-Oct-15	Comprehensive, phased, mixed use development. Reserved matters following O/L P/3405/11 dated 21/12/12. 314 units and Public Open Space. 25 houses (private) completed in 2016/17, so 289 remaining
2154	0.34	P/4150/15	Pinner Road, 12-22, Quality Hotel	64	64	29-Nov-16	Redevelopment to provide two blocks ranging between 3, 4 and 5 storeys to create 64 flats with access and disabled parking; amenity space and landscaping; new private access to Harrow Recreation Ground for residents; etc
	<b>11.51</b>			<b>1,355</b>	<b>1,304</b>		

Further units on the Kodak West site will complete in 2017/18. Units expected to complete in 2017/18 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
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)'
1635	0.08	P/2924/08	Eastcote Road (Rear of 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
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
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 café/restaurant and children's play area
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, 395	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)
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)
2062	0.39	P/2103/14	Brookhill, Hillside	9	7	31-Oct-14	Redevelopment: 3 storey building & lower g/f for 7 s/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.



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
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	0.02	P/4168/14	Leeway Close, Unit 1	3	3	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.
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
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 dwellings 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 dwellings with shared courtyard, parking, landscaping, bin/cycle storage and access
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
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)
2132	0.01	P/1377/16	Uxbridge Road, 383-385	2	2	27-May-16	Replacement mansard roof with front and rear dormers to create two additional flats; bin storage
2134	0.02	P/0312/16	College Road, 88-98	8	8	24-Jun-16	Addition of fourth floor to provide eight flats; external alterations to existing building
2141	0.04	P/3283/16	Christchurch Avenue, 35A	4	3	01-Sep-16	Redevelopment to provide a single and two storey building for four flats; parking, bin/cycle storage
2145	0.02	P/3267/16	Glebe Avenue, land adj 85	1	1	03-Oct-16	Development to provide a two storey detached dwelling with amenity space, parking, landscaping, bin/cycle storage and boundary fence
2147	0.02	P/3489/16	Station Road, 322	6	5	21-Oct-16	Redevelopment to provide four storey building comprising 6 flats; flexible commercial use (A1, A2 & A3) on ground floor; bin/cycle storage
2152	0.02	P/0618/16	St. Johns Road, 13	4	4	07-Nov-16	Additional floor to provide four flats with parapet balcony and glazed balustrade to front and rear balconies; extension and re-cladding to third floor level including replacement and installation of windows; bin/cycle storage
2162	0.01	P/5628/16	Leeway Close, Unit 3	2	2	16-Mar-17	Construction of single and two storey building with accommodation in roof to provide two flats; Refuse and cycle storage.
	<b>2.77</b>			<b>111</b>	<b>96</b>		

Approximately 70% 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 31/03/17)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
11425	0.08	P/3749/16	Imperial Drive, Talbot House, 204-226, ground & first floors	37	37	27-Sep-16	Conversion of offices (Class B1a) on ground and first floors to 37 self-contained flats (Class C3) (PRIOR APPROVAL)
11468	0.09	P/3046/16	Pynnades Close, Compass House	16	16	15-Aug-16	Conversion of Offices (Class B1a) to 16 Self-Contained Flats (Class C3) (PRIOR APPROVAL)
11474	0.04	P/3748/16	Imperial Drive, Talbot House, 204-226, lower ground floor	19	19	27-Sep-16	Conversion of Offices (Class B1a) on lower ground floor to 19 self-contained flats (Class C3) (PRIOR APPROVAL)
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). (This scheme now subsequently superseded by a larger new build scheme).
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)
11664	0.15	P/1092/16	College Road, 118-134 & Headstone Road, 5-9	70	70	14-Apr-16	Conversion of offices (Class B1a) to 70 self-contained flats (Class C3) (PRIOR APPROVAL)
11677	0.62	P/4809/16	Imperial Drive, Imperial House, 175-205	203	203	22-Nov-16	Conversion of offices (Class B1a) to 203 self-contained flats (Class C3) (PRIOR APPROVAL)
11688	0.02	P/2905/16	Northolt Road, 190-194	48	48	10-Aug-16	Conversion of first, second and third floor offices (Class B1a) to 48 self-contained flats (Class C3) (PRIOR APPROVAL)
11729	0.18	P/0326/17	West Street, 87, The Powerhouse	14	14	06-Mar-17	Conversion of offices (Class B1a) to 14 self-contained flats (Class C3) on ground and first floors of main building and cottage (PRIOR APPROVAL)
	<b>2.10</b>			<b>801</b>	<b>801</b>		

*These sites are forecast to complete within the Five-Year Supply period by virtue of current permissions or new schemes.*

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
10585	0.03	P/0056/16	Meadow Road, 1A & 1B	1	-1	05-May-16	Conversion of two flats into single dwellinghouse (Amended application type)
10627	0.03	P/0122/17	Beresford Road, 12	2	1	08-Mar-17	Conversion of single dwelling to two self-contained dwellings, internal alterations and erection of a rear garden fence to create a separate amenity space
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
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
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
11076	0.03	P/1108/16	Winchester Road, 43	2	1	24-May-16	Conversion of single dwelling to two flats; alterations to roof to form end gable with window in side; rear dormer; two rooflights in front roofslope; single storey rear extension; separate amenity space; front access ramp, parking and bin storage
11148	0.01	P/0452/17	Rayners Lane, 446	2	1	27-Mar-17	Conversion of first floor flat and roofspace into two flats; first floor side extension; and bin storage; external alterations
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 (Class B1a) to 9 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	0.01	P/4468/16	Northolt Road, 202, Binary House	4	4	06-Jan-17	Conversion of first/second floors and roofspace to four flats; three storey rear extension; parking, bin/cycle storage; new front entrance to flats; new shop front (demolition of rear extension)
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
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	Canning 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
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	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 (1 x 1 one-bedroom in first floor and 1 x studio 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
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
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)
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)
11600	0.04	P/4607/16	Crowshott Avenue, 8	2	1	23-Nov-16	Conversion of dwellinghouse into two dwellings with parking; conversion of garage into habitable room with alterations to front elevation; single storey rear extension; landscaping; cycle and bin storage; external alterations (demolition of conservatory)
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
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	Barchester 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	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
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)
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 roofslope; installation of window to side at second floor level; new vehicular access; parking front boundary
11638	0.07	P/5562/15	Rosslyn 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)



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 .; rear dormer; three rooflights in front roofslope; bin/cycle storage and external alterations (part demolition of side extension)
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
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
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)
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)
11660	0.02	P/0104/16	Kenmore Avenue, 62	2	1	07-Apr-16	Conversion of dwellinghouse to two flats; parking; amenity spaces at rear; internal bin storage; roof light to existing single storey rear extension
11662	0.03	P/0731/16	College Hill Road, 160	2	1	11-Apr-16	Conversion of dwellinghouse to two flats; alterations to roof to form end gable with window and rear dormer; two rooflights in front roofslope; parking and bin/cycle storage; external alterations
11666	0.08	P/0347/16	Elmwood Avenue, 20	3	3	27-May-16	Conversion of existing care home (C2) to residential (C3) comprising three flats with parking, associated landscaping and new vehicular access; two storey side extension incorporating a front dormer; single and two storey rear extension; etc
11669	0.02	P/2669/16	Oxford Road, 57	2	1	27-Jul-16	Conversion of dwellinghouse into two flats; alterations to roof to form end gable, extended rear dormer; rooflights in front roofslope; single storey rear extension; bin/cycle storage; external alterations
11670	0.04	P/1251/16	Spencer Road, 129	2	1	18-May-16	Conversion of single dwelling to two flats with parking, landscaping and bin/cycle storage, external alterations (retention of office use at rear)
11676	0.05	P/1743/16	Park Lane, The Georgian House	1	1	10-Jun-16	Conversion of two storey office building with basement to single dwelling; parking
11678	0.02	P/2289/16	Roslyn Crescent, 17	1	1	23-Jun-16	Change of use from HMO (C4) to single dwelling (C3); single storey rear extension
11679	0.03	P/2102/16	Blawith Road, 35	2	1	06-Jul-16	Conversion of single dwelling to two flats; part single and two storey rear extension; alteration and extension to roof height to create habitable roofspace for use by first floor flat; rear dormer, rooflights in front and side roof slopes; etc.
11682	0.01	P/5810/15	St Anns Road, 20	2	2	07-Jul-16	First floor rear extension and conversion of first and second floors to 1 x 1 bedroom flat and 1 x 2 bedroom flat with rear access; external alterations to create new rear access to ground floor shop unit
11683	0.02	P/5953/15	High Road, 199	2	1	08-Jul-16	Conversion of dwellinghouse to two flats; rear dormer; three rooflights in front roofslope; amenity space; landscaping and bin storage; external alterations
11684	0.04	P/2517/16	Beechwood Gardens, 9	2	1	22-Aug-16	Conversion of dwelling into two flats; s/s front extension incorporating front porch, two storey side and single and two storey rear extension; rear dormer to create habitable roofspace, rooflights in front roof slope; etc.
11686	0.02	P/2878/16	Parkfield Road, 38	2	1	25-Aug-16	Conversion of dwellinghouse into two flats with associated amenity space, car parking, refuse and cycle storage
11692	0.02	P/3259/16	Alfriston Avenue, 4	2	1	19-Sep-16	Conversion of dwelling into two flats; single storey front extension and single and two storey side extension and single storey rear extension; first floor side extension; bin store and cycle storage and external alterations
11693	0.03	P/3378/16	Kenton Road, 298, former dental surgery	2	2	28-Sep-16	Change of use from dental surgery (D1) to two self-contained flats (C3); single storey side extension; external alterations; access ramp to front entrance (demolition of attached garage at side)

11696	0.03	P/2779/16	Buckingham Road, 4	2	1	20-Oct-16	Conversion of dwellinghouse into two flats; external alterations; refuse and cycle storage
11697	0.01	P/3039/16	Station Road, 341A & B	0	-2	12-Oct-16	Change of use from two flats (Class C3) to eight bedroom house in multiple occupation (HMO (Class C4); two storey rear extension at first and second floor levels, a rear dormer and window in the roof slope
11698	0.04	P/3260/16	Gayton Road, 59	5	4	07-Oct-16	Conversion of dwellinghouse to five flats; single and two storey rear extension; rear dormer; separate and communal amenity space; parking; external alterations
11699	0.06	P/3355/16	Pinner Park Avenue, 70	2	1	20-Oct-16	Conversion of dwellinghouse to two dwellinghouses; porch to both properties; alterations to roof to form end gable; rear dormers and insertion of six rooflights in front roofspace; external alterations etc.
11701	0.02	P/3782/16	Durley Avenue, 73	2	1	17-Oct-16	Conversion of dwelling into two flats; single and two storey side to rear extension; single storey rear extension; rear dormer; parking; bin/cycle store
11705	0.02	P/3963/16	Becmead Avenue, 78	2	1	16-Nov-16	Conversion of dwellinghouse into two flats; front porch, external alterations; refuse and cycle storage
11709	0.05	P/4360/16	Wellington Road, 37	4	2	09-Nov-16	Single and two storey side extensions and conversion of building from two flats to four flats; access ramps at side; parking; bin storage; external alterations (demolition of store)
11711	0.04	P/4494/16	Harrow View, 57	3	2	18-Nov-16	Conversion of dwellinghouse to three flats; alterations to roof to form end gable with rear dormer three rooflights in front roofspace; single storey rear extension; separate amenity space parking landscaping and bin/cycle storage
11712	0.03	P/1167/16	Chester Drive, 29	2	1	09-Dec-16	Conversion of single dwelling into two flats; rear dormer to create habitable roofspace; rooflights in front and rear roofspaces; single and two storey side to rear extension; separate amenity space, parking and bin/cycle storage
11713	0.02	P/4939/16	Woodlands Road, 14	1	-1	13-Dec-16	Conversion of two flats to single dwelling; single storey rear extension (demolition of attached shed)
11714	0.03	P/0865/16	Sandringham Crescent, 87	2	1	28-Dec-16	Conversion of single dwelling to two flats with new access; parking, separate amenity space, bin/cycle storage
11716	0.02	P/5140/16	Church Road, 15-19, Stanmore House, 1st & 2nd floors	8	8	19-Dec-16	Conversion of first and second floor offices (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11717	0.02	P/5417/16	Headstone Road, 76	2	1	13-Jan-17	Conversion of dwellinghouse into two flats; single storey rear extension; rear dormer; installation of two rooflights in front roofspace; external alterations
11718	0.04	P/2730/16	Roxborough Road, 23	4	3	18-Jan-17	Conversion of dwellinghouse into four flats; s/s side extension; two storey rear extension; rear dormer; three rooflights in front roofspace; external alterations; associated landscaping; refuse and cycle storage
11719	0.01	P/5351/16	Tudor Road, 31	0	-1	18-Jan-17	Change of use from single dwellinghouse (Class C3) to house in multiple occupation (HMO) (C4) for a maximum of 6 persons, with modifications to first and second floors
11720	0.02	P/5459/16	Charlton Road, 26	2	1	18-Jan-17	Conversion of dwellinghouse into two flats; single and two storey side to rear extension; s/s rear extension; new additional vehicle crossover; parking and associated landscaping; (Demolition of rear conservatory and detached garage)
11722	0.03	P/5437/16	Welbeck Road, 30	2	1	27-Jan-17	Conversion of dwelling into two flats; single storey rear extension; bin and cycle stores
11723	0.04	P/5414/16	Kings Road, 234	2	1	02-Feb-17	Conversion of dwellinghouse into two flats; alterations to balustrade at rear; parking; bin/cycle storage; external alterations (demolition of conservatory)
11724	0.02	P/5831/16	Parkfield Road, 79	2	1	01-Feb-17	Conversion of dwellinghouse to two flats; single and two storey rear extension; alterations to roof to form end gable with window in side; rear dormer and rooflight in front roofspace; bin/cycle storage (demolition of single storey rear extension)

11726	0.02	P/0132/17	Cecil Road, 34	2	1	17-Mar-17	Conversion of dwelling into two flats; single storey rear extension; bin and cycle stores
11727	0.02	P/0283/17	Albany Crescent, 4	2	1	29-Mar-17	Conversion of dwellinghouse into two flats; Single storey front extension incorporating front porch, single and two storey side and rear extension and single storey rear extension; Associated landscaping; Refuse storage
11728	0.03	P/0297/17	Carmelite Road, 18	2	1	27-Mar-17	Conversion of dwellinghouse into two flats; front extension incorporating front porch and two storey side and rear extension; S/S rear extensions; parking & associated landscaping; refuse and cycle storage in rear gardens
11730	0.02	P/0511/17	Hampden Road, 13	2	1	29-Mar-17	Conversion of dwellinghouse into two flats; bin store in front garden
	<b>3.01</b>			<b>246</b>	<b>162</b>		

*The majority of these sites are forecast to complete within the Five-Year Supply period*

## Schedule 4: Conversions/Changes of Use currently being implemented (as at 31/03/17)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
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)
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)
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>0.41</b>			<b>114</b>	<b>114</b>		

*These sites are all forecast to complete by the end of 2017/18 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)
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)
11672	0.12	P/2437/16	Bessborough Road, 71A, Carspecs House	29	29	30-Jun-16	Conversion of Offices (Class B1a) to 29 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>0.26</b>			<b>248</b>	<b>248</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
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
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)
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 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, adj 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
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)
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
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
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
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



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)
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
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
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)
11608	0.02	P/3817/15	Lorne Road, 49	2	1	02-Nov-15	Conversion of dwellinghouse to two flats with separate internal entrances
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
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)
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
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
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
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)
11661	0.01	P/0516/16	Kenton Road, 152A	2	1	15-Apr-16	Conversion of maisonette on first and second floors into two flats; external alterations; refuse storage
11673	0.03	P/4338/15	Courtenay Avenue, 157	2	1	06-May-16	Conversion of dwellinghouse into two flats
11674	0.00	P/1142/16	Northolt Road, Dublin Court, Flat 3	2	1	16-Jun-16	Conversion of flat No.3 into two studio flats including the removal of chimney and the insertion of a new front entrance door
11685	0.03	P/2652/16	Tonver Road, 52	2	1	09-Aug-16	Conversion of single dwelling into two flats
11687	0.02	P/2881/16	High Street, 88, The Old Fire Station, floors 1&2	2	2	03-Aug-16	Conversion of offices (Class B1a) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)

11691	0.00	P/2034/16	Cowen Avenue, 29-46	1	1	12-Sep-16	Conversion and change of use to storage area on ground floor to create one additional flat; external alterations
11694	0.03	P/3398/16	Westwood Avenue, 28	2	1	07-Sep-16	Conversion of dwelling into two flats; single storey rear extension; bin/cycle store; parking
11695	0.04	P/3418/16	Handel Way, 6	2	1	08-Sep-16	Conversion of dwellinghouse to two flats; front porch; external alterations; bin storage
11700	0.03	P/3682/16	Argyll Gardens, 17	2	1	21-Oct-16	Conversion of dwelling into two flats; landscaping and one car parking space in front garden; amenity areas and bin storage
11702	0.03	P/3809/16	Locket Road, 75	3	2	03-Oct-16	Conversion of single dwelling to three flats with separate amenity areas; parking and bin/cycle storage (demolition of conservatory)
11703	0.02	P/3891/16	Lorne Road, 51	2	1	14-Oct-16	Conversion of dwelling into two flats; separate amenity space; bin storage
11704	0.00	P/4098/16	Headstone Road, 81	1	1	26-Oct-16	Conversion of offices (Class A2) ground floor to one self-contained flat (Class C3) (PRIOR APPROVAL)
11706	0.04	P/3994/16	Malvern Avenue, 142	3	2	28-Nov-16	Conversion of dwellinghouse to three flats; single and two storey side to rear extension; separate amenity space; parking; landscaping and bin/cycle storage; external alterations
11707	0.04	P/4168/16	Wellington Road, 11	4	3	30-Nov-16	Conversion of single dwelling to four flats; single and two storey side extension; alteration to roof to create habitable roofspace and rear dormer; separate amenity spaces and bin/cycle storage (demolition of single storey side extension)
11710	0.05	P/4409/16	Coombe Close, 11	2	1	17-Nov-16	Conversion of dwelling into two flats; first floor side extension and single and two storey rear extension; single storey front extension to accommodate bin storage; front porch canopy; replacement detached garage at rear; parking separate amenity spaces
11715	0.03	P/4888/16	Nolton Place, 1	2	1	21-Dec-16	Conversion of dwellinghouse into two separate dwellings; first floor side to rear extension; conversion of garage to habitable room; external alterations; parking; separate amenity space; landscaping and bin/cycle storage
11725	0.02	P/0103/17	Alexandra Avenue, 3	2	1	07-Mar-17	Conversion of dwelling into two flats; bin and cycle stores
11731	0.03	P/5943/16	Bellamy Drive, 39	2	1	08-Mar-17	Conversion of dwellinghouse into two one bedroom flats; bin and cycle storage; associated landscaping
	<b>1.67</b>			<b>130</b>	<b>91</b>		

The majority of these sites are forecast to complete by the end of 2017/18 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 31/03/17)**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
	0.30	P/4602/15	Rayners Lane, Tithes Farm Social Club	30	30	Legal agree. 28/09/16 & granted 30/11/17	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)
	0.03	P/0120/17	Canning Road, 1, Suites 2 & 3 Premier House	9	9	Legal agree. 26/04/17 & granted 31/07/17	Creation of a new fifth floor to accommodate nine additional flats with associated external alterations.
	0.01	P/1466/16	St Anns Road, 1-9	8	8	Legal agree. 29/06/16	Addition of fourth and fifth floors to provide eight flats; external alterations to third floor; extension to refuse store
	0.01	P/3644/16	Headstone Road, 8, Kelly House	6	6	Legal agree. 19/10/16 & granted 07/08/17	Construction of additional three storeys to create six flats with parking and bin/cycle storage; external alterations
	0.15	P/4866/16	Eastcote Lane, former Eastcote Arms PH	36	36	Legal agree. 26/04/17 & granted 27/09/17	Redevelopment to provide a two, four and five storey building to create 36 flats with amenity space, basement parking, landscaping and bin/cycle storage
2143	0.12	P/5250/16	Marsh Road, former Greenhill Service Station	1	1	Legal agree. 26/04/17 & granted 23/08/17	Redevelopment: Construction of four/five storey building to provide 30 bedroom sheltered retirement flats with parking bin/buggy storage and landscaping (demolition of existing petrol station). <b>NOTE: Only one unit counted here as site already has permission for 29 sheltered units (see Schedule 1)</b>
1976	0.29	P/5545/15	Greenhill Way, Car Park North	42	42	Legal agree. 28/09/16 & granted 07/06/17	Redevelopment to provide a part three, four and five storey building to create 42 flats with associated parking and landscaping
	<b>0.90</b>			<b>132</b>	<b>132</b>		

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

## Schedule 6: Allocated Sites (without planning permission as at 31/03/17)

### 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. 187 units on site covered by application P/1619/16 & 55 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 Road Quarter)	600	Public leisure centre, associated car parking & vacant former Driving Centre	Reprovision/refurbishment of recreational uses, community facilities and car parking. Regeneration housing estimates.
1792	Site 9/Regen	4.10	Station Road, Civic Centre (aka Station Road Quarter)	880	Civic Centre, reference library and car parking	Mixed use development site. Regeneration housing estimates.
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.
1786	Site 17	0.09	College Road, 15-29 (Phase 2), adj former Post Office	94	Offices and retail units	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
		<b>11.23</b>		<b>2,011</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.
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	
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	P/3059/16 for 9 units was dismissed on appeal (5129) on 25/07/17. Main grounds for refusal : The proposal would harm the character and appearance of the conservation area and would fail to deliver the high quality design sought by policies 3.4 and 3.5 of the London Plan and policy DM1 of Harrow Council Development Management Policies, which together require housing proposals to be of a high quality and appropriate to their context.
1783	H2	0.03	Northolt Road, 205-209	7	Derelict	
1802	H6	0.72	Rayners Lane/High Worple, part of Rayners Lane Station car park	50	Station car park	Retention of adequate car parking provision
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.
	Regen	0.30	Waxwell Lane, car park	34	Car Park	Site area estimated
	Regen	0.13	Vaughan Road, car park	28	Car Park	Site area estimated
	Regen	2.00	Grange Farm Estate	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>4.05</b>		<b>560</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, at the beginning of the previous monitoring period.

**B.4** In 2016/17 655 net homes were delivered, of which 335 (51%) 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 2016/17
- 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 31/03/2017, 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 31/03/2017
- 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

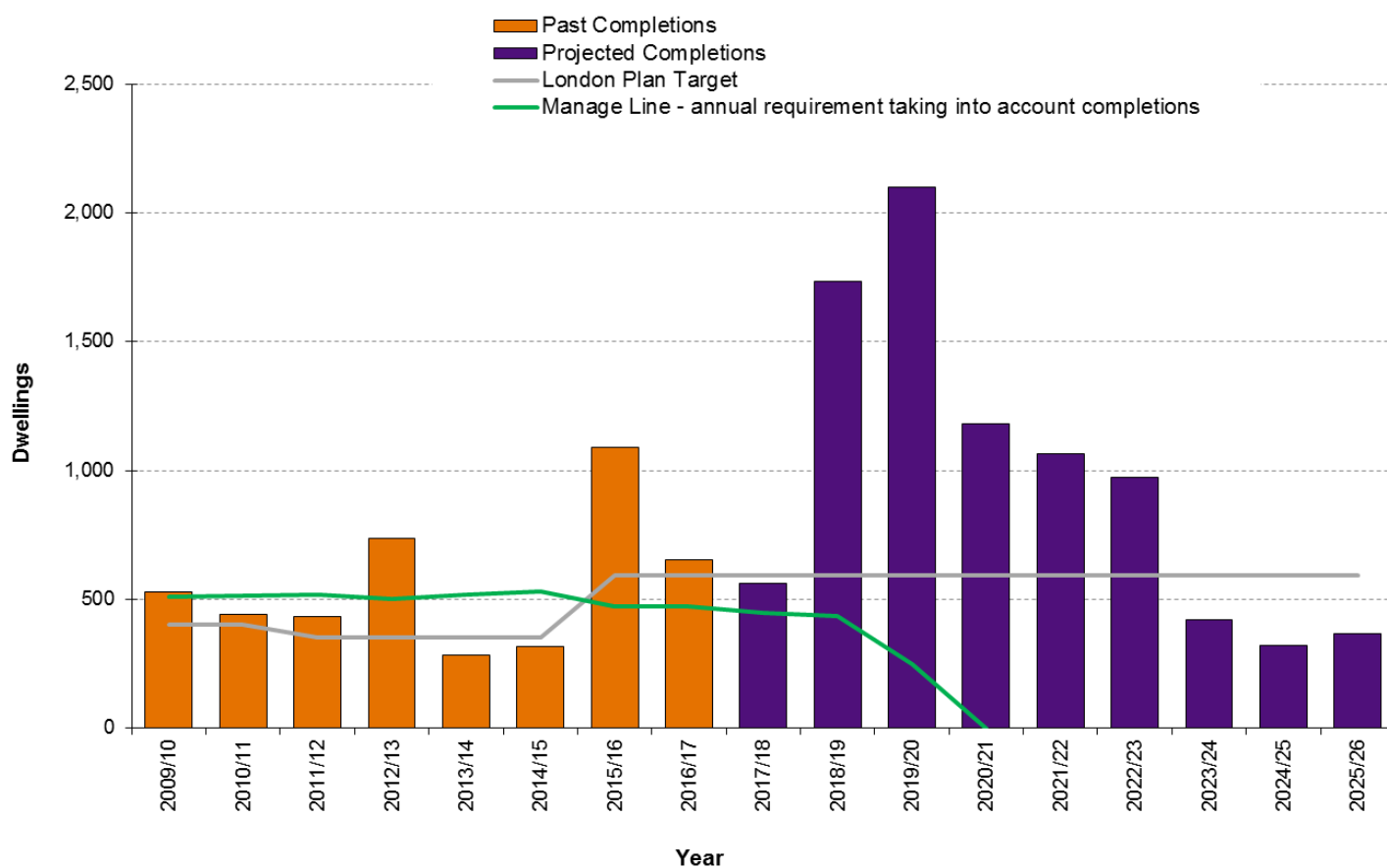
**B.8** As at the end of March 2017 the council anticipates that completions over the next five years (2018/19 - 2022/23) will exceed London Plan targets. There are 7,055 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 4,352 net units, while 2,703 net 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 (2018/19 to 2022/23), just under 70% (4,886 net units) of Harrow's new housing will be delivered in the Harrow & Wealdstone Opportunity Area and the remaining 30% (2,169 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. From the middle of the five-year period there is expected to be more major development taking place along the Station Road corridor (Civic Centre site) and in Wealdstone, including the larger Kodak East site; the Leisure Centre/former Driving Centre site; and around Palmerston Road/George Gange Way. 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 4,700 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 (no units left to provide) in order to have met targets. In fact, for Harrow, the Manage line shows the borough meeting its target between 2020/21. 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 2018/19 to 2022/23

**HOUSING TRAJECTORY 2016/17**

**Harrow & Wealdstone Opportunity Area**

	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 2016/17)</b>																				
College Road, 102 (AAP15 part)	0.04	25												25						
College Road, 104, Vyman House (AAP15 part)	0.05	15												15						
College Road, 118-134 & Headstone Road, 5-9	0.15	70												70						
Harrow View, Kodak East (AAP2)	10.53	1,800												120	240	240	240	320	320	320
High Street, 19, Sam Maguires PH (AAP5)	0.15	27										27								
Kymerley Road, Kings House	0.12	262										262								
St. Johns Road, 1-3, Cumberland Hotel	0.37	121											121							
<b>7 sites</b>	<b>11.41</b>	<b>2,320</b>										<b>0</b>	<b>289</b>	<b>281</b>	<b>310</b>	<b>240</b>	<b>240</b>	<b>320</b>	<b>320</b>	<b>320</b>
<b>Small Sites with Planning Permission Not Started (not under construction at end of 2016/17)</b>																				
<b>24 sites</b>	<b>0.42</b>	<b>79</b>										<b>3</b>	<b>49</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Large Sites Under Construction (at end of 2016/17)</b>																				
College Road, 51	0.37	318											181	137						
College Road, 88-98, floors 1-3 (AAP15 part)	0.13	29										29								
Elmgrove Road, Research Services House	0.18	73										73								
Gayton Road, Gayton Road car park, Sonia Court & former library site (AAP22)	1.03	346											199	147						
Harrow View, Kodak West (former Zoom Leisure) (AAP2)	4.95	289										60	76	76	77					
Headstone Road, 8, Kelly House	0.02	19											19							
Kymerley Road, Queens House	0.08	200											100	100						
Lyon Road, Equitable House and Lyon House	0.99	310										85	225							
St Johns Road, Kempford House Hotel	0.13	27										27								
<b>9 sites</b>	<b>7.88</b>	<b>1,611</b>										<b>274</b>	<b>800</b>	<b>460</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Small Sites Under Construction (at end of 2016/17)</b>																				
<b>12 sites</b>	<b>0.24</b>	<b>60</b>										<b>23</b>	<b>33</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Sites with Legal Agreement (10+)</b>												
Greenhill Way, Car Park North (AAP12)	0.29	42								42		
<b>1 site</b>	<b>0.29</b>	<b>42</b>							<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Allocated and Other Identified Sites (10+)</b>												
Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Quarter) (AAP7/Regen)	4.98	600								200	200	200
College Road, 15-29 (Phase 2), adj. former Post Office (AAP17)	0.09	94									47	47
George Gange Way, land fronting & Palmerston Road car parks (AAP6)	0.54	242								62	63	55
Greenhill Way, Car Park South (AAP13/Regen)	1.20	150									75	75
High Street, George Gange Way, Wealdstone Infills (AAP5 part)	0.32	45									45	
Station Road, Civic Centre (aka Poets Corner) (AAP9/Regen)	4.10	880								220	220	220
<b>6 sites</b>	<b>11.23</b>	<b>2,011</b>							<b>0</b>	<b>282</b>	<b>650</b>	<b>597</b>
<b>Sites with Legal Agreement (&lt;10)</b>												
Canning Road, 1, Suites 2 & 3 Premier House	0.03	9								9		
Headstone Road, 8, Kelly House	0.01	6								6		
St Anns Road, 1-9	0.01	8								8		
<b>3 sites</b>	<b>0.05</b>	<b>23</b>							<b>0</b>	<b>6</b>	<b>17</b>	<b>0</b>
<b>Heart of Harrow</b>	<b>31.52</b>	<b>6,146</b>							<b>300</b>	<b>1,177</b>	<b>1,113</b>	<b>869</b>
											<b>890</b>	<b>837</b>
											<b>320</b>	<b>320</b>
											<b>0</b>	<b>0</b>

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 2016/17)</b>																				
Alexandra Avenue, 219, former Matrix PH (H4)	0.30	60											60							
Brockley Hill, Royal National Orthopaedic Hospital (GB1)	12.80	347													86	87	87	87		
Chichester Court	0.37	26												26						
Church Road, 43, Crazy Horse PH	0.09	12											12							
Coverdale Close, Anmer Lodge (R4)	0.95	120												60	60					
High Street, 159, Mariborough House	0.16	25											25							
Hindes Road, 11-17	0.22	29											29							
Imperial Drive, Imperial House, 175-205	0.62	203												203						
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)	0.04	19											19							
Marsh Road, former Greenhill Service Station	0.16	30											30							
Merrion Avenue, Jubilee House	0.57	67												67						
Northolt Road, 190-194	0.02	48												48						
Northolt Road, Townsend House & Eaton House	0.28	116												116						
Pynacles Close, Compass House	0.09	16												16						
West Street, 87, The Powerhouse	0.18	14											14							
<b>16 sites</b>	<b>16.94</b>	<b>1,169</b>										<b>0</b>	<b>226</b>	<b>536</b>	<b>146</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>0</b>	<b>0</b>
<b>Small Sites with Planning Permission Not Started (not under construction at end of 2016/17)</b>																				
<b>117 sites</b>	<b>5.26</b>	<b>199</b>										<b>10</b>	<b>94</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Large Sites Under Construction (at end of 2016/17)</b>																				
Bessborough Road, 71A, Carspees House	0.12	29											29							
Bishop Ken Road, land at St Michaels & All Angels Church, and Wykeham Hall	0.16	12										12								
Cavendish Avenue, Ambassador House	0.10	12										12								
Common Road, The Princess Alexandra Nursing Home	2.83	64											32	32						
Marsh Road, 221, The George PH	0.12	25											25							







# Appendix C

## Sites Identified in the Harrow & Wealdstone Area Action Plan and the Site Allocations Document

## Update on Status of Sites Identified in the Harrow & Wealdstone Area Action Plan

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site 1	Headstone Manor and environs	25.0	In March 2015 it was announced that Headstone Manor had received £3.6 million from the Heritage Lottery Fund to continue regeneration of the site. Works are underway and have been centred on the Manor House, Granary and Small Barn, as well as the addition of a new visitor centre and café, together with extensive landscaping of the site. The Great Barn was restored between 2015 and 2016 and is now used as a space for both community events and private hire. Complete opening of the site is planned for late 2017, whilst the new visitor centre and café opened in April 2017. <a href="http://harrowmuseum.org.uk/the-collection/restoration-works/">http://harrowmuseum.org.uk/the-collection/restoration-works/</a>	
Site 2	Kodak and Zoom Leisure, Harrow View/Headstone Drive	24.10	Outline planning permission was granted 23/12/2014 for the comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive (Kodak site). Reserved matters were approved in October 2015 (P/2982/15) on land west of Harrow View, formerly the Zoom Leisure sports grounds. This development comprises 314 residential units and public open space. 25 houses (private tenure) were completed in 2016/17, so there are 289 units remaining.	
Site 3	Teachers Centre, Tudor Road	2.22	Permission granted 26/10/14 (P/2512/14) for: All through community school combining Whitefriars Primary School with a new secondary school (proposed primary school to be 3 forms of entry (630 pupils) and the secondary school to be 5 forms of entry (750 pupils & 75 post-16). Completed May 2016.	
Site 4	ColArt, Whitefriars Drive	2.40	Permission was granted 30/09/13 (P/1383/13): Demolition of existing buildings, retention of the Winsor and Newton former office building for business and employment use (B1(a), B1(b) and B(c)) and new B1 (2,921 m <sup>2</sup> ); up to 195 new dwellings; safeguarded area for education (D1); new streets, public realm, parking etc. Barratt Homes have constructed 189 new homes on this site, with 19 of these units managed by housing association Origin Housing. The new build workspace is complete, along with a new public space. At the end of March 2017 work was nearing completion on the historic ColArt head office, which will provide a creative industries hub, which is being subsidised by the Greater London Authority. The development is known as Artisan Place.	

AAP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site 5	Wealdstone Infills	0.76	<p>This site consists of three parcels: a) Former Sam Maguires PH, 19 High Street b) 16-24 Canning Road &amp; former Case is Altered PH c) Harrow &amp; Wealdstone Station Car Park.</p> <p>a) Permission was granted 23/02/15 (P/2418/12) for the redevelopment of this plot for 27 flats and a ground floor retail unit. Work has yet to start on this scheme.</p> <p>b) 51 flats were completed in September 2013 (P/1770/09) at Knightly Court (Canning Road/George Gange Way) and in March 2014 31 flats (Essence Apartments) and a retail unit were completed at 72 High Street (P/1426/11).</p> <p>c) Harrow &amp; Wealdstone Station car park is still operating as a car park and there are no planning applications on this site.</p>	
Site 6	Palmerston Road/George Gange Way	0.88	<p>Five separate sites in Palmerston Road and Masons Avenue comprise AAP Site 6. The Palmerston Road sites include Travis Perkins, Dellers Cars, Capital Coachworks &amp; Prime Tyres.</p> <p>A planning application (P/1619/16) for: Redevelopment of the site to provide 187 residential units (Use Class C3); 1,428 m<sup>2</sup> office floorspace (Use Class B1) and 683 m<sup>2</sup> flexible commercial and community floorspace (Use Classes A1 B1 D1 D2) in 5 buildings between 1 and 17 storeys in height was approved by the Mayor on 09/01/17. This is on the Dellers Cars and Capital Coachworks/Prime Tyres site (5-11 and 37-41 Palmerston Road and 27-31 Masons Avenue and land adjacent to 47 Masons Avenue).</p> <p>There are no planning applications or permissions for the remaining parts of this site.</p>	
Site 7	Harrow Leisure Centre	4.98	<p>This is a Harrow Council Regeneration Scheme. Known as the Byron Quarter, proposals are currently being developed for this site.</p>	
Site 8	Civic Amenity and Council Depot, Forward Drive	2.73	<p>The Harrow Council Depot site is primarily used for essential LBH fleet operations, along with a number of light industrial uses. The current development site is made up of five units comprising workshop, office and welfare space. There is also ground level parking across the site. The purpose of the redevelopment is to consolidate and intensify the existing depot uses to make more efficient use of the space and increase council revenue streams.</p> <p>The proposal is to demolish the existing units in order to replace with a new</p>	

AAP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site 8 (contd.)			<p>building that will incorporate workshop, office and welfare space as well as a car park. The building will comprise a three storey car park, a three storey section made up of one storey of welfare and two storeys of office space, and a one storey workshop space, with the option for a mezzanine level in parts of the workshop space.</p> <p>The site will continue to function under a Sui Generis land use class.</p> <p>A planning application for the above development was received on 16/11/17 (P/4767/17).</p>	
Site 9	Civic Centre, Station Road	4.10	This is a Harrow Council Regeneration Scheme. Known as Poets' Corner this scheme is at the detailed design stage for Phase 1 of the development.	
Site 10	High Road Opportunity Area	n/a	<p>In 2014/15 Harrow Council was successful in its application for a grant from the Mayor of London's High Street Fund (HSF) and was awarded £224,200.</p> <p>The council used this additional funding to make improvements to both the pedestrianised areas and the street parking along Station Road, Harrow. These improvements included: new paving; improved parking bays; bicycle stands; planters; new seating areas; coordinated painted shutters; and projecting lights. This work was completed in 2017.</p>	
Site 11	Tesco, Station Road	2.10	Lapsed planning permission (P/0832/11 granted 30/03/12) for: Two storey extension to front side and rear of store; decked car park at first floor level over existing car park; new four storey building to provide four mixed use units of retail/financial and professional services/ food & drink uses (Class A1/A2/A3) at ground floor and 14 flats above fronting Station Road; landscaping and external alterations to existing building and car park layout.	
Site 12	Greenhill Way Car Park North	0.29	<p>Planning permission (P/5545/15) granted 28/09/16 subject to legal agreement for: Redevelopment to provide a part three, four and five storey building to create 42 flats with associated parking and landscaping.</p> <p>New 101 bed Travelodge Hotel under construction on remainder of site and at 221-225 Station Road (P/2224/11 granted 07/11/11).</p>	
Site 13	Greenhill Way Car Park South	1.20	This is a Harrow Council Regeneration Scheme, but not currently regarded as a 'live' project.	
Site 14	Bradstowe House, Headstone Road	0.35	Work was finally completed on this site in June 2016, ten years after initial commencement. Bradstowe House has 177 rental flats and the ground floor is	

AAP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site 14 (contd.)			occupied by The Gym. (EAST/106/01/FUL granted 16/09/05, P/1205/13 granted 16/10/13 & P/2283/15 granted 23/02/16).	
Site 15	College Road West (76-134 College Road & 5-9 Headstone Road)	0.52	Virtually the whole site is covered by Prior Approval consents for conversion of upper floors to residential and upward extensions for residential use - in total 192 units. (P/5345/15, P/4164/15, P/1092/16, P/3723/15, P/4111/15, P/0312/16 & P/4480/15). In addition 48 flats were completed in February 2016 on floors 1-3 at 116 College Road (P/1239/15).	
Site 16	Havelock Place	0.57	Two planning permissions have been granted on the eastern side of Havelock Place. 26 flats and B1 use were completed in December 2016 at 321 Station Road and land to the rear (P/1197/14). 10 flats are being constructed at 11-15 St Anns Road through office conversion and an upward extension (P/1118/14 & P/4011/14). There are no planning applications or permissions for the remaining parts of this site.	
Site 17	19 to 51 College Road	1.05	Permission was granted on 05/01/16 (P/0737/15) for: 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, public open space, parking etc. Work commenced in January 2017. There are no planning applications for the remaining part of this site (Phase 2).	
Site 18	Harrow-on-the-Hill Car Park West	0.12	There are no planning applications or permissions for this site.	
Site 19	Lowlands Recreation Ground	1.02	The site was allocated 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. The rejuvenated park offers children's play spaces, an orchard and the Arc House building provides space for performances and houses a café (P/1402/13).	
Site 20	Harrow-on-the-Hill Car Park East	0.37	There are no planning applications or permissions for this site.	
Site 21	Lyon Road, Equitable House and Lyon House	1.32	Permission was granted on 31/10/12 (P/3118/11) for: Demolition of existing buildings and the erection of seven new buildings of various heights. Mixed use development to provide 238 private and 49 affordable residential units and 3,050 m <sup>2</sup> of commercial floorspace. Work commenced in March 2015 and the first housing completions are anticipated in 2017/18.	



AAP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site 22	Gayton Road, Car Park, former Gayton Library & Sonia Court	1.20	Permission was granted on 06/07/16 (P/0291/16) for: Demolition of existing buildings & erection of 355 flats (five buildings of 5, 6, 8, 9 and 11 storeys) with 477 m <sup>2</sup> commercial and community use space (flexible uses comprising A2, A3, B1 and D1); parking; new public open space, landscaping etc. Work commenced in January 2017.	

## Update on Status of Sites Identified in the Site Allocations Document

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site R1	Units south of Rayners Lane Station on Alexandra Avenue, Rayners Lane	0.11	There are no planning applications or permissions for this site.	
Site R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	0.19	There are no planning applications or permissions for this site.	
Site R3	Roxeth Library and Clinic, Northolt Road, South Harrow	0.17	This is a Harrow Council Regeneration Scheme, but not currently regarded as a 'live' project.	
Site R4	Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore	0.67	Permission was granted 22/08/14 (P/0412/14) for: Redevelopment of Anmer Lodge & Stanmore car park site in four blocks to provide retail food store, multi storey car park and 120 dwellings. Commencement in 2017 envisaged.	
Site EM1	Northolt Road Business Use Area (North and South) South Harrow	2.60	The northern part of this site includes Harrow Police Station, South Harrow Telephone Exchange & 56-60 Northolt Road (previously Scanmoor House). The latter was recently converted from offices to a hotel (P/2624/10), with the benefit of a recent permission to create further hotel rooms (P/2085/15). The other buildings are still operational facilities. The southern part of the site is largely all earmarked for residential use. The Bovis HQ office building was converted to 101 flats in July 2015 (P/3976/14). Work is currently underway on the site of the former Eaton House and Townsend House to provide 116 residential flats, including affordable housing, within a building ranging from 6 to 9 storeys in height (P/2163/15, granted 06/07/16). Prior Approval consent was granted on 10/08/16 (P/2905/16) for the conversion of the upper floors at 190-194 Northolt Road to 48 flats.	
Site EM2	Rayners Lane Offices, Imperial Drive, Rayners Lane	1.0	There are extant planning permissions for the conversion of Imperial House (currently occupied by Ladbrokes) and Talbot House to residential use through Prior Approval consents (P/4809/16, P/3748/16 & P/3749/16). The 2nd floor of Talbot House was converted to 18 flats in March 2016 (P/1038/15) and a 3rd floor upward extension for residential use was completed in May 2015 (P/2574/11).	
Site H1	1-5 Sudbury Hill, Harrow	0.64	Planning permission was granted on 24/07/15 (P/2764/14) for: Demolition of five detached houses and erection of 68 apartments. Work is underway.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site H2	205-209 Northolt Road, South Harrow	0.03	The original buildings have now been demolished, but there are no planning applications or permissions for this site.	
Site H3	1 & 1A Silverdale Close, Northolt	0.09	This former children's home was converted into seven flats in March 2014 (P/1852/13).	
Site H4	Former Matrix PH, 219 Alexandra Avenue, South Harrow	0.28	Planning permission was granted on 25/08/16 (P/0640/16) for: Redevelopment to provide a part two, three and four storey building for 60 flats and one dwelling house; basement parking; cycle and bin store; etc. Work commenced in spring 2017.	
Site H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane	0.32	A four-storey residential building (Carmine Court with 31 flats) with D1 educational use on the ground floor has been built on the site of the former pub car park (December 2016, P/1083/11). The former Rayners PH changed to educational use and is now a religious college.	
Site H6	Land at Rayners Lane Station, High Worple, Rayners Lane	0.72	There are no planning applications or permissions for this site and the site is still in use as an operational station car park.	
Site H7	Enterprise House, 297 Pinner Road, North Harrow	0.14	This site was redeveloped in December 2015 (P/1083/11). The permission was for: Redevelopment to include demolition of existing building and construction of new three storey building comprising 8 flats.	
Site H8	Rear of 57-65 Bridge Street, Pinner	0.12	This site was redeveloped in March 2015 (P/1966/09). The permission was for: Redevelopment for 26 flats with associated amenity space and a disabled parking space.	
Site H9	Jubilee House, Merrion Avenue, Stanmore	0.57	In 2016/17 these offices were still occupied. A permission for a two and part three storey extension to the office building to provide 35 flats lapsed in 2016/7 (P/1444/10). On 03/07/17 (P/1320/16) permission was granted for: Demolition of office building and four semi-detached houses and redevelopment to provide a mixed use development of 101 residential assisted/independent living units (C2) within a building of 5-7 storeys and 70 residential units (C3) within a building of 3-6 storeys.	
Site H10	Land at Stanmore Station, London Road, Stanmore	1.45	There are no planning applications or permissions for this site and the site is still in use as an operational station car park.	
Site H11	Paxfold, Elizabeth Gardens, Stanmore	0.81	In August 2015 this sheltered housing development was upgraded. Permission was granted on 19/09/13 (P/0806/13) for: Expansion of existing sheltered housing development to provide an additional 28 x 1 bed extra care flats and new communal facilities.	
Site H12	Gillian House, Elms Road, Harrow Weald	0.25	There are no planning applications or permissions for this site.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site H13	Wolstenholme, Rectory Lane, Stanmore	0.25	There have been pre-applications on this sheltered housing site since June 2016. The owners (Harrow Churches Housing Association) wish to redevelop this site for sheltered/extra care flats.	
Site H14	Edgware Town Football Club, Burnt Oak Broadway, Edgware	1.22	This site was redeveloped in March 2016 (P/1941/07). 189 flats have been built on this site.	
Site H15	Hill's Yard, Bacon Lane, Edgware	0.26	There have been pre-applications on this site since December 2016. The proposals are to redevelop this small industrial site for housing.	
Site H16	19 Buckingham Road, Edgware	0.13	Permission (P/0370/13) was granted on 04/06/13 for: Change of use from offices to children's nursery and educational centre; two storey side to rear extension. This permission has been implemented and is now the Buckingham Montessori School and WISE Academy.	
Site H17	Land at Canons Park Station, Donnefield Avenue, Canons Park	0.41	There are no planning applications or permissions for this site and the site is still in use as an operational station car park.	
Site H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone	0.22	Planning permission (P/2437/10) was implemented in June 2016 for: Demolition of day care centre and nursery buildings and erection of a 41 bed care home. The care home is known as Sairam Villa.	
Site H19	16-24 Lowlands Road, Harrow	0.07	A planning application (P/3059/16) for: Redevelopment for a part three and four storey building for nine residential units was refused permission on 08/09/16 (and subsequently dismissed on appeal).	
Site GB1	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	41.0	<p>Outline permission (P/3191/12) was granted on 05/08/13 for: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units. Reserved matters have been approved for three phases of scheme:</p> <ul style="list-style-type: none"> <li>a) Development of a Biomedical Engineering Hub. Development to include construction of 4,271 m<sup>2</sup> of hospital floorspace (C2). (P/3828/15, granted 27/10/15)</li> <li>b) Development of Princess Eugenie House. Development to include demolition of the Graham Hill Unit and construction of 2,501 m<sup>2</sup> of hospital floorspace (C2). (P/4280/15, granted 18/12/15)</li> <li>c) Construction of a 5 storey building of 8,480 m<sup>2</sup> of hospital floorspace (C2), including inpatients accommodation, rehabilitation space, consultancy space, patient care facilities and other ancillary clinical and service related development. (P/2152/16, granted 26/07/16)</li> </ul> <p>At the end of March 2017 work was underway on c) only.</p>	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site GB2	Harrow College, Brookshill, Harrow Weald	2.30	In October 2016 work commenced on the demolition of the existing Gaskell and Davis buildings and construction of new two storey building for use as health and social care educational facility (1,305 m <sup>2</sup> Class D1), granted permission on 20/10/16 (P/2080/16). There are no other planning applications or permissions for this site.	
Site MOS1	Land at Brigade Close, Harrow on the Hill	1.60	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS2	Harrow Weald Park, Brookshill, Harrow Weald	6.90	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS3	Glenthorne, Common Road, Stanmore	3.30	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS4	The Santway, Clamp Hill, Stanmore	2.80	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS5	Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue	17.30	This site is known as 'The Hive' and has been operational since 2010. The stadium is home to Football League Division Two football club Barnet and London Bees of the Football Association Women's Super League. The Hive is also a community facility offering both artificial and natural grass football pitches for hire at competitive rates. Other community facilities on this site include: a fitness centre, meeting rooms, The Amber Lounge bar and restaurant, and a 500-person banqueting and conferencing suite. In June 2017 a new planning application (P/2764/17) was submitted for: Erection of a new south stand, new medical facilities, community facilities and commercial floorspace to the rear of the south stand; replacement of the East Stand seating with terraces.; a single deck above existing car park and increase in the total capacity of the stadium from 5,176 to 8,500.	
Site MOS6	Whitchurch Playing Fields, Wemborough Road, Belmont	10.71	Permission was granted on 30/08/2016 (P/4910/15) for: The erection of a three storey building for use as a school (Avanti House Secondary School) with detached sports hall/community changing block, hard and soft landscaping, sports pitches, MUGA, hard and soft play areas, parking etc. Work commenced on site in September 2016. Whilst this development is contrary to the site's allocated use, the borough will benefit from a new state funded Hindu faith school. The development will also provide enhanced sports facilities which the wider community will be able to use, outside school hours.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (2016/17)	Summary
Site G01	Harrow School Estate, High Street, Harrow on the Hill	113.0	The council in conjunction with Harrow School has prepared a Supplementary Planning Document (SPD) to provide further guidance on allocated Site G01 and to outline how the school proposes to redevelop its estate over the next 20 years. It includes guidance on design, and the enhancement of open space and heritage assets. The SPD was adopted by Harrow Council's Cabinet in July 2015.	
Site G02	Belmont Clinic, Kenton Lane, Belmont	0.60	There are no planning applications or permissions for this site.	
Site G03	St George's Playing Field, Pinner View, North Harrow	1.70	Outline permission was granted on 10/02/12 (P/2336/11) for 27 new homes, together with the provision of 0.69 ha of public open space. Work was nearing completion at the end of March 2017.	
Site G04	Harrow Arts Centre car park & ancillary buildings, Uxbridge Road, Hatch End	0.72	There are no planning applications or permissions for this site	
Site G05	Watling Farm Gypsy & Traveller Site, Watling Farm Close, Stanmore	0.50	There are currently three Gypsy & Traveller pitches on this site, but the site has the capacity to provide three additional pitches, should the demand require.	
Site G06	Kenton Lane Farm, Kenton Lane, Belmont	1.43	Planning permission was granted on 30/09/13 (P/3075/12) for: Demolition of warehouse and dairy storage buildings; alterations to farmhouse to provide two self-contained units; conversion of former dairy courtyard buildings to create three self-contained units and ancillary commercial/workshop space; 26 new dwellings; and creation of new public open space. 26 new houses were completed in 2016/17, but work is still underway on the conversions.	
Site G07	North Harrow Methodist Church, Pinner Road, North Harrow	0.34	There are no planning applications or permissions for this site.	

**Key to Summary**

**Green** Complete

**Amber** Development under construction/planning permission granted/on-going discussions

**Red** No progress





# Appendix D

## Removed Indicators

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

**D.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

**D.3** The Northumberland Road Major Scheme was identified through a major bid to Transport for London (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 20 mph Zone	Scheme implemented by 2015		Scheme not submitted to TfL by end 2012 and not underway by end 2014

**D.4** 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.

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

**D.5** 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

# Appendix E

## 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'.