

# Harrow Local Plan

## Authority's Monitoring Report

### Monitoring Period

1 April 2017 - 31 March 2019



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# 1 Introduction

**1.1** This year's Authority's Monitoring Report is the sixth 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 fourteenth AMR that the council has prepared. All previous reports are available to view and download from the council's website:

<http://www.harrow.gov.uk/planning-developments/local-development-scheme>.

**1.3** The latest AMR provides an analysis of performance for the period 1st April 2017 to 31st March 2018 and 1st April 2018 to 31st March 2019. 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 2017/18 & 2018/19 AMR:

- 738 new homes (net) were completed in in the borough in 2017/18 and 1,226 net additional homes in 2018/19, against a nominal target of 593 net additional homes per annum. 2018/19 saw the 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 6,780 since 1st April 2009.
- Within the Harrow & Wealdstone Opportunity Area 1,126 additional new homes were delivered over the past two monitoring years, bringing the total number of net completions in this area to 2,445 since 2009/10. 2018/19 saw the highest number of completions over this period, with the provision of 736 additional homes.
- The first Housing Delivery Test (HDT) was published in February 2019 and covered the period 2015/16 to 2017/18. Harrow scored 175%, with 2,309 dwellings completed over the three year period relative to a target of 1,322 dwellings for that period (as measured using the HDT measurement rule book). As this result far exceeded the minimum thresholds for 'penalties' for under-delivery, no penalties were applicable to Harrow.
- The Housing Trajectory shows an overall potential housing supply for the borough of 15,436 dwellings (including non-conventional supply) between 2009/10 and 2025/26, showing the potential Local Plan target of 9,768<sup>1</sup> could be exceeded by 5,668 dwellings.
- There are 5,165 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,127 net units, while 2,038 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 3,801 (3,991 including the NPPF 5% buffer) by 1,364 units (or by 1,174 taking into account the 5% buffer).
- In 2018/19 137 net affordable dwellings were completed and 71 in 2017/18, bringing the net number of new affordable homes delivered between 2009/10 and 2018/19 to 1,195. In respect of the plan target, which equates to a minimum of 2,572 new affordable homes (40% of new homes from all sources) by 2018/19, there is currently a shortfall of 1,377 units.
- There continues to be a loss in the amount of office floorspace in Harrow Town Centre, totalling around 36,000 m<sup>2</sup> since 2010. 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 2018/19, permissions resulting in a loss of 48,139 m<sup>2</sup> of office space have been granted for a change to residential in Harrow Town Centre and 116,662 m<sup>2</sup> of office floorspace borough-wide.

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<sup>1</sup> Assumes a minimum target of 802 net additional units from 2021/22 onwards

- There was only a small amount of new Class (B1a) office floorspace, totalling 74 m<sup>2</sup>, delivered during 2017/18 and 1,083 m<sup>2</sup> in 2018/19. However, there was a net loss of 11,848 m<sup>2</sup> across the borough in 2017/18, 4,194 m<sup>2</sup> of which was in Harrow Town Centre, not including A2 (Financial & Professional Services) of which there was a net loss of 86 m<sup>2</sup> borough-wide and in Harrow Town Centre. In 2018/19 there was a net loss of 23,742 m<sup>2</sup> across the borough, 7,664 m<sup>2</sup> of which was in Harrow Town Centre not including A2 (Financial & Professional Services) of which there was a net loss of 367 m<sup>2</sup> borough-wide and a net loss of in Harrow Town Centre of 195 m<sup>2</sup>. Office vacancy rates in Harrow Town Centre now stand at 8.3%, significantly lower than previous years and much lower than the peak level of 30.1% in 2010/11.
- The average vacancy rate within the borough's town centres now stands at 4.28%, with two centres having no vacancies, Queensbury and Kingsbury (although Kingsbury is only partially located in Harrow, and the figure only covers 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. Only two of the borough's town centres have had an increase of more than 5% over the last five years, these being Burnt Oak with an increase of 7.51% and Edgware (5.14%). Vacancy rates in Kingsbury, North Harrow and Harrow Weald 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 2017/18 and 2018/19. Other notable schemes include: walking projects; local safety schemes; 20 mph zones; cycling schemes; bus priority schemes; and highway improvements. Many of the current Local Implementation Plan (LIP) schemes are now completed. Legible London pedestrian way finding signs for local town centres throughout the borough is ongoing, and other locations will be considered in the future to promote walking. The redevelopment of the Kodak site and the former Kodak sports ground will include a green pedestrian link between Headstone Drive and Harrow View and between Harrow View and Headstone Manor. Close by changes are being developed for the Goodwill to All junction site which will facilitate the introduction of an all red pedestrian phase at the junction to improve pedestrian access.
- During 2017/18 a total of £635,948 S106 contributions was received. A total of £4,685,689 CIL was received, comprising £702,853 neighbourhood CIL and £3,926,240 Borough CIL. Total infrastructure funding received through CIL and S106 therefore equated to £5,321,637 a decrease in funding from 2016/17. This reflects the continued reduction in S106 following the introduction of CIL, and the progressive reduction in S106 given the reduced number of historic permissions that pre-dated the council's CIL charge.
- During 2018/2019 a total of £1,624,223 of S106 contributions was received, up slightly from the previous year. The amount collected through CIL during this year was £3,623,409 (comprising £2,898,727 borough CIL and £543,511 neighbourhood CIL) a further decrease from the previous year. Total infrastructure funding received through S106 and CIL during 18/19 therefore equates to: £5,247,632, broadly similar to that received the previous year.
- In 2018/19 two planning applications were refused by Harrow Council, but subsequently allowed on appeal on designated Green Belt Land, one of these will result in a loss of Green Belt Land contrary to Local plan objectives. For both appeals however, the Inspectors concluded that the proposed development would not be inappropriate in the Green Belt.
- Air quality targets for levels of Nitrogen dioxide and PM<sub>10</sub> particulates have consistently met the National Objective at the borough's background monitoring site (Stanmore). In previous years the roadside station (Pinner Road) has either failed to meet or just met the target level of (20 µg/m<sup>3</sup>). However, in 2018 the level was better than the target at 19 µg/m<sup>3</sup>. Both sites are on track over the plan period to meet the 2020 target for PM<sub>10</sub> particulates. Nitrogen dioxide levels at the roadside station (Pinner Road) have consistently been above the National Objective. In 2018 the annual mean value was better the National Objective for the first time.

## Population Context

**1.6** According to the Office for National Statistics (ONS) the borough had an estimated resident population of 250,100 in mid-2018. Over the past decade the borough's population has increased by 9% (20,600).

**1.7** Looking at long-term trends (since the early 1980s) the borough's population has been steadily increasing, with the most growth occurring since the year 2000. There has been a slight slowing down in the borough's population growth recently, with an annual average increase of 0.48% from 2011/12 to 2017/18. This compares with an annual average increase of 1.43% from 2001/02 to 2010/11.

**1.8** The 2018 Mid-Year Estimates (MYE) show that the borough has a slightly higher proportion of children aged 15 and under, compared with the national and London levels: 21.0% of Harrow's residents are aged under

16 (52,600), compared with the overall London average of 20.6% and England average of 19.0%. Harrow's working age population (age 16-64) comprises 63.3% of the borough population (158,400), which is the lowest proportion in recent years. It is below the London level of 67.5% but above the level for England of 62.7%. The number and proportion of older people in Harrow continues to increase steadily, with 15.7% (39,200) of residents now aged 65 and over. This compares with 11.9% in London overall and 18.3% nationally.

**1.9** Harrow's population growth (from June 2017 to June 2018) can largely be attributed to natural change with 2,100 more births than deaths. Internal migration resulted in a net loss of 4,000 people, whilst international migration showed a net gain of 3,200 people i.e. overall there was a net loss of 800 people though internal and international migration over this period. Population churn through internal migration is significant - between mid-2017 and mid-2018 15,900 people moved to Harrow from other parts of London and elsewhere, whilst 19,900 moved out of the borough to other parts of London and the UK.

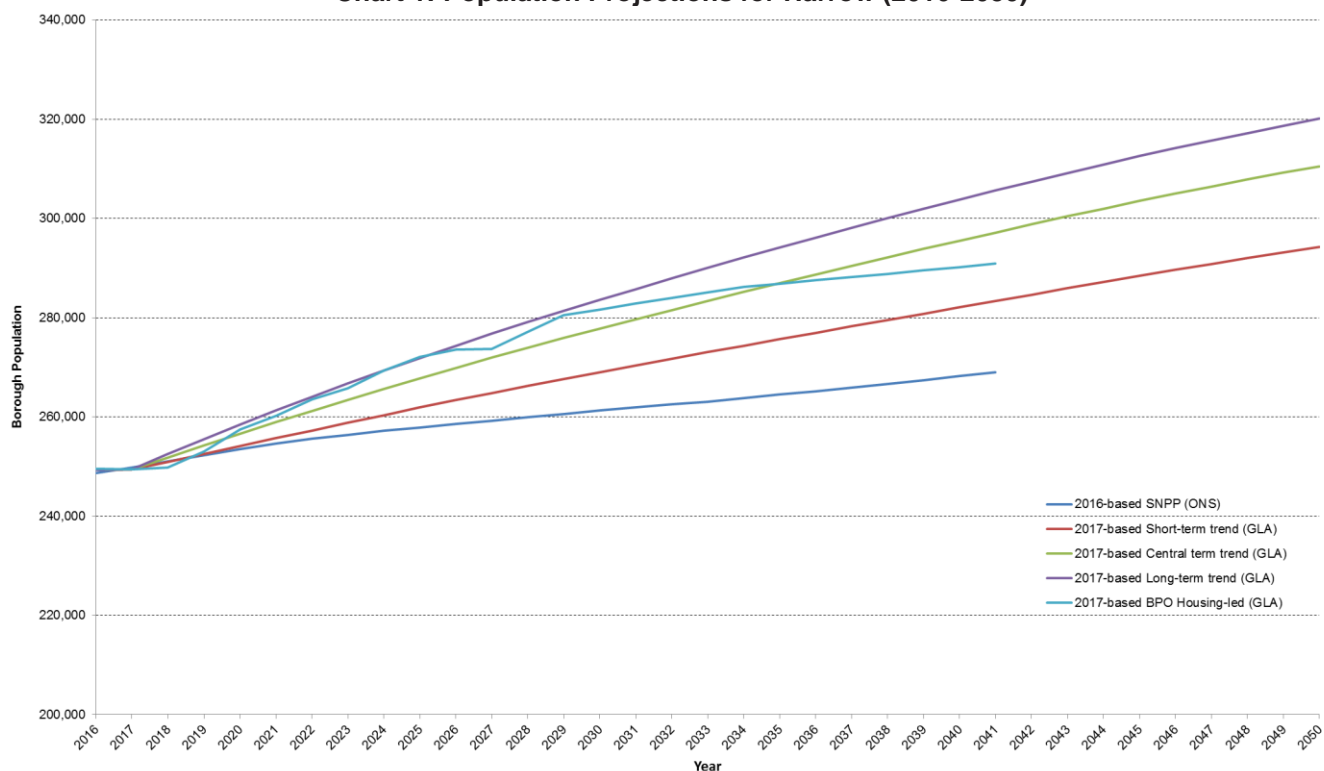
**1.10** The GLA's projected households from the 2017-based central trend projection (produced using the GLA population projections and the 2014-based DCLG (Department for Communities and Local Government) show that there could be around 92,000 households in Harrow in 2018, with an average household size (AHS) estimated to be 2.72 persons, just below the 2011 AHS of 2.81. London's average household size was estimated to be 2.43 in 2018.

### 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

**Chart 1: Population Projections for Harrow (2016-2050)**



Source: 2016-based Sub-National Populations Projections (ONS) & 2017-based Population Projections (GLA)

**1.12** Trend-based population projections for Harrow (GLA 2017-based population trends and ONS 2016-based Sub-National Population Projections [SNPP]) both indicate that the borough's population will continue to grow for the next 25 years and beyond, although the ONS have more conservative growth figures than the GLA projections. By 2050 Harrow's population could be as high as 320,100 (according to the GLA's 2017-based long-term trend) i.e. 28% higher than the 2018 population level (2018 MYE). The Housing-led projection, unlike other projections, suggests a leveling off of the total population of Harrow from 2026 to 2027 followed by a slower growth from 2029 to 2041.

**1.13** By 2041, 22% (59,400) of Harrow's residents could be aged 65 and over, compared with the 2018 level of 15.5% (39,000), according to the ONS 2016-based SNPPs. Around 11,000 residents (4%) could be aged 85 and over by 2041, almost double the current 2018 estimate of around 5,600 people (2.2%). At the opposite end of the age spectrum, the borough is currently experiencing a growth in the under 15 age group, with under 15s comprising 19.9% of the total population (49,900) in 2018. It is predicted that numbers in this age range will peak in 2022 then decline, so that by 2041 numbers of under 15s will have fallen to 46,800, comprising 17% of the total population of Harrow. All projection figures here are from the ONS 2016-based SNPPs.



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 4.35 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

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

**2.2** In 2016/17 and in 2017/18 no appeals were allowed for inappropriate developments on Green Belt or Metropolitan Open Land. However, in 2018/19 two planning applications were refused by Harrow Council, but subsequently allowed on appeal on designated Green Belt Land:

- P/4368/17: Outline consent with all matters reserved for: Redevelopment to provide a two storey detached building with basement and accommodation in roof to create nine flats; basement parking at Linden House, South View Road.

*The Inspector believed that “the replacement building would not be materially larger than the one it replaces” and “would not therefore be inappropriate development in the Green Belt”.*

- P/1525/17: Change of use from a golf driving range with ancillary golf shop and first floor flat together with two storey rear extension and external alterations to nine flats; single storey detached building at side at the Stanmore & Edgware Golf Centre, Brockley Hill.

*The Inspector felt that “the proposed development would not have a greater effect on the openness of the Green Belt than the existing development on the site” and “the proposal would not constitute inappropriate development within the Green Belt”.*



For both appeals, the Inspectors concluded that the proposed development would not be inappropriate in the Green Belt, contrary to the council's view.

## 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 2017/18 and 2018/19 five of Harrow's 28 parks (18%) were managed to Green Flag standards. 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** It is proving difficult to maintain the requirements for Green Flag standards with the constraints on the current staffing resources in Parks. Currently it is not possible to achieve the target for more Green Flag parks. Whilst disappointing, Green Flag is a measure of the quality of open space/parks in the borough. In quantitative terms, the area of open space has increased in the borough (as detailed in section 3).

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



Source: Harrow Council, Planning

## Areas of Special Character

**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.

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>

**2.7** In 2016/17 and 2017/18 there were no applications approved for development that would adversely affect an area of special character. However, in 2018/19 an appeal was allowed for a second storey extension (retrospective) to provide two flats and lift overrun at The Powerhouse in West Street (P/1604/18), which the council regarded as being out of keeping with the Harrow Hill Area of Special Character (see para 2.15 below).

### 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** Over the past five years there were no applications approved 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, 2017/18 and 2018/19 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

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> </ul> Harrow Weald Ridge	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>

**2.13** The borough had 15 heritage assets on the 2017 and 2018 Historic England at risk registers. Headstone Manor was removed from the Heritage at Risk register in 2018 due to the joint Heritage Lottery Fund and Harrow Council masterplan for Harrow's heritage centre and community museum. A wall to the west and north of Springbok House, Wood Lane, Stanmore was added to the risk register in 2018. The assets remaining on the list include 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). Another of the heritage assets on the risk register is within Bentley Priory, on Harrow Weald Ridge (Bentley Priory Registered Park and Garden [grade II]). The preparation of the Bentley Priory Open Space Management Plan will address this remaining asset and seek to bring about its positive conservation and eventual removal from the risk register.

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

**2.14** In 2017/18 and 2018/19 there were no applications approved for development adversely affecting the setting of Harrow Hill.

**2.15** In 2017/18 there were no applications approved for development adversely affecting a heritage asset (excluding enabling development). However, in March 2019 an appeal was allowed for a second storey extension (retrospective) to provide two flats and lift overrun at The Powerhouse in West Street (P/1604/18). The council refused this permission on a number of grounds considering it to be “an overdevelopment, visually obtrusive, excessive in scale, bulk and height, and out of keeping with the surrounding Conservation Area, Area of Special Character, listed buildings, Metropolitan Open Land, protected views and other heritage assets, including the Old Pye House, Church Fields and St Mary’s Church. It would therefore cause significant harm to local character, amenity, heritage assets, and access to open space”.

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 2017/18 and 2108/19 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. No additions were made to the local list in 2017/18 and 2018/19. Two additional items for the local list are due to be considered in 2019/20.

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 2017/18 and 2018/19 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 2017/18 and 2018/19 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, but not progressed. A bid to the GLA Good Growth Fund (with match-funding from Harrow CIL receipts) was submitted during 2018/19 and subsequently successful. This process will include master planning for the overall site, as well as bringing existing buildings back into use and replacing existing portakabins with more permanent and architecturally appropriate buildings; 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. As of 2017/18 all of these 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.

#### Heritage Assets - Parks & Gardens

**2.22** In 2017/18 and 2018/19 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 2016/17 Less than 75% by 2020/21

**2.23** Harrow's local list of locally important historic parks and gardens was initially reviewed during the 2016/17 monitoring period. In February 2019 the locally listed park and garden of Paines Lane Cemetery was adopted and the local list description for Pinner Memorial Park was enhanced. Consultation is due to take place during 2019/20 relating to the addition of 15 parks and gardens to the Local List of Historic Parks and Gardens.

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 led to 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. Since adoption the position has been as follows:

- 2013/14: Two appeals were allowed for inappropriate garden development (P/1831/12 & P/0733/13)
- 2014/15: Two appeals were allowed for inappropriate garden development (P/1023/13 & P/2193/14)
- 2015/16: No appeals allowed for inappropriate garden development
- 2016/17: There have been no recorded appeals allowed for garden land development
- 2017/18: Two appeals were allowed for inappropriate garden development (P/4823/16 & P/5555/16)
- 2018/19: No appeals allowed for inappropriate garden development

**2.26** Since the SPD adoption six appeals have been allowed which are regarded as garden land development. This perhaps indicates that the SPD has not always been interpreted correctly by Planning Inspectors, as some of these appeals are focusing more on the Character impact, rather than the cumulative, unplanned development argument as espoused in the SPD. Additionally, emphasis is being placed by Inspectors on the new Presumption in Favour of Sustainable Development as introduced in the NPPF. A review of this SPD may need to be undertaken in the future, taking into account a detailed analysis of all the appeal decisions.

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

**2.27** In 2016/17 one appeal was allowed for a development considered to adversely affect Metroland and the suburban character. This development was at Hillview Road in Pinner (P/3331/16), a detached house and the council refused an application to redevelop this site to provide a pair of semi-detached houses on the grounds that "The proposal is an overdevelopment, with inadequate design and excessive scale that would harm local character and amenity". In October 2017 an appeal was allowed at Conifers in Valencia Road, Stanmore (P/0464/17) for a redevelopment to provide two detached houses. The council had refused this application stating that "The proposed dwellinghouses, by reason of their combined size, scale, design and insufficient setting space, would give rise to a cramped, dominant and visually obtrusive form of development that would fail to respect the character, appearance and pattern of development within the surrounding area". In 2018/19 the council refused an application for the conversion of a detached house in Cedar Drive, Pinner into four flats citing that "The proposal would represent an overdevelopment of the site, with excessive scale, height and bulk, to the detriment of local character and amenity". This application (P/1133/18) was subsequently overturned at appeal.

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

**2.28** In 2017/18 and 2018/19 there were no appeals allowed for works to protected trees. The total number of appeals allowed in the last five years is three (two appeals allowed in 2015/16, and one in 2014/15).

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

## Biodiversity

**2.29** Harrow's Biodiversity Action Plan (BAP), published in 2015, identifies the borough's sites of biodiversity and geodiversity interest, including nationally important Sites of Special Scientific Interest (SSSIs), and Sites of Nature Conservation Importance (SINCs) (including candidate sites since adopted) and sites designated as Local Nature Reserves (LNRs) and Country Parks. The BAP also details eleven broad habitat categories and six species/species groups as priorities for Harrow.

**2.30** Selected BAP habitats:

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

**2.31** Selected species:

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

**2.32** 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).

**2.33** 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. The 2016/17 target for improvement (60%) was regarded as challenging and despite vital voluntary support from the Harrow Nature Conservation Forum and Friends Groups the council's current funding allocations has limited positive management and precluded required 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.

**2.34** There are 44 locally designated SINC, as adopted in the Harrow Local Plan Site Allocations document in July 2013. In 2017 50% of Harrow's local sites had some degree of positive management for nature conservation, but whilst management continues in accordance with existing plans as far as is practicable, an increasing number of plans are out of date. A new phase of management plan preparation will commence in 2019/20 but resource constraints put biodiversity at risk, even at sites designated for conservation. As well as producing plans for Harrow's local sites there is a need to resource their implementation and outcome monitoring (and to report on national indicator SDL-060).

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 SINC 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 SINC in positive conservation management over a rolling three-year period

**2.35** In 2017/18 and 2018/19 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)

**2.36** 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 popular Green Grid project continues to deliver biodiversity improvements where possible but continuation of the valuable work it has enabled (including securing significant external funding at Headstone Manor and Bentley Priory) will be severely constrained by budget constraints. Additionally, the impact of revenue funding on the ability to maintain the benefits of capital projects in the long term harms the ability to secure external funding for projects with multiple environmental benefits.

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

**2.37** Green Grid budget reductions precluded improvement works along the Belmont Trail in 2017/18. In 2018/19 a TFL-supported cycle route was proposed which would significantly widen the southern section of the Belmont Trail. Mitigation of impacts and opportunities to deliver net gain for biodiversity will need to be incorporated into any proposals following public consultation. A new Belmont Trail Friends Group was established in 2019.



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

## Other Biodiversity Monitoring Data

### International and National Sites

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

**2.39** There has been no change in the number or area of nationally designated sites in Harrow between the current and previous monitoring periods, nor are there proposals for new nationally designated sites in Harrow.

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

- Favourable
- Unfavourable recovering
- Unfavourable no change
- Unfavourable declining
- Part destroyed
- Destroyed

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

Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:

- 9.17 ha unimproved grassland;
- 19.55 ha neutral, unimproved grassland;
- 17.04 ha broadleaved, semi-natural woodland;
- 10.88 ha semi-improved neutral grassland.

These areas were reported to be in favourable condition when last surveyed by NE on 28th September 2011. *It should be noted that NE's ability to perform its duties, even to the monitoring of nationally important sites, has been undermined by a succession of funding cuts.*

The NERC Act (2006) requires all public bodies to have regard to nature conservation in all their operations and in 2018/19 Harrow Council conducted its own woodland and grassland assessments (and provided volunteer training), plus a drone survey of navigable areas. These surveys indicated a significant reduction in grassland area and a decline in quality, reflecting an insufficient intensity of management. Measures to address this will be identified in an interim management plan to be produced in the next monitoring period 2019/20.

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 Natural England on 25th February 2009, with its condition reported as being favourable.

### Sites of Importance for Nature Conservation (SINCs)

**2.42** SINCs, our local wildlife sites fall into three main categories:

- Sites of Metropolitan Importance - Harrow has five sites of London-wide importance totalling 284.71 ha
- Sites of Borough Importance (sub-divided into Grade I and Grade II) - In addition to six Grade I and 14 Grade II sites (totalling 443.95 ha) within Harrow, four Grade I sites and a single Grade II site in adjoining authority areas lie adjacent to or straddle the borough boundary.

- Sites of Local Importance - These are designated because of their intrinsic interest and they are of value to local schools and residents. Harrow has 19 such sites, amounting to 72.34 ha, plus one straddling the borough boundary.

**2.43** The 44 borough SINCs were adopted in the Harrow Local Plan Allocations document in July 2013. They total 801.01 ha, or 15.92%, of the borough's surface area. 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. Where any development scheme would have a negative impact on a SINC despite mitigation efforts, if permitted, appropriate gain for biodiversity will be required, and the applicant would have to demonstrate how they have followed the mitigation hierarchy.

### Locally Designated Nature Conservation Areas

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

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

**2.45** Whilst there has been no change in the number or area of LNRs in Harrow between the current and the previous monitoring periods, there are two areas of land to be added to the Bentley Priory LNR, secured via Section 106 agreements. The first, at Glenthorne, will continue to provide an important refuge role within an otherwise fully accessible site and will be incorporated into the management of the LNR in 2019/20. On transfer of the second area, presently part of the Alexandra Nursing Home land, the council will formally designate the expanded LNR.

### Areas of Deficiency (AoD)

**2.46** Areas of deficiency in access to nature have been mapped by GiGL. These are 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, social and mental health benefits provided by access to nature underlines the need to address this deficiency via practicable means as opportunities arise.

### Addendum

**2.47** There has been limited direct Council funding in Harrow's natural capital to date (although Council funded Green Grid and flood mitigation projects do have a positive impact upon natural capital). Significant changes implicit in *A Green Future* the Government's [25 Year Plan for the Environment](#) present a future opportunity. Following a [consultation](#) to which LBH was one of many respondents, net gain for biodiversity will become a mandatory part of the planning system within two years of the publication of the Environment Bill.

**2.48** A number of local authorities (e.g. [Lichfield](#), Sutton and [Warwickshire](#)) already have schemes to deliver biodiversity gain under the National Planning Policy Framework. A strategic net gain approach, in accordance with the Government's [consultation response](#) proposal for the introduction of Local Nature Recovery Strategies, should ensure better outcomes for the natural environment and ecosystem service provision, as well as facilitating the planning process.

**2.49** In part, this will depend on initial mapping and ongoing monitoring, with funding support from Defra supplemented by administrative charges. LBH should also be in a position to deliver net gain for biodiversity on its landholdings. Whilst this will necessitate initial investment, the potential to recoup these and deliver multiple environmental benefits gives encouragement to exploring and maximising the opportunities.

**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 1st 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 (S106)**

Infrastructure	Amount Contributed (£)									
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
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	92,346	710,433
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	82,959	214,300
Community Services	6,759	81,218	53,440	1,710,000	706,172	111,086	58,822	284,985	391,405	380,908
Leisure/ Sports Ground	85,331	15,000	-	1,980,000	248,800	-	84,552	1,050,000	19,054	112,729
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	50,181	161,721.95
Carbon Offset	-	-	-	-	-	-	-	-	-	4,130.00
<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>	<b>635,948</b>	<b>1,624,223</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	2017/18	2018/19
	<b>£14,107</b>	<b>£183,399</b>	<b>£544,529</b>	<b>£5,457,774</b>	<b>£4,685,689</b>	<b>£3,623,409</b>

Source: Harrow CIL Monitoring, Harrow Council

**3.5** Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2017/18 is £5,321,637 from both CIL and S106. This represents a 439% gain on 2009/10, or an 54% 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. There has been a marked decrease in CIL funding received since 2016/17, reflecting a variety of development trends in the borough including the increased quantum of affordable housing (which is zero rated for CIL purposes).

**3.6** During 2017/18 a total of £635,948 S106 contributions was received. A total of £4,685,689 CIL was received, comprising £702,853 neighbourhood CIL and £3,926,240 Borough CIL. Total infrastructure funding received through CIL and S106 therefore equated to: £5,321,637 a decrease in funding from 2016/17. This reflects the continued reduction in S106 following the introduction of CIL, and the progressive reduction in S106 given the reduced number of historic permissions that pre-dated the council's CIL charge.

**3.7** During 2018/2019 a total of **£1,624,223** of S106 contributions was received. The amount collected through CIL during this year was £3,623,409 (comprising £2,898,727 borough CIL and £543,511 neighbourhood CIL). Total infrastructure funding received through S106 and CIL therefore equates to £5,247,632 an increase of 431% from the 2009/10 baseline (a 43% annual increase).

**3.8** In the last three years there were no appeals allowed for development not demonstrating adequate infrastructure capacity. This is considered to be due to the introduction of the Harrow CIL which applies to a wider range of development, is non-negotiable and helps deal with cumulative effect of smaller developments on infrastructure.

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)

**3.9** Further Alterations to the London Plan published in 2015 indicated that the Intensification Area designation for Harrow and Wealdstone had been upgraded to an Opportunity Area designation as a result of detailed evidence base studies on site availability and development capacities for the Harrow & Wealdstone Area



Action Plan (AAP) indicating the development potential of the area could sustainably accommodate a minimum of 3,000 jobs and 2,800 new homes. This meant that the Harrow & Wealdstone area meets the thresholds for designation as an Opportunity Area within the London Plan. The draft New London Plan (2017) retains the Opportunity Area status, with housing capacity increasing to 5,000 new homes. There is little indication/concern that Harrow and Wealdstone will lose its Opportunity Area status in the short to medium term. Once the draft New London Plan is adopted, this indicator will no longer be monitored.

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: Cumberland Hotel Development, St John's Road/Sheepcote Road, in the Harrow & Wealdstone Opportunity Area**



Source: Harrow Council, Planning

**3.10** Cabinet agreed its school place Planning Strategy in July of 2019 to account for changes to School roll projections in the borough and significant investment in new school places at primary and secondary level, as well as the creation of a number of new free schools in the borough.

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

**3.11** During the 2016/17 school year 30 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.

**3.12** Two new primary schools have been announced to open in Harrow - Harrow View Primary School and Hujjat Primary School. If both free schools are delivered, this would provide 5 additional permanent forms of entry. The opening of the Harrow will be timed to align with the development on the Kodak West site and occupation of housing. This is estimated to be September 2022. The Hujjat Primary School is planning to open in September 2020. A site for a primary free school has been identified within the development of the Poet's Corner as a part of Harrow's Regeneration Programme. The site forms part of the Phase 2 development and the estimated date of completion of this Phase is 2025.

**3.13** The July 2019 School Place planning report confirms that the trend toward increasing primary school rolls has been impacted by a number of external factors including demographic changes and the impact of Brexit. The report concludes that the only the central area will experience a shortfall in places, and the extent of shortfall will depend on a variety of factors including development trends and child occupancy. The report notes that projections are set to continue to increase over the period (2019-32). A shortfall of places is identified, albeit that there are significant uncertainties due to changes in neighbouring Boroughs, including announcement of new free schools in neighbouring Borough which Harrow secondary pupils have historically travelled to.

**3.14** A Special Education Needs SEND strategy was agreed by Cabinet in February 2019 in view of increased demand for this type of provision in the borough. The review focused on four priority areas: reviewing existing provision in view of changing demographics and organisational profile, reviewing current provision and need for young people with social, behaviour and mental health needs, and improving post-16 outcomes and outcomes generally for young people with SEND. Additional SEND provision has been delivered at Hillview nursery and Woodlands School. A pilot programme for children with severe learning difficulties and or autistic spectrum disorder. Finally, further work is being undertaken to develop longer term solutions to meet the shortfall in SEND provision, including potentially repurposing existing school land no longer needed for mainstream schools.

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

**3.15** Harrow's demographic profile of children entering its primary schools has shown an increasing trend 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.

**3.16** However, this picture is changing. The projections for 2019 as per the last couple of years are lower however there is steady increase projected over the next 10 years. The Reception baseline projections have a lower starting point of 3,103 (Baseline) and 3,165 (+2%) for 2019/20, with a slight increase in 2020/21, after which they plateau ranging between 3,179 (Baseline) and 3,243 (+2%) in 2021/22 and 3,190 (Baseline) and 3,254 (+2%) in 2031/32. As per the last couple of years the continued sharp increases into the next decade, which have been predicted during the past few years, are no longer projected.

**3.17** Following the expansion programme and free schools in September 2016 there are 3,450 permanent reception places. 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. Where there are instances where a reduction in number of places would be beneficial to a school to manage mobility and fluctuations Officers have engaged with the schools on an individual basis.

**3.18** The Central Planning Area is the only planning area that is indicating a shortfall of places overtime. Both the Baseline and +2% projections suggest the beginning of a shortfall of places in 2020/21, with a shortfall of 1 form of entry (Baseline and +2%) in 2021/22. This deficit is projected to continue increasing; reaching a shortfall of 4 forms of entry (Baseline and +2%) in 2026/27, and peaking at 5 forms of entry (+2%) deficit by 2027/28 and until 2031/32. Current admissions offers for a Harrow school place in September 2019 are suggesting some capacity in this planning area.

**3.19** This Primary 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 discussions have taken place with The Harrow Academies Trust with regards to possible specialist provision. The school site on the Poet's Corner regeneration site is planned to 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.

**3.20** Over the medium and long term given the volume of housing development the situation will be kept under review because it will be important to bring forward places with demand arising from the developments and avoid surplus provision over the short term. The impact of the developments included in Harrow's 2017/18 trajectory is not expected to be immediate and surveys are likely to be needed to ascertain the occupancy and therefore potential impact on school places in the mid to long term future.

**3.21** The projections for Year 7 places are overall in-line with the 2019 projections. The actual number of pupils on roll has risen from 1,932 in 2012/13 to 2,347 in 2017/18 and even further increased to 2,534 in 2018/19. The projections are overall set to continue increasing over the period covered in the report (2019/20 to 2031/32). 2,664 (Baseline) and 2,717 (+2%) places are projected for 2019/20, with a slight dip in 2025/26, but are suggested to continue slowly increasing until the end of the period, with projections of 2,829 (Baseline) and 2,886 (+2%) by 2031/32. Based on the Baseline SRP there is projected to be a shortfall of 2 forms of entry by 2021/22, which will peak at a deficit of 4 forms of entry by 2027/28, followed by 3FE shortfall until the end of the period. Based on the +2% SRP, there will be a shortfall of 2 forms of entry by 2020/21, which will increase to 4 forms of entry in 2021/22, and continue increasing until the end of the period, with a peak of 6 forms of entry suggested in 2027/28. At this time there are just under 2 forms of entry Year 7 places available, this is due to vacancies that are 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

**3.22** Harrow School, John Lyon School and Whitmore School continue to thrive in their current locations. 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 then submitted a planning application (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 a new science building (3,675 m<sup>2</sup>), as well as replacement car parking and extensive landscaping. Planning permission was approved by the council subject to legal agreement. However, the application was 'called in' by the Mayor of London and subsequently refused in February 2018. In August 2018 Harrow School lodged an appeal against the Mayor's refusal with the Secretary of State and a Public Inquiry is scheduled for April/May 2019, with a decision expected later in the year.

## Infrastructure - Health

**3.23** On 21st March 2013 the council granted planning permission for the comprehensive, phased redevelopment of the Royal National Orthopaedic Hospital (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.

**3.24** 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. These permissions have subsequently expired. In July 2016 reserved matters were approved for Phase 2A of the overall hospital redevelopment and the RNOH announced in August 2016 that it had secured the funding to begin rebuilding facilities at the hospital. Construction started in August 2016, with the demolition of the Patient Centre to make way for the new £40 million Inpatient ward building (Phase 2A). Work commenced on The Stanmore



Building in September 2016 and completed in December 2018. It was officially opened by The Duke of York and Princess Eugenie in March 2019.

**Picture 3.2: New Inpatient Accommodation Block at the Royal National Orthopaedic Hospital, Stanmore**



Source: Harrow Council, Planning

**3.25** Although the local plan target date for completion of Phase One of the new hospital has not been met, 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

**3.26** The NHS Harrow Clinical Commissioning Group (CCG) is in discussions with the council about the possible provision of new primary care premises on the Kodak East site (the preferred location) or the existing Civic Centre site, to be delivered by the end of 2020/21. Other proposals include the provision of a new hub facility in the east of the borough on the existing Belmont Health Centre site by the end of 2022/23. The Site Allocations Local Plan allocates Roxeth Library and the adjacent Ash Tree Clinic (children's mental health service) for redevelopment including replacement health care facilities. No new GP-led surgeries or polyclinics were completed during 2017/18 and 2018/19.

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

**3.27** 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.

**3.28** The council adopted the Harrow Outdoor Sports and Outdoor Pitch Strategies on 11th April 2013, which involved significant consultation with schools and other relevant stakeholders. This was in contrast with the preparation of an Open Space Strategy for the borough, where there was limited consultation with schools prior to its completion in 2013. The indicator below sets a timeframe that has now lapsed and this indicator will not be monitored in future AMRs. When the Local Plan is reviewed a key priority will be to seek to maximise opportunities for shared use of community infrastructure and will include schools as key provider of sporting, cultural and open space opportunities in the borough.

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

**3.29** The council has committed to developing a new Cultural Strategy and in December 2018 the new draft Cultural Strategy was approved, subject to public consultation.

**3.30** 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. Harrow School submitted a planning application (P/1940/16) in April 2016 for a major development at the school involving the construction of a new sports building and a new science building. Planning permission was approved by the council subject to legal agreement. However, the application was 'called in' by the Mayor of London and subsequently refused in February 2018. In August 2018 Harrow School lodged an appeal against this decision and a Public Inquiry is scheduled for April/May 2019, with a decision expected later in the year.

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

**3.31** As well as being the new home to Barnet Football Club, with a seating capacity of 6,500, The Hive London is a community facility, working in partnership with Harrow Council, and offers the following facilities for hire: two full size 3G artificial turf pitches which can be split into 6 x 7-a-side football pitches; 14 various sized grass pitches for hire; wheeled portable goals; and changing rooms all at competitive rates. Also available for community use are a gym, the Hive Bar (bar/restaurant), the Amber Suite, capacity up to 600 guests, ideal for celebrations, events, weddings and conferences. 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

**3.32** In 2017/18 there was a net gain of 2,666 m<sup>2</sup> of D1 (Non-residential Institution) floorspace and in 2018/19 there was a net gain of 4,930 m<sup>2</sup>, compared to 1,734 m<sup>2</sup> in 2016/17. Over the same period there was a net gain of 3,210 m<sup>2</sup> of D2 (Assembly and Leisure) floorspace in 2017/18 and a net gain of 3,471 m<sup>2</sup> in 2018/19, compared to a loss of 804 m<sup>2</sup> in 2016/17 (see Table 3). Overall these two years had more net growth in D Class floorspace than in 2016/17, 5,876 m<sup>2</sup> in 2017/18 and 8,401 m<sup>2</sup> in 2018/19 compared to 930 m<sup>2</sup> in 2016/17. However, these totals are much lower than in the previous 11 years, well before the life of the current Harrow

Local Plan, which ranged between 11,674 m<sup>2</sup> and 23,329 m<sup>2</sup>. Although 16,818 m<sup>2</sup> of D1 floorspace was proposed in 2017/18 there was a loss of 14,152 m<sup>2</sup>, while 4,551 m<sup>2</sup> of D2 floorspace was proposed and 1,341 m<sup>2</sup> lost. In 2018/19 there was 7,965 m<sup>2</sup> of D1 floorspace proposed with a loss of 3,035 m<sup>2</sup>, while 7,880 m<sup>2</sup> of D2 floorspace was proposed and 4,409 m<sup>2</sup> lost. In 2017/18 the only significant loss of floorspace was a redevelopment at Hatch End High School Headstone Lane Harrow (4,570 m<sup>2</sup> to 2547 m<sup>2</sup>) a loss of 2,023 m<sup>2</sup>. Another scheme at Salvatorian College, High Road, Harrow Weald proposed a net increase in floorspace of 293 m<sup>2</sup> (6,610 m<sup>2</sup> to 6,903 m<sup>2</sup>). In 2018/19 there no schemes for school redevelopment, the biggest loss of D Class floorspace was at Fitz Health Club, 14 Havelock Place, Harrow a scheme proposing a change of use from a gym to offices, a loss of 1,170 m<sup>2</sup>.

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)

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

Use Class	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
<b>D1</b>	14,592	11,789	9,871	15,960	20,039	22,451	1,734	2,666	4,930
<b>D2</b>	2,926	-115	3,243	-1,781	3,290	-2,457	-804	3,210	3,471
<b>Total (D)</b>	17,518	11,674	13,114	14,179	23,329	19,994	930	5,876	8,401

Source: Harrow Council, Planning

**3.33** Table 4 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. In 2017/18 the largest completed developments were the construction of an 80 bedroom residential care home (2,883 m<sup>2</sup>) at Buchanan Court, Sudbury Hill, Harrow and the redevelopment to provide a 630 place three form entry primary school with 26 pupil nursery (3,219 m<sup>2</sup>) at Aylward Primary School, Pangbourne Drive, Stanmore. In 2018/19 the largest completed developments were the erection of a three storey building for use as a school with detached sports hall (9,285 m<sup>2</sup>) at Whitchurch Playing Fields, Wemborough Road, Stanmore, and the completion of a new hospital building (8,480 m<sup>2</sup>) at the Royal National Orthopaedic Hospital (RNOH), Brockley Hill, Stanmore.

**3.34** 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 shell and core was close to completion by March 2019. The fit out of the library will be funded from the council's Capital Programme. The library is due to open to the public by the end of April 2020, and will be located on the ground floor of a residential block. The library will also have a mezzanine floor, a separate library pavilion, and a library garden space.

**3.35** The Library Service was transferred back to direct management by the council in February 2018 following Carillion entering compulsory liquidation in January 2018. Carillion had managed the service on behalf of the council since September 2013 as part of a joint contract with Ealing Council Library Service.

**3.36** The refurbishment of Kenton Library was undertaken in early 2018 with the library re-opening to the public on the 1st March 2018. The original parquet flooring was restored, improvements made to the layout of the library, new LED lighting installed, power and data cables added to the existing study spaces, and a public toilet installed.

**3.37** A Library Service survey was undertaken in October 2018. The questions asked included ones about the current usage of the service including the online services, future opening hours and income generation. 64% of those who responded said that the service had friendly and welcoming staff.

**3.38** There was a 49% increase in e-media issues (e-books, e-audio, digital newspapers and magazines) in 2018/19 compared to 2017/18.

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

Type of development	2017/18				2018/19			
	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	9	17,114	1	3,927	3	4,692	-	-
Children's Centre	1	48	-	-	-	-	-	-
Church	2	13	-	-	1	22	-	-
Community Centre	3	863	-	-	7	3,367	2	194
Dance Studio	-	-	-	-	1	0	-	-
Day Centre	2	413	-	-	-	-	1	407
Day Nursery	4	332	2	119	2	379	1	130
Education	4	896	4	3,589	5	1,504	3	83
Gym	1	88	-	-	1	983	-	-
Hall	1	335	-	-	2	167	-	-
Health Club	-	-	-	-	1	113	-	-
Health/Medical Centre	4	256	-	-	11	964	4	133
Hospital	-	-	-	-	-	-	1	8,480
Leisure	-	-	-	-	1	33	-	-
Library	2	0	-	-	-	-	1	1,596
Nursing Home	1	18	-	-	2	58	-	-
Place of Worship	-	-	1	190	2	2,162	-	-
School	18	14,301	4	7,350	9	729	9	22,837
Scouts/Guides Premises	-	-	-	-	1	94	-	-
Social Club	-	-	-	-	1	0	-	-
Sports Facilities	7	4,216	2	3,849	8	3,869	2	35
Therapy Centre	-	-	-	-	-	-	1	313
<b>Total</b>	<b>59</b>	<b>38,893</b>	<b>14</b>	<b>19,024</b>	<b>58</b>	<b>19,136</b>	<b>25</b>	<b>34,208</b>

Source: Harrow Council, Planning

**3.39** The Library Service transferred to a new Library Platform Service incorporating a new LMS in March 2019 as part of the London Libraries Consortium. The new Library Management System (LMS) is Sirsi Dynix's Symphony system. The LMS includes a new app giving Harrow Library members access to services on all mobile platforms.

**3.40** North Harrow Library which closed in June 2015 re-opened to the public as North Harrow Community Library in September 2018. Managed by North Harrow Community Library Group, a registered charity, the library is run by volunteers.

**3.41** The Harrow & Wealdstone Area Action Plan allocated one site (Lowlands Recreation Ground in Harrow Town Centre) to provide a new outdoor performance space. The new space was completed in September 2015 and is known as Arc House. Other outdoor public/performance spaces are also in the pipeline within the Harrow & Wealdstone Opportunity Area, two in Harrow Town Centre and one in Wealdstone (Wealdstone Square). In Wealdstone the new public square will create a dwell space near Trinity Church, Headstone Drive and a host space for potential events and a servicing space for parking and access. This project is due for completion in 2019/20. Within Harrow Town Centre one area of public space has been completed at Harrow Square, College Road. Another public realm space is planned in St. John's Road, involving a change of use from car park to public square incorporating five food kiosks; an art display window and covered seating area; ancillary storage and street furniture.



**Picture 3.3: Trinity Square, Wealdstone (prior to redesign)**



Source: Harrow Council, Planning

**3.42** 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 2018/19.

### Transport

**3.43** 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.

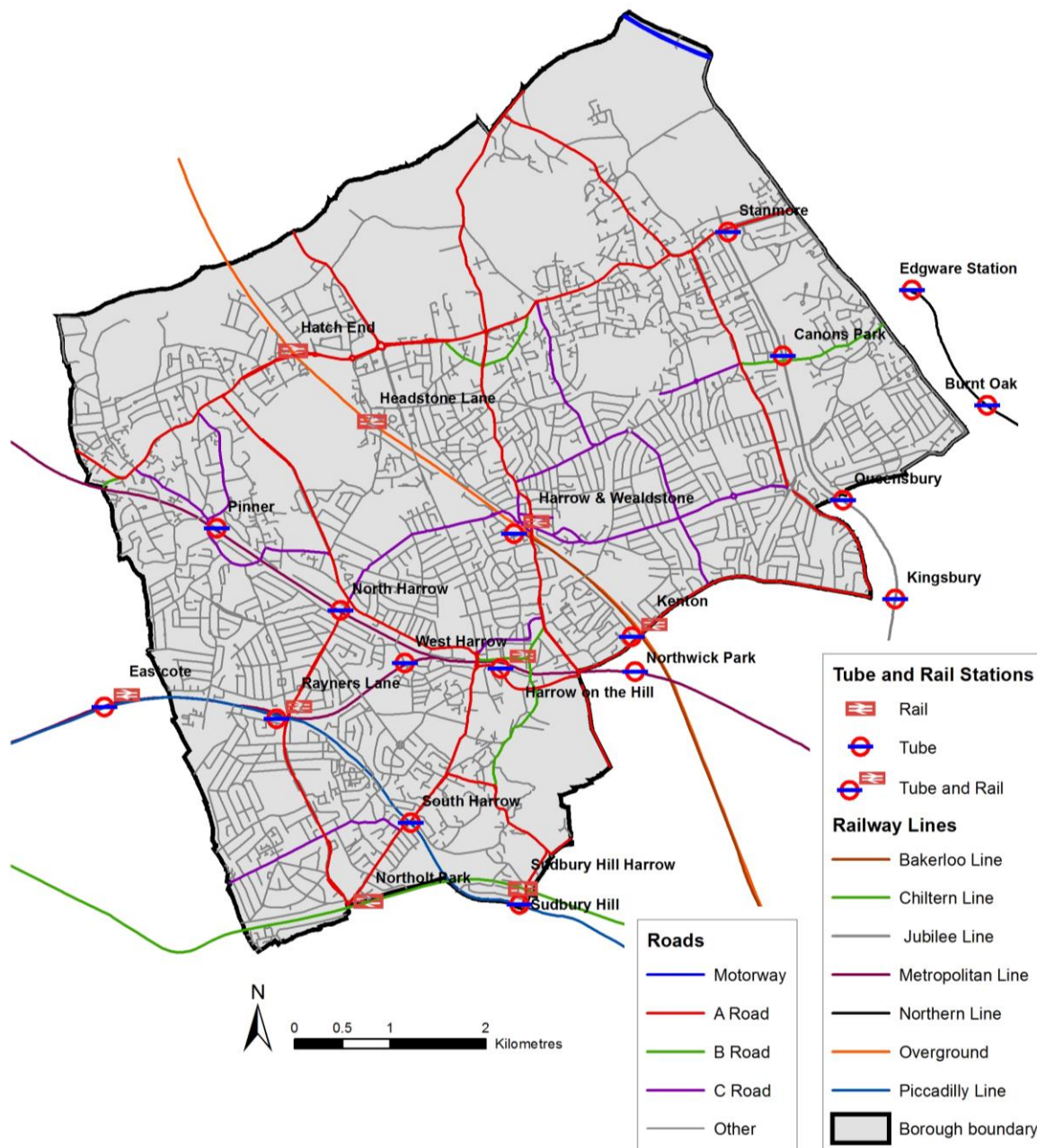
### Transport Infrastructure - Trains

**3.44** Four London Underground lines serve Harrow: the Metropolitan, Bakerloo, Jubilee and Piccadilly lines; in addition the Edgware branch of the Northern line runs close to the eastern borough boundary and the London Overground network provides services in the borough which supplement the Bakerloo line.

**3.45** Mainline rail services connect the borough to London termini at Marylebone and Euston, and to Clapham Junction, Watford Junction, Aylesbury and Milton Keynes. Evidence shows that there is currently adequate carrying capacity on Underground services in the borough. However, there are some concerns about capacity on the main line trains from Harrow & Wealdstone Station, particularly during the morning peak.

3.46 The provision of step-free access remains an issue at many of the borough's stations, currently including the busiest, Harrow-on-the-Hill Station.

Map 3.1: Rail and Road Networks in and around Harrow



Source: Harrow Council, Planning  
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### London Underground Services

3.47 The Metropolitan Line, which splits into two branches after Harrow-on-the-Hill Station, varies from 16 to 22 trains per hour. The line has consistently eight car trains, so capacity with the relatively new stock can only be achieved by increasing the number of trains stopping at the station. TfL's Four Lines Modernisation project (4LM) is seeking to upgrade the track signalling to achieve increased capacity.

3.48 The following table shows the peak hour capacity for Metropolitan line services at Harrow-on-the-Hill Station.

3.49 The Mayor's Transport Strategy 2018 (MTS) outlines plans to upgrade the deep tube network, which includes the Bakerloo Line, from 2025 onwards. This upgrade is intended to extend the line in southeast London and increase capacity through new rolling stock and more trains. Funding for this upgrade/extension is not



currently committed. Replacement of current rolling stock which dates from 1970s is a priority as it causes reliability issues and delays (the trains share the same tracks as the London Overground service until Queens Park Station, so train issues on the Bakerloo Line can immediately impact London Overground services).

**Table 5: Metropolitan Line Peak Capacity**

		<b>AM Peak</b>	<b>PM Peak</b>
Northbound	Uxbridge Branch	10,030	9,027
	Moor Park Branch	12,036	12,036
Southbound	Uxbridge Branch	10,030	8,024
	Moor Park Branch	12,036	9,027

Source: TfL (Based on peak hour timetable)

**3.50** The hourly capacity throughout the day on the Bakerloo line is around 4,350 passengers (six trains) per hour from Harrow & Wealdstone Station (the northern terminus) and Central London. There is a planned upgrade to the Bakerloo Line, which has the oldest rolling stock on the whole of the London Underground network, (scheduled to follow behind the Piccadilly Line upgrade) and a 25% capacity enhancement is envisaged as a result. Currently over 70% of trains from Central London are turned around at Queens Park Station and so do not reach Harrow & Wealdstone Station. At present there is not a capacity problem at Harrow & Wealdstone Station on the Bakerloo Line.

**3.51** The hourly capacity throughout the day on the Piccadilly Line is around 5,500 passengers (six trains) per hour between Rayners Lane Station and Central London. However, there are fewer Piccadilly Line trains which continue towards the Uxbridge Station terminus, as these stations are also served by Metropolitan Line trains.

**3.52** TfL previously announced plans to upgrade the deep tube network starting with new Piccadilly Line trains from 2024. This, along with other upgrade work (including signalling), is planned to produce a 60% increase in capacity (an extra 21,000 passengers/hour) through Central London.

**3.53** Jubilee Line services run from Stanmore Station, its northern terminus and Canons Park Station towards Central London. From October 2016 a night tube service ran throughout Friday and Saturday nights. The current peak hour capacity is 18 trains/hour, 16 trains/hour for the rest of day and six trains/hour during the night (Friday and Saturday only).

**Picture 3.4: Metropolitan Line Train, Rayners Lane**



Source: Harrow Council, Planning

## London Overground

**3.54** London Overground services were due to be upgraded in Summer 2019. Delay to the delivery of the new class 710 trains meant that the four train per hour frequency service was only fully delivered in November 2019. This currently operates with a mixture of new and old rolling stock. The new frequency runs throughout the day on the 'stopping' service between Watford Junction and Euston, calling at Harrow & Wealdstone Station.

**3.55** The current capacity operating in both directions throughout the day is approximately 2,700 passengers, on four trains per hour. Information on loading awaited.

## Main Line Services

**3.56** In addition to the Metropolitan Line, Harrow-on-the-Hill Station is also served by Chiltern Railways' mainline services from Aylesbury to London Marylebone.

**Table 6: Chiltern Rail Services - Peak Hour through Harrow on the Hill Station**

		AM Peak	PM Peak
Southbound	Towards Marylebone	Approx. 1,220	Approx. 1,140
	For busiest trains	Seats full, limited standing room only	No info - no standing likely
Northbound	From Marylebone	Approx. 880	Approx. 1,340 (3 trains)
	For busiest trains	No info - no standing likely	Seats full, but plenty of standing room

Source: Chiltern Rail

**3.57** Harrow & Wealdstone Station is not only served by the Bakerloo Line and London Overground but also by London Northwestern and Southern rail services. The Southern Rail service essentially provides an hourly service south to Clapham Junction and East Croydon, through Shepherds Bush and north to Milton Keynes, with one additional service in the am & pm peaks (two additional in the morning southbound in a three hour period). There is strong demand for more frequent services, possibly coupled with connection to a future West London Orbital line. The Southern Rail service through Harrow & Wealdstone Station saw a 60% increase in capacity when the trains were lengthened in May 2018.

**Table 7: Southern Rail - Peak Hours through Harrow & Wealdstone Station**

		AM Peak	PM Peak
Southbound	Towards Clapham Junction	Approx. 2,200	Approx. 1,500
	For busiest trains	around a third of standing room taken	No info - no standing likely
Northbound	From Clapham Junction	Approx. 1,500	Approx. 1,500
	For busiest trains	No info - no standing likely	around half of standing room taken

Source: Southern Rail

**3.58** The London Northwestern Rail service essentially provides a half hourly fast service into London Euston and northwest to Tring, being a stopping service beyond Watford Junction. There are additional and longer trains during the am and pm peaks. Despite the increased capacity during peak hours there is significant crowding on the service towards Euston as the trains are often nearly full on arrival at Harrow & Wealdstone Station.

**Table 8: London Northwestern Rail - Peak Hours through Harrow & Wealdstone Station**

		AM Peak	PM Peak
Southbound	To Euston	Approx. 5,900	Approx. 2,200
	For busiest trains	Little or no standing room	
Northbound	From Euston towards Tring	Approx. 2,950	Approx. 3,700
	For busiest trains		

Source: London Northwestern Rail information awaited



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

### Step Free Access

**3.59** In 2017 following many years of lobbying, TfL formally announced that Harrow-on-the-Hill Station will have step free access. Subsequently enabling works started on site in 2019 with an expected completion date of late 2020. Four lifts are being installed at the station providing access to all platforms from College Road (Town Centre side). A fifth lift would be added and constructed as part of the proposed TfL housing development if and when approved. The housing development plans are currently being reworked by TfL.

**3.60** In addition to Harrow-on-the-Hill Station, Sudbury Hill (Piccadilly Line) Station is also on the current phase of the step free access programme. Construction works started in late 2019 with expected completion due in 2020. At Stanmore Station, where there is currently substandard step free access (via the car park and vehicle ramp), there are TfL development proposals which would see a lift constructed within the development. The Council continues to lobby for step free access at other stations in the borough, in particular at Rayners Lane Station.

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

### West London Orbital

**3.61** Apart from the Southern Rail service towards East Croydon and Clapham Junction, all train services connect essentially radially with Central London. Away from London there are regular direct services to Aylesbury (Chiltern Line); Amersham, Chesham, Uxbridge & Watford (Metropolitan Line); Tring (London Northwestern); Milton Keynes (Southern); Watford Junction (London Overground) and Uxbridge (Piccadilly Line).

**3.62** Whilst connectivity along these radial services routes is good, rail connections to other West London destinations, usually requires travel via Central London and/or multiple changes. Prospect of some limited improvement may be achieved via the proposed West London Orbital (WLO), a line currently used by rail freight. These proposals, which are under discussion between the boroughs, West London Alliance and TfL, connect Hendon through Old Oak Common (area) towards Hounslow, but offer no direct connectivity for Harrow nor to other destinations in West and South West London. An enhanced WLO potentially could provide direct connectivity from the borough and onto Ealing and Heathrow using existing freight links.

### Transport Infrastructure - Buses

**3.63** Harrow's Infrastructure Assessment and Delivery Plan identifies five 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.

In 2017/18 schemes completed were:

- Station Road/Greenhill Way, Harrow: Signal timing review
- Station Road/Hindes Road: Signal Timing review
- Station Road/Sheepcote Road: Signal Timing review
- Sheepcote Road/Gayton Road: Signal Timing review

In 2018/19 schemes completed were:

- Honeypot Lane/Wemborough Road: New pedestrian phase
- Northolt Road/Petts Hill: Signal Timing review

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

**3.64** Harrow's Local Implementation Plan for the period 2017/18 and 2018/19 maintains a commitment that the council will work with Transport for London (TfL) to improve orbital bus links. 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

**3.65** During 2017/18 and 2018/19 there was no overall change in the number of bus routes serving Harrow Town Centre and Wealdstone.

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

**3.66** 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 we are one of only a few boroughs in London with such a high percentage of compliant bus stops.

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

**3.67** Various bus stops are being reviewed for improvements based on ad hoc requests from TfL, bus operators or other stakeholders. TfL has confirmed that additional monies are available to complete the programme and the council will be pursuing this further. Schemes completed recently include new bus stop clearway markings in Rickmansworth Road.

### Transport Infrastructure - Harrow Local Implementation Plan schemes

**3.68** 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 implemented in 2017/18. This involved providing a formal pedestrian crossing facility on Honeypot Lane, Stanmore (between Broadcroft Avenue and Dalston Gardens).

There was one walking scheme implemented in 2018/19 at Eastcote Road/Marsh Lane. A pedestrian island was widened and changes made to the kerb line at junction to improve pedestrian safety.

### 20 mph zone programme

All 20 mph zones in the borough are self-enforcing without relying on police enforcement and so most schemes include traffic calming measures, such as road humps, in order to ensure a majority of motorists comply with the 20 mph speed limit. There was a budget of £100,000 in 2017/18 and £130,000 in 2018/19 respectively in the LIP programme to implement 20 mph zones. The schemes implemented were as follows:

2017/18:

- Pinner Park School 20 mph zone - surrounding area
- St John Fisher School 20 mph zone - surrounding area

2018/19:

- Whitefriars School 20 mph zone - surrounding area
- Cedars Manor School 20 mph zone - surrounding area
- Kenmore Park School 20 mph zone - surrounding area

### Local Safety Schemes (LSS)

This programme of work is focussed on reducing the number of people killed or seriously injured throughout the borough and supports the Mayor for London's Vision Zero initiative and Harrow Council's Road Safety Plan to reduce those killed or seriously injured to zero by 2041.

In 2017/18 the council's transport consultant completed 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.

Three other local safety schemes were implemented in 2017/18: in Pinner Road (between Station Road and Headstone Lane), Honeypot Lane (between Queensbury and Kingsbury Circles) and Northolt Road.

In 2018/19 three local safety schemes were implemented: in Oxhey Lane/Uxbridge Road to reduce speeds and improve cycle facilities; Alexandra Avenue/Rayners Lane – a new 20 mph speed limit to reduce speeds; Pinner Road/Station Road – changes to kerb lines and traffic islands.

### 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 schemes implemented were as follows:

2017/18:

- High Street, Harrow on the Hill between its junction with West Street and Roxeth Hill
- Northolt Road between South Harrow Underground Station and Valentine Road

2018/19:

- Pinner Road, - North Harrow
- High Road, Harrow Weald
- College Road, Harrow Town Centre - bus/cycle only trial

#### Pinner Road, North Harrow

The Kerb line was realignment to provide wider traffic lanes to help buses. Design has been completed as a result we will need to relocate some statutory undertaker's plant which is currently underway.

College Road - bus/cycle only trial between the Headstone Road and the section between Pinner Road and Bessborough Road roundabouts.

This will be implemented on an experimental basis to test the impact on traffic movements/congestion in the area.

### **Cycling Schemes**

2017/18:

#### Harrow Leisure Centre - Cycle route improvement at Kenmore Avenue Roundabout

Junction improvements at roundabout to improve cycle facilities

**Picture 3.5: A section of the Metropolitan Cycle Route, Harrow**



Source: Harrow Council, Traffic & Highways

#### CS - Metropolitan Route Cycle Route

This route extends from east – west from Harrow on the Hill at the College Road/Clarendon Road junction to Station Road in North Harrow.

The measures consist of low to medium interventions such as junction improvements/entry treatments, off road shared/segregated footways, potential pathway improvements through green spaces and reallocation of road space where permissible.

2018/19:

#### Metropolitan Cycle Route ( Harrow TC – Hillingdon)

The scheme is now complete and the cycle route operational.

#### LTF - Vaughan Road, extension of existing 20mph zone

This scheme involved expanding the existing Vaughan School 20 mph zone to include roads to the south such as Butler Road, Bouverie Road and Drury Road.

**2018/19:**

#### LTF - Common Road - Reduction in speed limit to 30 mph around Krishna Avanti School

A proposal was developed to improve safety around Krishna Avanti School by reducing the existing speed limit from 40mph to 30 mph on both approaches to the school entrance. In addition school warnings signs and “School Keep Clear” markings and new road markings will be implemented to highlight the school entrance.

#### LTF - Rayners Lane/Clitheroe Avenue - Junction improvement

This scheme involved removing the existing ineffective mini roundabout and replacing it with a priority junction. The aim of the scheme was to reduce traffic and improve bus movement at the junction.

#### LTF - Bessborough Road - Pedestrian Crossing improvements

A proposal for the existing splitter island in Bessborough Road was developed to widen the island close to Whitmore Avenue and introduce dropped kerbs, tactile paving and waiting restrictions.

#### LTF - Eastern Avenue - Pedestrian crossing facilities

A scheme to provide a dropped crossing with tactile paving to assist partially sighted pedestrians to cross Eastern Avenue close to Pinner High School.

#### LTF - Graham Road/Claremont Road/Ladysmith Road - walking scheme

It is planned to introduce Copenhagen style entry treatments at the junctions listed above along the High Street (A409).

### **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.

The Council’s transport consultants investigated a number of options to improve congestion at Queensbury Circle including introducing part time signals.

Double yellow lines were introduced in the northern section of Kenton Lane (between Gordon Avenue and Uxbridge Road) to improve congestion and help bus movement.

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

As part of this programme the council regularly reviews parking and loading restrictions outside and in the vicinity of schools; this work is on-going.



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

In order to encourage a greater uptake of electric vehicles the council has introduced electric charging points in Harrow Town Centre and Greenhill Way car park to allow electric vehicles to charge their vehicles for free to incentivise the use of electric vehicles.

We are also working with businesses to introduce a free trial with electric vehicles to incentivise the use of EV vehicles.

The council also trained local mechanics to IMI standards to allow them to service electric vehicles.

## 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.

## Wealdstone Square (formerly Trinity Square) Wealdstone

The council is designing a new public square in the town centre to create a dwell space near Trinity Church, Headstone Drive and a host space for potential events and a servicing space for parking and access. The project is due for completion next year.

**3.69** The improvement works on the Station Road corridor are now complete. This has improved the pedestrian environment by removing the service roads and created a more pleasant shopping environment. Parking bays were also repositioned.

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

**3.70** The Legible London signing scheme for Harrow Town Centre and Wealdstone commenced in 2012, with the first tranche of signs being implemented in 2014/15 - it is now complete.

**3.71** Further Legible London pedestrian way finding signs for local town centres throughout the borough is ongoing, and other locations will be considered in the future to promote walking.

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

**3.72** 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).

**3.73** Changes are being developed for the Goodwill to All junction site (at Headstone Gardens/Harrow View/Headstone Drive, made up of four traffic lights) which will facilitate the introduction of an all red pedestrian phase at the junction to improve pedestrian access.

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

**3.74** 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

**3.75** Legible London signs have been sited 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. In 2017/18 and 2018/19 Legible London wayfinding signing were introduced in Hatch End, Stanmore Broadway, Bentley Priory Museum and open space, Stanmore Country Park and Recreation.

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.

**3.76** 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.

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

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

**3.78** The latest data available from TfL is the three year average covering 2016/17 to 2018/19. Car/motorcycle usage is at 50% i.e. 1.9% below the baseline figure.

	Trip-Based mode share for active, efficient and sustainable modes, by borough of residence LTDS 3 year average, 2016/17 - 2018/19			
	Public Transport	Cycle	Walk	Private Transport
<b>Harrow</b>	22%	0%	28%	50%
<b>Outer London</b>	27%	1%	26%	46%
<b>Inner London</b>	37%	4%	38%	21%

Source: TfL

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

**3.79** In 2017/18 & 2018/19 there were seven 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 permissions were for: 36 new dwellings at The Eastcote Arms Public House, Eastcote Lane; 650 new dwellings at Aperture Works, Phase A, Harrow View East, Headstone Drive; 460 new dwellings at Plot D7, Harrow View East (Former Kodak Site), Headstone Drive; 30 new dwellings at Tithe Farm Social Club, Rayners Lane; 350 new dwellings at Plots B1 & C1, Kodak, Harrow View East, Headstone Drive (one permission, but two different sites); 26 new flats at 653, 655, 657 & 659 Uxbridge Road; and 78 new flats at Watkins House and Former Sea Cadets Site, Woodlands Road. One permission granted in 2014/15, three granted in 2015/16 and three granted in 2016/17 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 the non-residential schemes are also included then the number of applications approved in low PTALs areas would be even greater.

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

**3.80** 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.

**3.81** 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 eight years have promoted volunteering across the borough and involved the planting of over 27,000



bulbs, nearly 43,400 trees and shrubs, wildlife attracting perennials, ferns, water loving plants, orchard trees and some street trees across the borough. Installation of new seats, picnic benches, footpaths, cycleways, bridges, bollards, fencing, decking, boardwalks, gates, noticeboards, interpretation panels and leaflets plus control of invasive plant species including Japanese Knotweed, Himalayan Balsam and Parrots Feathers are underway.

**Picture 3.6: Newton Park West (looking towards Alexandra Ave), before**



Source: Harrow Council, Planning

**Picture 3.7: Newton Park West (looking towards Malvern Ave), after**



Source: Harrow Council, Planning

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

**3.82** 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 9: Green Grid Projects**

Project Number and Name	Status
11.1.01 Belmont Trail	No further progress at 04/19
11.1.02 Links at north end of trail to Green Belt	No further progress at 04/19
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, majority of new planting, seating, picnic benches works completed in collaboration with volunteers 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. 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 project completed for biodiversity and flood improvements. River diverted and new desedimentation ponds and reed beds to clean the water as the river flows through. Aquatic planting and native planting to enhance the biodiversity.
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 River Crane: Yeading Brook and Roxbourne Park (regeneration and restoration)	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 Smarts Brook	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 completed and HLF Delivery Phase of project underway with funding allocated for the project works.



Project Number and Name	Status
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. Play facilities and green gym installed.
11.2.13 Roxborough Bridge	Hard and soft landscaping complete
11.2.14 St George's Field	Works ongoing, nearing completion
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	Lakegrove 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
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. New orchard tree planting in addition to heritage orchard trees completed. Installation of new benches in orchard.
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 orchard 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). New self closing kissing gate at Old Lodge Way and new kissing gates to improve access for all.
11.4.06 Oxhey Lane	Oxhey Lane flood storage area and control structure

Project Number and Name	Status
11.4.07 Pinner Hill Golf Course	Outstanding
11.4.08 Grimsdyke Open Space	New orchard planting
11.4.09 Watling Farm Woodland	Outstanding
11.4.10 London Loop	New stiles and gates - ongoing
11.4.13 RNOH	Outstanding
11.4.14 Bentley Old Vicarage & All Saints Church	New footpath and signage ongoing
11.5.01 Street Tree Planting	Planting undertaken on Canons Drive, Carlton Ave, Pinner Road. Remaining programme ongoing. Christchurch Ave, Old Lodge Way, West End Lane - ongoing

Source: Harrow Council, Planning

**3.83** 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). By 2018/19 work had commenced on the delivery of 69% of Harrow's Green Grid projects.

### Town Centres and Retail Development

**3.84** 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 m<sup>2</sup> 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

**Table 10a: Retail Floorspace (gross floorspace based on permissions)**

Retail Type	Floorspace (m <sup>2</sup> )								
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Convenience	13,959	6,977	4,676	3,498	6,086	367	1,248	711	37,522
Comparison <sup>3</sup>	775	412	185	1,435	261	1,013	344	605	5,030
<b>Total</b>	<b>14,734</b>	<b>7,389</b>	<b>4,861</b>	<b>4,933</b>	<b>6,347</b>	<b>1,380</b>	<b>1,592</b>	<b>1,316</b>	<b>42,552</b>

Source: Harrow Council, Planning

**Table 10b: Retail Floorspace (net gain/losses based on permissions)**

Retail Type	Floorspace (m <sup>2</sup> )								
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Convenience	6,228	3,906	-205	1,086	3,034	-1,268	369	-80	13,070
Comparison	-561	-1,472	-1,450	-292	-305	-38	-875	-1,234	-6,227
<b>Total</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>-506</b>	<b>-1,314</b>	<b>6,843</b>

Source: Harrow Council, Planning

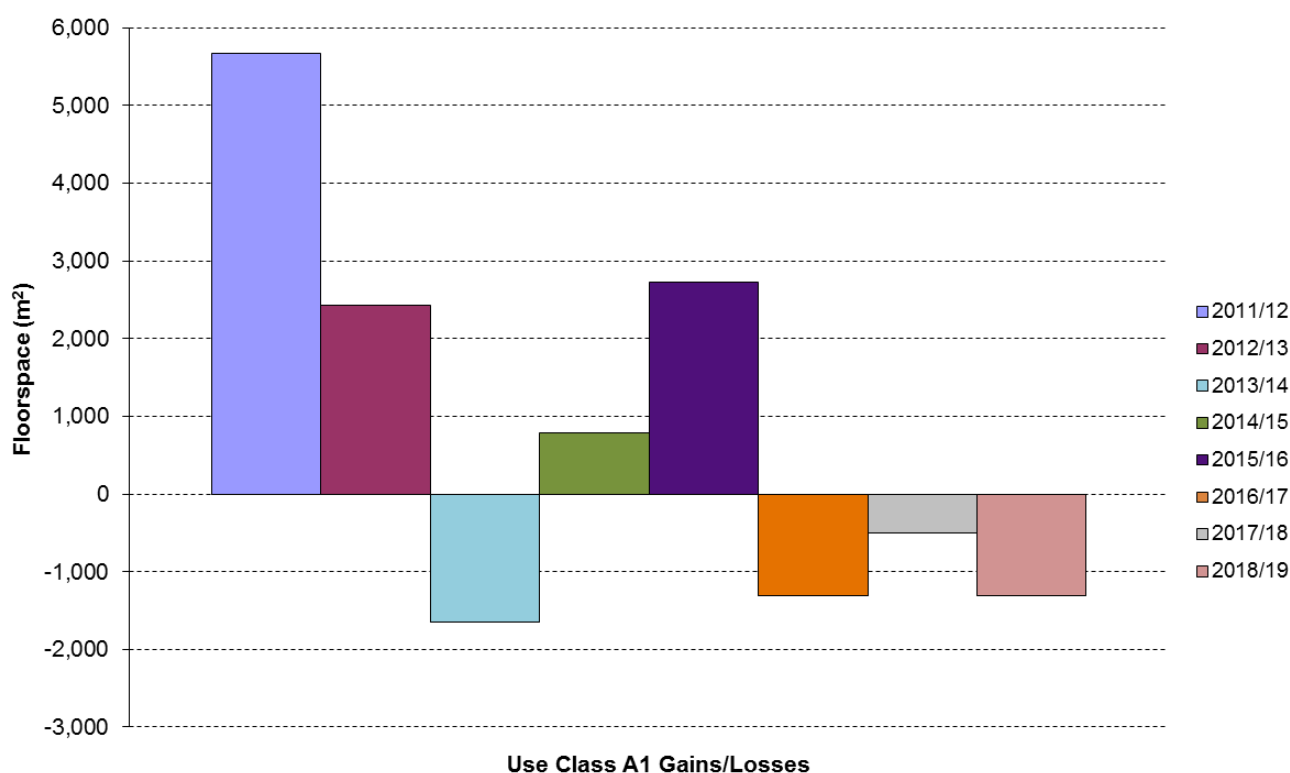
<sup>2</sup> Major centres serve a borough-wide catchment, comprise around 50,000 m<sup>2</sup> of retail floorspace including a high proportion of comparison shops, and may also have a mix of other employment, leisure or civic uses. Edgware Major Centre is predominantly located in the London Borough 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 m<sup>2</sup> of 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.

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

**3.85** Since 2009/10 (the start of the plan period) a total of 49,027 m<sup>2</sup> of retail floorspace has been proposed across the borough (42,552 m<sup>2</sup> since 2011/12), based on planning permissions, resulting in a net increase of 6,461 m<sup>2</sup> since 2009/10 and 6,843 m<sup>2</sup> since 2011/12 (see Tables 10a & 10b). 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. Further retail schemes include 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. Here the original buildings have been demolished and a temporary replacement car park constructed. A scheme at Lyon House/Equitable House, Lyon Road (388 m<sup>2</sup> retail) was approved in 2012/13 and is currently under construction and a scheme at the former Post Office, 51 College Road (805 m<sup>2</sup> retail) was completed in 2018/19, although the retail unit has not yet been occupied.

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

**3.86** 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 floorspace. This identified floorspace capacity would meet 90% of floorspace 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 floorspace in the borough since 2009/10, including the net loss of comparison goods floorspace.

### Retail Floorspace Pipeline Supply

**3.87** 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 2017/18. However, in 2018/19 there were two schemes completed providing flexible uses including retail at Harrow Square, College Road, Harrow (805 m<sup>2</sup>) and at 322 Station Road, Harrow (144 m<sup>2</sup>). As neither of these premises were occupied at the end of this monitoring period these have not been included in the totals.

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

**3.88** During 2017/18 and 2018/19 there were no applications approved for major retail development in out of centre locations as was the case in the previous three years.

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

**3.89** In 2011/12 planning permission was granted (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 was completed and the hotel opened as a Travelodge Hotel in December 2017. There was no increase in the number of hotel bedspaces within Harrow Town Centre during 2018/19. Planning permission was 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. This scheme (P/4332/17) resulted in a loss of 84 hotel bedrooms in Harrow Town Centre. Construction work commenced in August 2018. Kempford House Hotel, St Johns Road was demolished and construction of a five storey building providing 27 residential units was completed in January 2018. This scheme (P/4885/15) resulted in a loss of 40 hotel bedrooms in Harrow Town Centre. A scheme at the former Quality Hotel, Pinner Road is just outside Harrow Town Centre, work commenced on this scheme in 2016/17 and is expected to be completed in 2019/20.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objection 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

**3.90** There was no increase in the number of hotel bedspaces within Wealdstone District Centre during 2017/18 or 2018/19 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

**3.91** Table 11 shows the vacancy rates in the Primary Shopping Frontage for all of the borough's Metropolitan, Major and District centres. In 2017/18 vacancy rates reached 1.83%, the lowest level recorded in the ten years of observations. In 2018/19 the rate rose slightly to 3.40%. Overall most centres continue to show a decrease in vacancies, in part helped by the improving economy and liberalisation of change of use rules. Burnt Oak vacancy rates have increased noticeably from 2017/18 to 2018/19 from 9.34% to 18.27%. In Harrow Town Centre the vacancy rate in 2018/19 of 5.24% is the lowest it has been since 2011/12.

**Table 11: 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	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Harrow	4.18	8.44	7.63	6.78	5.74	8.09	7.66	5.24
Burnt Oak (part)	8.51	0.00	0.00	4.25	16.95	9.34	9.34	18.27
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	3.75	n/a	n/a	n/a	n/a	n/a	n/a
Pinner	4.53	5.42	5.44	6.25	3.42	2.36	1.60	2.36
Rayners Lane	5.68	7.86	3.29	1.21	1.20	5.39	0.00	3.71
South Harrow	5.95	4.07	1.01	2.09	1.02	3.24	0.00	0.90
Stanmore	0.00	0.00	0.00	0.00	5.86	0.00	0.00	2.80
Wealdstone	14.55	10.38	18.66	11.77	9.35	5.88	1.53	4.12
<b>Average Vacancy Rate</b>	<b>7.63%</b>	<b>3.63%</b>	<b>3.28%</b>	<b>2.94%</b>	<b>3.96%</b>	<b>3.12%</b>	<b>1.83%</b>	<b>3.40%</b>

Source: Harrow Council, Planning

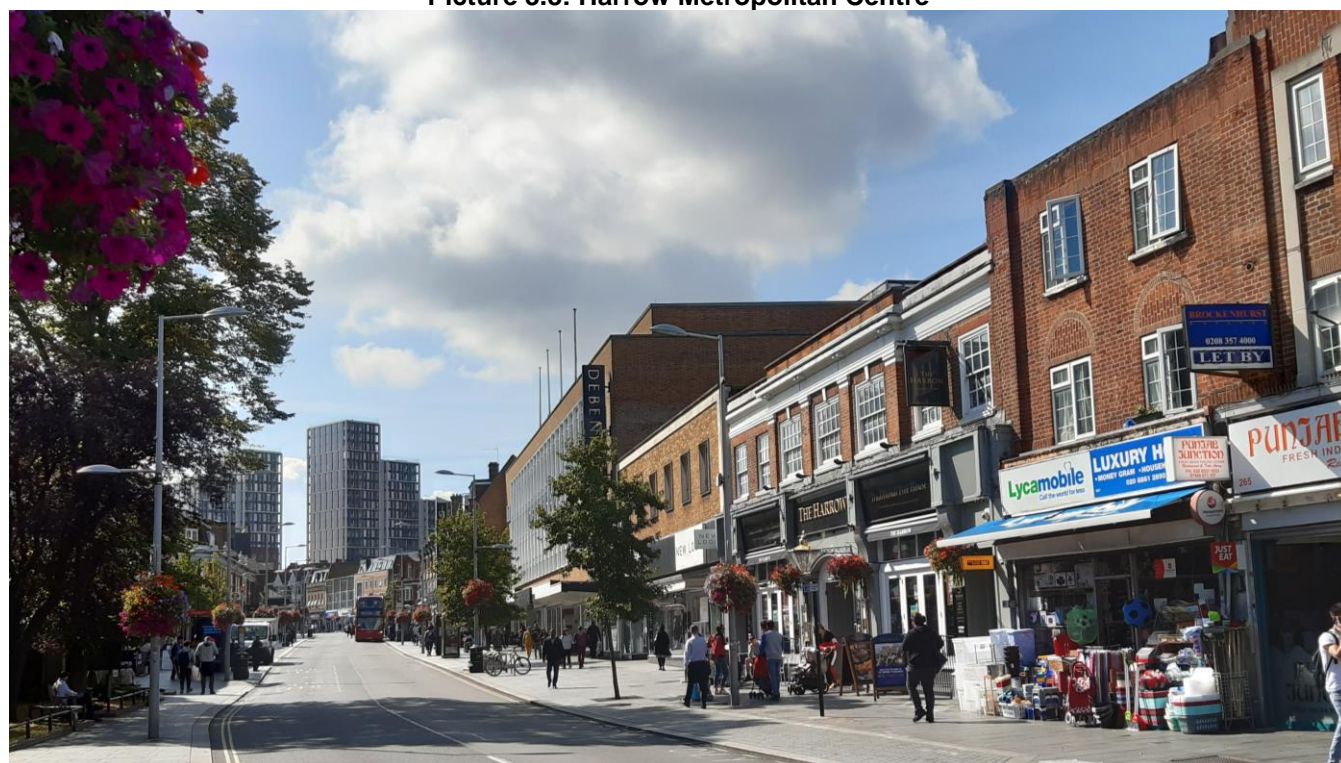


**Table 12: Vacancy Rates in Town Centres (Borough-wide)**

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Change Over Rolling 5 Year Period
	2009/10	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2013/14 - 2018/19
Harrow	7.77	9.37	8.35	4.94	6.74	8.43	8.28	-1.09
Burnt Oak (part)	8.21	2.95	2.43	9.71	5.35	5.35	10.46	7.51
Edgware (part)	7.33	4.67	3.72	3.96	5.81	2.31	9.81	5.14
Kenton (part)	8.29	6.00	4.02	4.02	6.15	4.02	4.02	-1.98
Kingsbury (part)	0.00	11.75	0.00	7.83	0.00	0.00	0.00	-11.75
North Harrow	23.09	10.11	7.05	3.91	4.27	4.27	4.85	-5.26
Pinner	3.63	6.16	5.02	4.35	2.54	4.20	3.60	-2.56
Rayners Lane	11.83	6.95	6.53	3.93	4.45	2.52	5.18	-1.77
South Harrow	4.34	1.60	3.38	2.51	2.59	1.65	3.96	2.36
Stanmore	0.80	0.83	0.73	5.75	4.85	3.33	2.83	2.00
Wealdstone	10.44	10.84	9.39	9.53	6.11	4.63	5.93	-4.91
Belmont	12.66	3.59	0.00	0.00	3.27	1.66	1.66	-1.93
Harrow Weald	3.21	9.49	7.04	3.79	3.42	2.32	2.32	-7.17
Hatch End	7.13	3.15	0.58	2.76	2.16	4.06	3.15	0.00
Queensbury	5.06	2.30	3.39	1.16	1.21	0.00	0.00	-2.30
Sudbury Hill (part)	6.27	0.00	0.00	0.00	0.00	0.00	2.50	2.50
<b>Average Vacancy Rate</b>	<b>7.50%</b>	<b>5.61%</b>	<b>3.85%</b>	<b>4.26%</b>	<b>3.68%</b>	<b>3.05%</b>	<b>4.28%</b>	<b>-1.33%</b>

Source: Harrow Council, Planning

**Picture 3.8: Harrow Metropolitan Centre**



Source: Harrow Council, Planning

**3.92** Table 12 shows the vacancy rates for all of the borough's town centres. In 2017/18 the average vacancy rate was 3.05%, with three 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). In 2018/19 the average vacancy rate increased to 4.28%, with two centres having no vacancies. The overall reduction in vacancy rates over the

ten year period 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 decrease in vacancy rates or remained at the same level. The exception to this trend is Burnt Oak and Edgware which have had an increase of more than 5% over the last five years. Vacancy rates in Kingsbury, North Harrow, and Harrow Weald have decreased by more than 5% over the last five years.

**3.93** Table 13 shows the results for pedestrian counts in the key town centres in the borough excluding Harrow Metropolitan Centre (see below). In 2017/18 all of the centres with the exception of Hatch End and Wealdstone showed a decrease in footfall from the 2009/10 baseline. The largest declines were observed in Burnt Oak, North Harrow and South Harrow, with decreases of 35.2%, 28.7% and 22.1% respectively. Although North Harrow is slightly outside above the 10% threshold, the remaining centres which showed a decrease, Kenton, Pinner and Rayners Lane are well below this level.

**3.94** In 2018/19 surveys were only carried out in six of the nine centres, primarily as a result of a reduction in funding available to carry out the surveys. Of these only Pinner had an rise in footfall compared to the previous year to a level of 1.6% above the 2009/10 baseline. Wealdstone had the biggest decline in footfall to 19.9% below the baseline. The remaining four centres, Hatch End, Rayners Lane, South Harrow and Stanmore were all below the 2009/10 threshold. 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 understand 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)

**Table 13: Pedestrian Counts by Centre 2009/10 - 2018/19 (Percentage Change)**

Town Centre	2009/10	2017/18	2017/18	2017/18	2018/19	2018/19	2018/19
	Baseline	Total	Change from Baseline	% Change from Baseline	Total	Change from Baseline	% Change from Baseline
Burnt Oak	180,885	117,180	-63,705	-35.2	n/a	n/a	n/a
Hatch End	68,085	69,645	1,560	2.3	63,900	-4,185	-6.1
Kenton	86,940	85,635	-1,305	-1.5	n/a	n/a	n/a
North Harrow	127,545	90,975	-36,570	-28.7	n/a	n/a	n/a
Pinner	247,020	243,975	-3,045	-1.2	250,875	3,855	1.6
Rayners Lane	195,060	189,960	-5,100	-2.6	175,740	-19,320	-9.9
South Harrow	259,710	202,290	-57,420	-22.1	240,600	-19,110	-7.4
Stanmore	139,320	122,805	-16,515	-11.9	131,445	-7,875	-5.7
Wealdstone	260,310	266,340	6,030	2.3	208,425	-51,885	-19.9

Source: Harrow Council, Planning

**3.95** In the Harrow Metropolitan Centre footfall is 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. In 2017/18, the week commencing 18th

December 2017 had the highest footfall with 573,847 visitors (compared to a high of 511,852 in 2015/16 and 572,425 in 2016/17). Saturday 23rd December being the busiest day that week with 98,466 visitors (compared to a high of 95,938 in 2015/16 and 107,095 in 2016/17). This was also the busiest day of the year (compared to a high of 110,916 visitors in 2016/17 and 102,598 in 2015/16). The lowest footfall recorded was in the week commencing 26th February 2018 with 351,311 visitors (compared to a low of 357,087 visitors in 2015/16 and 370,515 in 2016/17).

**3.96** In 2018/19, the week commencing 17th December 2018 had the highest footfall with 539,216 visitors. Saturday 22nd December being the busiest day that week with 100,027 visitors, this was also the busiest day of the year. The lowest footfall recorded was in the week commencing 4th February 2019 with 346,225. 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.

### Strengthening Harrow Town Centre's Role

**3.97** 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

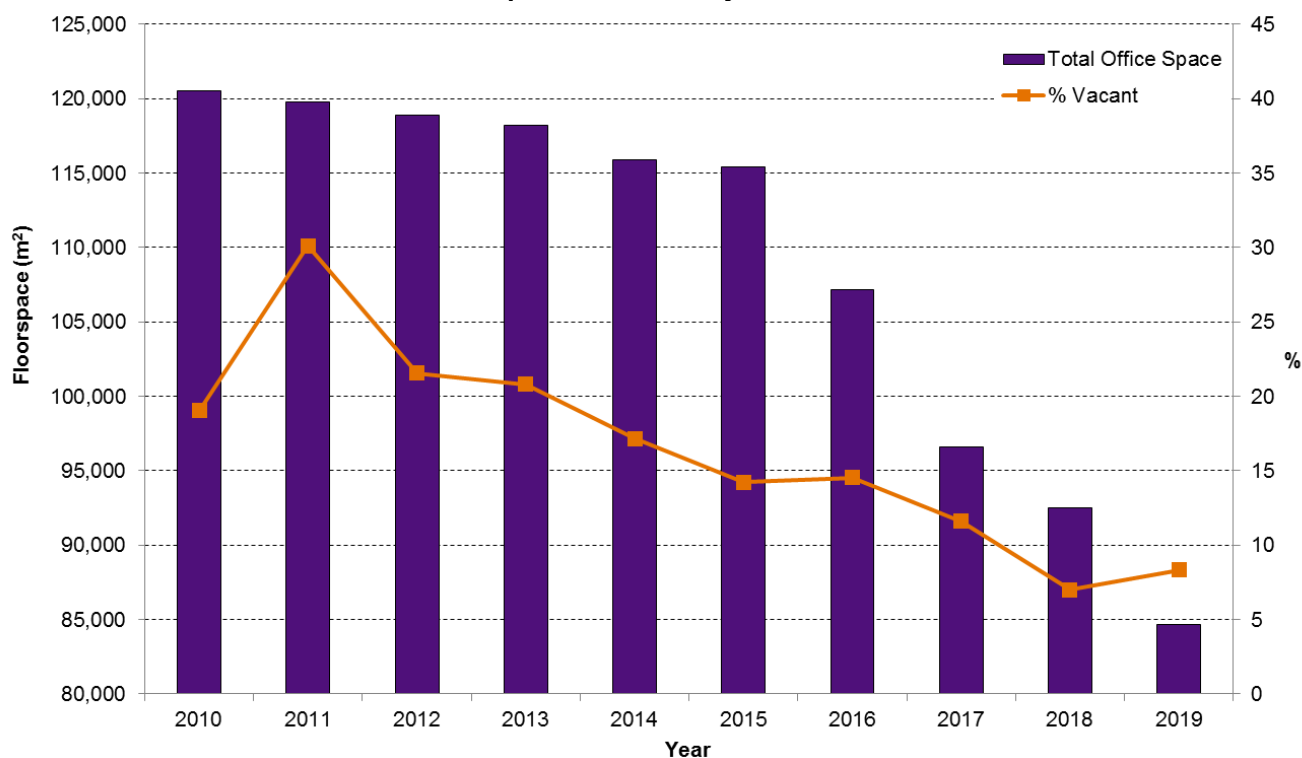
**3.98** As at the end of the 2018/19 monitoring period 115 permissions had been granted for 2,377 residential units in the borough resulting in a loss of 116,662 m<sup>2</sup> of office floorspace if they were all implemented. Of this total 1,327 units are in the Opportunity Area resulting in a loss of 62,653 m<sup>2</sup> of office floorspace and 971 units are in Harrow Town Centre resulting in a loss of 48,139 m<sup>2</sup> of office floorspace. Of these proposed units, 1,170 have been completed in the borough, 483 in the Opportunity Area and 359 in Harrow Town Centre (Table 14).

**Table 14: 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>	115	7.09	116,662	2,377	1,170
<b>Opportunity Area</b>	57	3.09	62,653	1,327	483
<b>Harrow Town Centre</b>	38	1.97	48,139	971	359

**3.99** Table 15 shows office vacancy rates in Harrow Town Centre since March 2010. The vacancy rates of 6.99% in March 2018 and 8.32% in March 2019 are significantly lower than in previous years and are below the target vacancy rate of 10% sought over the life of the Local Plan. Although these rates have decreased significantly from the peak level of 30.1% in March 2011 this is mainly as a result of changes to PD rights which allow changes of use from office to residential. It is anticipated that the level of vacancies will continue to decrease over the next few years as developers and landowners continue to look to take advantage of this relaxation of planning policy and replace vacant office space and buildings with residential units.

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



Source: Harrow Council, Planning

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

Year	Occupied Office Space (m²)	Vacant Office Space (m²)	Total Office Space (m²)	% Vacant
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
2018	86,035	6,465	92,500	6.99
2019	77,596	7,045	84,641	8.32

Source: Harrow Council, Planning

**3.100** Over the past five monitoring years 2014/15 to 2018/19 four major new build schemes in Harrow Town Centre have been approved for 100% residential development. These schemes are:

- 2014/15: Permission was approved in 2014/15 for 15 flats (net gain of nine units) at St. John's Court, 9 St. John's Road
- 2016/17: In June 2016 planning permission was approved for 27 flats on the site of the former Kempford House Hotel at 23 St. John's Road. In March 2017 a 32 bedroom HMO was approved at the rear of Kirkfield House in Station Road. 23 of these units are fully self-contained, so have been counted as housing units, whereas the remaining nine rooms are non self-contained with shared kitchen facilities.



- 2017/18: A scheme for 42 flats was granted permission on the site of the former car park on the north side of Greenhill Way

This therefore indicates that the council is no longer meeting the target for 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

**3.101** In 2017/18 there was no new retail floorspace provided in the Harrow Town Centre either through new developments or the change of use of existing premises. However, in 2018/19 there were two completed schemes that proposed retail floorspace, the largest being at 51 College Road, Harrow on the site of the former Post Office. This scheme known as 'Harrow Square' provided 318 residential flats, a new library and a unit of 805 m<sup>2</sup> to provide flexible uses including A1 (retail), this unit has not yet been occupied. The other completed scheme is at 322 Station Road, Harrow, a mixed use development providing residential and a flexible use (A1, A2 & A3) commercial unit of 144 m<sup>2</sup>. This unit was also unoccupied as at the end of March 2019.

**3.102** Overall there was a net loss of 497 m<sup>2</sup> of retail floorspace borough-wide in 2017/18 and a loss of 432 m<sup>2</sup> in 2018/19. There were no significant increases in retail floorspace in any of the other town centres in the borough in either year. 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. The original buildings have been demolished and temporary replacement car park constructed. 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

**3.103** In 2017/18 there was a net loss of 4,077 m<sup>2</sup> of office floorspace (Class B1(a) and A2 Financial & Professional Services) within Harrow Town Centre and in 2018/19 there was a net loss of 7,859 m<sup>2</sup>. In 2017/18 there was no new B1(a) office space provided in Harrow Town Centre. However, in 2018/19 there was one completed scheme that proposed new B1(a) office floorspace, at Harrow Square, College Road, Harrow providing 805 m<sup>2</sup> of flexible space for a number of uses including B1(a) office. 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. In previous years there have been some significant losses of office floorspace in Harrow Town Centre resulting from changes to PD rights. However, in 2017/18 and 2018/19 there were only small schemes completed within the town centre, the largest of these was at 88-98 College Road, Harrow which resulted in a loss of 1,830 m<sup>2</sup> of office floorspace. Outside of Harrow Town Centre the biggest loss of office space was 9,587 m<sup>2</sup> at Imperial House, 175-205 Imperial Drive, Rayners Lane completed in 2018/19. Overall borough-wide there was a net loss of 11,934 m<sup>2</sup> of office floorspace in 2017/18, the biggest loss (3,880 m<sup>2</sup>) was as a result of two Prior Approval schemes at Talbot House, 204-226 Imperial Drive, Rayners Lane. In 2018/19 there was a net loss of 24,109 m<sup>2</sup> of office floorspace, this included a loss of 6,299 m<sup>2</sup> at 51 College Road, Harrow on the site of the former Post Office. 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.

**3.104** In September 2015 [papers were presented](#) to the council's Cabinet, where it was agreed to move from the current Civic Centre site in Station Road to the Peel Road Car Park site within Wealdstone District Centre. Work has been 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.

**3.105** This preferred location for the new Civic Centre now benefits from a planning consent (P/5737/17) granted in June 2018. However, the council will shortly appoint a partner who will likely reappraise the site and seek to obtain a fresh planning consent for a mixed use development. This is necessary to help with the financial viability of the new Civic Centre and will also enable the regeneration of the immediate area. Funded proposals through the appointment of the Harrow Strategic Development Partnership (HSDP) are due by the end of 2020.

**3.106** 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 2016/17  No delivery or no funded proposals for delivery by end 2020/21

**3.107** There are currently no plans to deliver a new polyclinic or surgery within Harrow Town Centre. NHS Harrow Clinical Commissioning declined an opportunity to develop a new health clinic during the redevelopment of the Equitable House/Lyon Road site when planning permission was granted in October 2012. Demand will be monitored closely over the next few years to assess the need for any additional capacity.

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

**3.108** 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 (P/0737/15) was granted in 2015/16 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 2016/17 and was completed in March 2019. The library is expected to open in April 2020.

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

**3.109** There have been no major applications approved for 100% residential development in Rayners Lane District Centre over the past five monitoring years. Prior Approval office to residential conversions have been excluded from the monitoring of this indicator.

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)

**3.110** 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 (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

**3.111** The planning permission for the redevelopment of the site was granted in August 2014 providing 1,692 m<sup>2</sup> of retail floorspace for a supermarket, decked car parking and 120 units plus sui generis floorspace. The original buildings have been demolished and temporary replacement car park constructed.

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

**3.112** During 2017/18 and 2018/19 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

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

**3.113** During 2017/18 and 2018/19 there were no consultations from the London Boroughs of Barnet and Brent on major retail development proposals within Burnt Oak District Centre.

## 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 16: 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)	2017/18 Area (ha)	2017/18 Area (ha)
<b>B1(c)</b>	0.00	0.00	0.00	-0.111	-0.008	0.000	-0.079	0.000	-0.005	0.004
<b>B2</b>	-0.020	-0.170	0.00	0.002	-0.085	-0.118	-0.063	-0.043	0.000	-2.414
<b>B8</b>	-0.170	-0.114	-0.010	-0.853	-0.106	-0.000	-0.037	-0.016	0.000	-0.238
<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>-0.005</b>	<b>-2.648</b>
<b>Overall Loss = 4.658 ha</b>										

Source: Harrow Council, Planning

**3.114** Tables 16 and 17 show the amount of industrial land lost to other uses since 2009/10 based on completions. Table 16 gives the losses borough-wide including losses on designated industrial land and shows that since 2009/10 there has been a decline of 4.658 ha. The highest yearly figure during this period was a loss of 2.648 ha in 2018/19, primarily as a result of the redevelopment of ColArt, Whitefriars Drive, Harrow followed by 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 2.012 ha, which is in line with policy objectives (Table 17). 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 17: 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)	2017/18 Area (ha)	2018/19 Area (ha)
<b>B1(c)</b>	0.000	0.000	0.000	0.000	-0.008	0.000	0.000	0.000	0.000	0.051
<b>B2</b>	0.000	0.000	0.000	0.000	0.000	0.000	-0.063	0.000	0.000	-1,912
<b>B8</b>	-0.067	0.000	0.000	0.000	-0.013	0.000	0.000	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>0.000</b>	<b>-1.862</b>
<b>Overall Loss = 2.012 ha</b>										

Source: Harrow Council, Planning

### Strategic Industrial Land

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)

**3.115** 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 2017/18 and 2018/19 there were no planning applications approved for non-conforming uses on land, other than the Kodak site, forming the Wealdstone SIL

**3.116** In 2017/18 and 2018/19 there were no planning applications approved for non-conforming uses on land forming the Honeypot Lane SIL as was the case in the previous three years.

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)

**3.117** No work to develop a strategy for the environmental improvement of the Honeypot Lane SIL was undertaken during 2018/19. 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 2018/19

**3.118** No new floorspace was delivered on SIL designated land in 2017/18 or 2018/19. The Kodak East site was granted an outline planning permission in December 2015 and includes re-provision of up to 31,000 m<sup>2</sup> of new business, industrial and storage floorspace. This is likely to be developed out in the latter stages of the scheme and, therefore, towards the end of the current plan period. However, in December 2017 details (P/4610/17) were approved for Phase A (London & Quadrant Housing Trust) for residential, care home, health centre, food store, energy centre and 832 m<sup>2</sup> of flexible uses (A1-A5, B1 & D1), but work has not yet started on this phase.

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

**3.119** There was no new floorspace delivered on designated business use and industrial & business use land for economic development uses during 2017/18, as was the case during the four previous monitoring periods. However, in 2018/19 the redevelopment of ColArt, Whitefriars Drive, Harrow was completed. Although some new or refurbished floorspace was provided for economic development uses totalling 2,921 m<sup>2</sup>, there was a net loss overall following the demolition of the existing industrial buildings. Known as Whitefriars Studios & Gallery this location provides flexible workspace for creative industries. 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.



Picture 3.9: Whitefriars Studios & Gallery, Whitefriars Drive, Harrow



Source: Harrow Council, Planning

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

**3.120** 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. Only one application has been approved on designated employment land in Wealdstone for non-economic development uses in the last five years. This scheme proposing 222 units was approved in January 2019 (P/2555/18) and is located at 55-59 Palmerston Road, Wealdstone. Currently known as The Collective this development comprises self-contained co-living apartments, as well as a number of communal facilities, including co-working areas.

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)

**3.121** 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 2017/18 or 2018/19.



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

**3.122** There are 18 units within the Brember Road Industrial Estate and, of these, none were vacant on 31st March 2018 or 31st March 2019, as was the case in the previous two years.

**3.123** There are 57 units within the South Harrow Arches and, of these, seven were vacant on 31st March 2018, which represents a vacancy rate of 12.3% and five were vacant on 31st March 2019, a vacancy rate of 8.8%. These rates compare favourably to the rates of the previous two years which were 27.8% in 2016 and 24.6% in 2017.

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%

**3.124** 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, 12 were vacant on 31st March 2019. This represents an occupancy rate of 79.3% (vacancy rate of 20.7%), very slightly below the trigger of 80% occupancy.

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

**3.125** There was only a small amount of new Class (B1a) office floorspace, totalling 74 m<sup>2</sup>, delivered in 2017/18. In 2018/19 a total of 1,083 m<sup>2</sup> Class (B1a) office floorspace was provided, this was primarily as a result of the completion of the redevelopment of ColArt, Whitefriars Drive, Harrow. However, there was a net across the borough of 11,848 m<sup>2</sup> in 2017/18, 4,194 m<sup>2</sup> of which was in Harrow Town Centre not including A2 (Financial & Professional Services) of which there was a gain of 117 m<sup>2</sup> (-86 m<sup>2</sup> net) borough-wide and in Harrow Town Centre. In 2018/19 there was a net loss of 23,742 m<sup>2</sup> across the borough, 7,664 m<sup>2</sup> of which was in Harrow Town Centre not including A2 (Financial & Professional Services) of which there was a gain of 37 m<sup>2</sup> (-367 m<sup>2</sup>) borough-wide and none in Harrow Town Centre which had a net loss of 195 m<sup>2</sup>.

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

**3.126** The table and chart below show office vacancy rates in the borough since March 2010. In 2017/18 and 2018/19 the vacancy rate was below 10%, as was the case in 2014/15 and 2016/17. The last five 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.

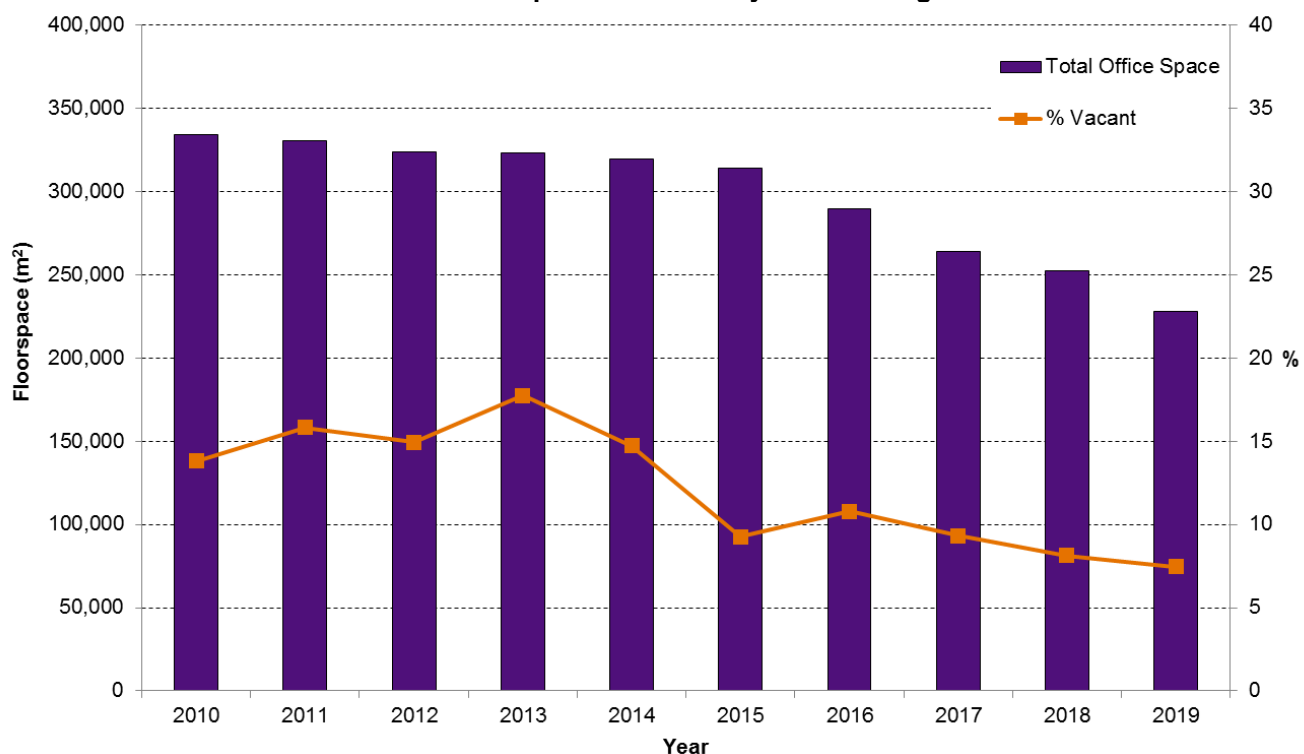
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM12	Office (B1a) vacancy rates in the borough	Not greater than 10% by 2025/26		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

**Table 18: 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
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
2018	231,793	20,508	252,301	8.13
2019	211,186	17,006	228,192	7.45

Source: Harrow Council, Planning

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



Source: Harrow Council, Planning

**3.127** Since the monitoring period began in 2009/10 there has only been one application 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. This development was Carmine Court on Imperial Drive in Rayners Lane District Centre, built on the site of the former Rayners Hotel car park. Planning permission (P/1083/11/OUT) was approved in February 2012 for the conversion of the former Rayners Hotel to education use (D1(c)) and construction of a ground floor plus four storey building, with parking spaces, and refuse storage at lower ground floor level; 448 m<sup>2</sup> of mixed use floorspace (A1/A2/A3/A5/B1/D1(c)), three residential units at ground floor level; and 28 residential units above. The ground floor employment use is currently in educational use.

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

**3.128** There was no new or refurbished floorspace for economic development uses at Spring Villa Park, Edgware proposed or completed during 2017/18, 2018/19 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

**3.129** There is 5,287 m<sup>2</sup> of office floorspace within Spring Villa Park, Edgware and, of this, 186 m<sup>2</sup> was vacant in March 2018, a vacancy rate of 3.5% and 737 m<sup>2</sup> was vacant in March 2019, a vacancy rate of 13.9%. Prior to 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

**3.130** Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 93,470 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.

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

### Housing Delivery

**3.132** 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. Tables 19a & 19b show 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).

**3.133** In 2017/18 738 net new homes were completed in the borough from conventional supply and a further 1,226 net additional units were completed in 2018/18, bringing the number of homes delivered within the current Local Plan period to 6,448, exceeding the cumulative minimum housing target of 3,386 homes by 3,062 homes. 2018/19 saw the highest number of completions in the borough in any year over the plan period. The 738 net

homes delivered in 2017/18 comprised 461 homes from new build development, which is 62% of all net completions, with the remainder from changes of use and conversions. In 2018/19 67% (822) of completions were from new build developments, which is the highest percentage coming from new build developments since 2012/13, when 93% of completions were new build units (Tables 19a & 19b). The results of Prior Approval legislation which permits changes of use from offices to residential has had a marked effect on the ratio of new build/conversions and changes of use since it was introduced in May 2013. With the supply of office buildings diminishing, it now looks as though the amount of residential coming from office changes of use is slowing down.

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)

**3.134** Major new build developments fully completed in 2017/18 were: Randolph House, Northwick Park Road (49 units on the site of the former Comfort Inn) and St George's Square (68 units) at 1-5 Sudbury Hill. In addition 159 (out of 310) units were completed at the Lyon Square development in Harrow Town Centre and a further 41 units were completed by Persimmon Homes at the Harrow View West development, on the former Kodak Zoom Leisure site.

**Picture 3.10: Harrow Square Development**



Source: Harrow Council, Planning

**3.135** 2018/19 saw the delivery of the final 70 housing units on the Rayners Lane Estate. In total nearly 800 new housing units have been completed on this estate, which has been totally transformed and regenerated over a 15 year period. All 318 apartments at the Harrow Square development (51 College Road) were completed by Barratt Homes in 2018/19 and the development was totally sold out soon after completion. The remaining 151



units at Lyon Square were completed in December 2018 and 128 units (out of 355) were completed at the Lexicon development in Gayton Road in 2018/19.

**Table 19a: 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	1238	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

**Table 19b: Net additional dwellings (excludes losses and long term vacant bought back into use)**

Type of Development	2017/18	2018/19	2009/19
<b>New Build</b>			
Total no. of existing units	38	50	<b>788</b>
Total no. of completed units (gross)	499	872	<b>5,308</b>
Net no. of completions	461	822	<b>4,520</b>
No. of sites	30	38	<b>331</b>
<b>Conversions/Change of Use</b>			
Total no. of existing units	65	62	<b>448</b>
Total no. of completed units (gross)	342	466	<b>2,376</b>
Net no. of completions	277	404	<b>1,928</b>
No. of sites	76	69	<b>580</b>
<b>Total</b>			
Total no. of existing units	103	112	<b>1,236</b>
Total no. of completed units (gross)	841	1338	<b>7,684</b>
Net no. of completions	<b>738</b>	<b>1,226</b>	<b>6,448</b>
No. of sites	106	107	<b>911</b>

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

**3.136** The majority of the 277 additional units completed through changes of use and conversions in 2017/18 were achieved by way of Prior Approval office (B1) conversions. 200 (72%) of these units were delivered through this form of development with the largest schemes being: 73 apartments at Kap House (former Research Services House) in Elmgrove Road; 56 units at Talbot House, Rayners Lane; and 29 units at 88-98 College Road.

**3.137** In 2018/19 84.2% (340) of all completions for changes of use were delivered through Prior Approval office conversions. The largest of these schemes was Imperial House, Rayners Lane, which was formerly occupied by Ladbrokes and has now been converted into 215 flats. Other sizable schemes include: Burnell



House in Stanmore, where the offices above Stanmore Library are now 39 flats; and Carspecs House in Bessborough Road, now 29 flats.

**3.138** 34 additional bedspaces were provided through non-conventional supply in 2017/18 and a further 72 bedspaces in 2018/19. The most significant development in 2017/18 was the completion of the new Buchanan Court on Sudbury Hill, an 80 bed residential care home, replacing a previous care home of 59 beds. Although the previous care home was not considered old, it fell short of the required care standards, plus had significant structural problems which could not be repaired. In 2018/19 two brand new Houses in Multiple Occupation (HMOs) were built. Harrovian House in Woodlands Road provides a total of 32 rooms, although 23 of these 'rooms' are self-contained units (counting as conventional supply). Additionally, Castlemaine House, a nine-room HMO was built in Bernville Way, Kingsbury in 2018/19.

### Borough Sub-Area Housing Delivery

**3.139** 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.

**3.140** Between 2009/10 and 2018/19, 226 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub-area. 101 of the 226 new homes were added in the last two monitoring periods. In 2017/18 63 units (net) were completed by Taylor Wimpey at the St George's Square development, at 1-5 Sudbury Hill. A further 12 units were provided through a Prior Approval office conversion for floors 1-3 at Ambassador House in Cavendish Avenue, with four further units completed on the ground floor in 2018/19. However, the principal scheme completed within this sub-area in 2018/19 was at The Powerhouse in West Street, where 14 new units were provided through an office conversion.

**3.141** Work will soon be underway on the regeneration of the council's Grange Farm Estate. A detailed planning application for Phase 1, with 89 (35 net) new units, was granted permission in March 2019 and completion of this phase is expected in 2020/21. Outline planning permission was also approved at the same time for Phases 2 & 3, with 485 units (257 net). 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

**3.142** 566 net new homes have been completed since 2009/10 within the South Harrow Core Strategy sub-area. 37 net new dwellings were completed in total in 2017/18 and a further 39 new dwellings in 2018/19. The Rayners Lane Estate has provided the bulk of the completions in this area over the past two years. In 2017/18 Phases 1 & 2 of the larger phase known as Big G were completed, providing 20 additional units. Then in the following year Phases 3 & 4 of 'Big G' were completed, with another 30 net new homes. All development at the Rayners Lane Estate has now been completed.

**3.143** There are several large housing schemes in the pipeline still to complete - the largest of these schemes are for: the redevelopment of Townsend House and Eaton House in Northolt Road for 116 flats; and 61 new units on the site of the former Matrix PH in Alexandra Avenue and these will be delivered in 2019/20. Work is also underway on 30 new dwellings at the Tithe Farm Social Club in Rayners Lane and 36 units on the site of the former Eastcote Arms Public House, although development has now stalled on this PH site. In addition 76 new units will be provided through office conversions at 180-188 and 190-194 Northolt Road. 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

**3.144** Within the Pinner Core Strategy sub-area a total of 280 net new homes have been completed between 2009/10 and 2018/19. The vast bulk of completions have come from the estate renewal of Mill Farm Close, which was all completed by 2015/16. In 2016/17 an additional 27 new units were delivered; 12 in 2017/18 and 35 in 2018/19. The largest development completed in 2018/19 was at Heath Lodge, the former Greenhill Service Station - a sheltered housing scheme of 30 flats by Churchill Retirement Living. Delivery has already exceeded the trigger milestones against the overall housing target for this sub-area and will continue to do so. 25 new flats, on the site of The George PH, are nearing completion and work has yet to start on the 20 new houses on the site of the former Waxwell Lane car park and 22 new flats (net) at 653-659 Uxbridge Road.

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

**3.145** Within the Harrow & Wealdstone Opportunity Area a total of 2,445 net new homes have been completed between 2009/10 and 2018/19. 2018/19 saw the highest number of completions in this area since the start of the recording period, with 736 net completions. The second highest number of completions was in 2015/16 when 436 additional homes which were completed in the Opportunity Area. Prior Approval office conversions accounted for just 39 out of the 736 (5%) of the new housing units delivered in the Opportunity Area in 2018/19, compared to 50% (167) in 2016/17 and 31% (120) in 2017/18.

**3.146** The largest new build scheme fully completed in the Harrow & Wealdstone Opportunity Area in 2017/18 was Randolph House, Northwick Park Road (49 units on the site of the former Comfort Inn), a McCarthy & Stone retirement development. In addition 200 units were completed on the Kodak West and Lyon Square developments.

**3.147** The Harrow Square development in College Road (318 units) was the largest scheme to be completed in the 'Heart of Harrow' Opportunity Area in 2018/19. However, nearly 200 units were also completed in the on-going schemes at Kodak West and Lexicon (Gayton Road). The 151 completions at Lyon Square in 2018/19 concluded construction on this site.

**Table 20: 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	436
2016/17	333
2017/18	390
2018/19	736
<b>Total</b>	<b>2,445</b>

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

**3.148** Delivery is expected to significantly exceed the target, due to the number planning permissions in the Opportunity Area still to complete, in addition to other sites in the pipeline not yet started. 326 new units allowed (up to end of March 2019) through Prior Approval office to residential schemes could potentially still be delivered in the Opportunity Area. However, the number of new units granted permission in new build schemes now exceeds the potential number of units which can be delivered through identified office conversions. Major new build schemes underway include: Lexicon on the site of the former car park, library and Sonia Court in Gayton Road (218 net units still to complete); Kodak West and Kodak East sites (637 units); former Cumberland Hotel in St. John's Road (200 net units); and the former Quality Hotel in Pinner Road (64 new flats for affordable rent and shared ownership). In addition over 1,300 further units have planning permission on the Kodak East site and are

awaiting construction and 222<sup>4</sup> new units have planning permission in Palmerston Road in a development currently known as The Collective. This is a new concept housing development for Harrow (sui generis use), comprising self-contained co-living apartments, as well as a number of communal facilities, including co-working areas.

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 Delivery Test

**3.149** The new National Planning Policy Framework (published July 2018 and updated in February 2019) introduced the Housing Delivery Test (HDT). The test measures net additional dwellings provided in a local authority area against the homes required (using national statistics and local authority data) over the previous three years. It is anticipated the test will be published annually in November by Government.

**3.150** Depending on the outcomes of each published HDT result, planning authorities are required to undertake a number of actions where delivery falls below the following thresholds (applicable for the '2018' test):

- Delivery less than 95% of target - prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery
- Delivery less than 85% of target - identified five year housing supply needs to include a 20% buffer (normally 5%) i.e. additional housing sites need to be identified. An action plan needs to be prepared as well.
- Delivery less than 25% of target - presumption in favour of sustainable development/'tilted balance' applies (i.e. Local Plan policies deemed 'out-of-date'). Increasing to 75% by 2020 (45% in 2019).

**3.151** The first HDT was published in February 2019 (but is referred to as the '2018' test as it was due to be published in November 2018) and covered the period 2015/16 to 2017/18. Harrow's results were as follows:

- Target: 1,322 dwellings (350+379+593)
- Delivery/completions: 2,309 dwellings (914+678+717)
- Outcome: 175%
- Action: none

**3.152** Consequently none of the penalties under the HDT apply for this period covered by this AMR. Housing supply and the applicability of the Harrow Local Plan policies monitored in the AMR may need to be adjusted depending on future HDT results.

## Housing Supply

**3.153** 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

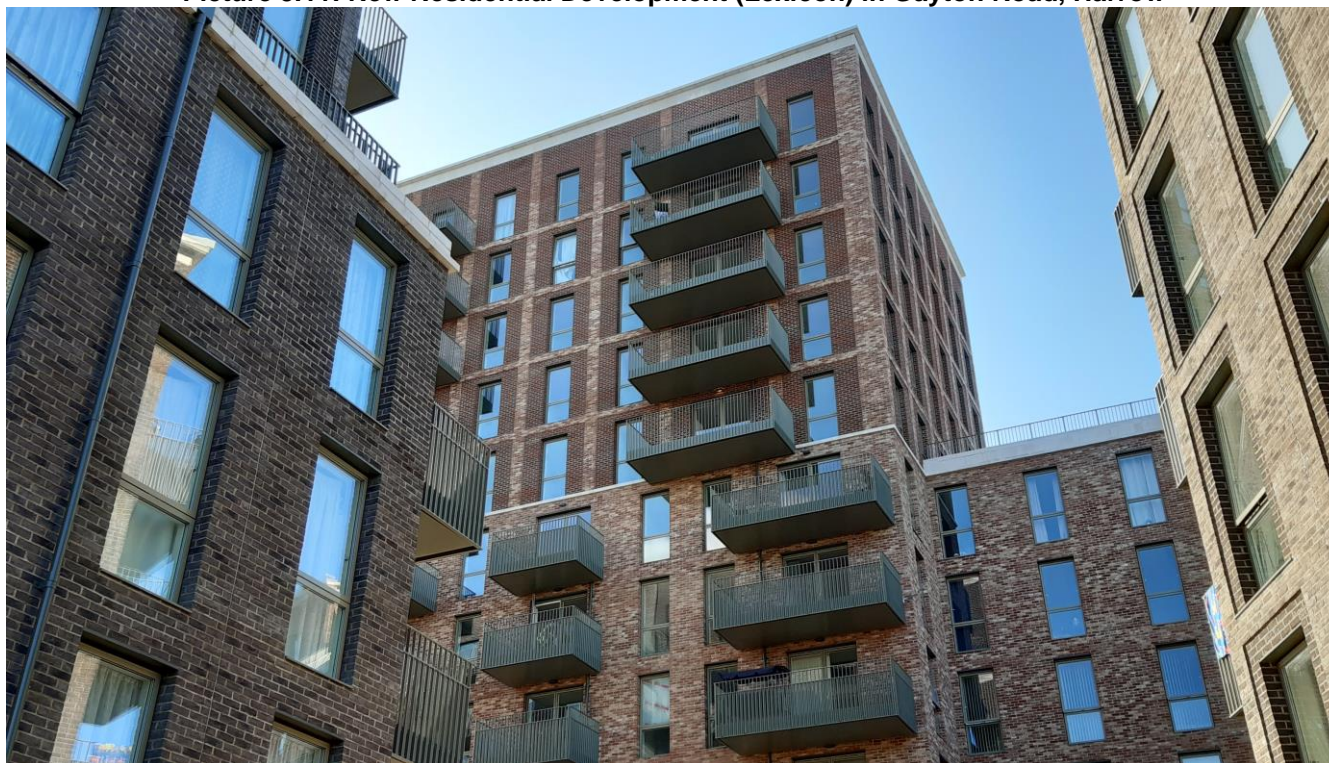
**3.154** As of the end of March 2019, the council anticipates that completions over the identified Five-Year Housing Supply period (2020/21 – 2024/25) will significantly exceed current London Plan targets. There are 5,165 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,127 net units, while 2,038 net units from other identified sites are also expected to complete in the five-year period. As a

<sup>4</sup> Only one third (74) of these 222 units will contribute towards the borough's housing targets for this scheme. This development is classified as a large-scale purpose-built shared living development and not regarded as conventional self-contained housing units. As defined by the Draft New London Plan such developments contribute to meeting a borough's housing target at the ratio of three 'units' being counted as a single home.



result, the borough expects to exceed its London Plan target for housing supply of 3,801 (3,991 including the NPPF 5% buffer) by 1,364 units (or by 1,174 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 nearly seven years of its annualised housing target, based on the London Plan target of 593 per annum and assuming an increase to a minimum of 802 units by 2021/22. 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 (2018/19) Harrow has exceeded its cumulative housing target requirement of 4,572 by 1,876 dwellings (excluding non-conventional supply and long-term vacant units brought back into use) since 2009/10.

**Picture 3.11: New Residential Development (Lexicon) in Gayton Road, Harrow**



Source: Harrow Council, Planning

**3.155** 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.

**3.156** 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 2018/19
- 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)

**3.157** 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 31/03/2019, 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 31/03/2019

- Potential deliverable sites, based on the Harrow's adopted site allocations and Harrow's Regeneration Strategy

**3.158** The Housing Trajectory shows an overall potential housing supply for the borough of 15,436 dwellings between 2009/10 and 2025/26, showing the potential Local Plan target of 9,768<sup>5</sup> could be exceeded by 5,668 dwellings. These figures include conventional supply, non-conventional and long-term vacant units brought back into use. As outlined above, 6,448 new houses and flats have already been delivered between 2009/10 and 2018/19. The borough has a strong forecast of housing supply over the next five years (2020/21 to 2024/25), with an estimated 3,127 dwellings likely to come forward from sites with outstanding planning permission (as at 31st March 2019). 2,092 (67%) of these new dwellings are expected to be delivered in the Harrow & Wealdstone Opportunity Area, with 1,035 (33%) spread out across the rest of the borough.

**3.159** It should be noted that as of April 2015 Harrow's housing target went up to 593 units per annum and is expected to increase to (a minimum of) 802 units per annum from 2021/22. Notwithstanding this, as previously mentioned, Harrow has identified sites with a capacity to deliver 5,668 more units than the current London Plan target and the Intend to Publish London Plan 2019 covering the period from 2009/10 to 2025/26.

### Affordable Housing Supply

**3.160** 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

**Table 21: 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	227 (142)	32.2	88.8*
2011/12	432	369 (202)	46.8	144
2012/13	738	364 (302)	42	215.7
2013/14	283	33 (15)	5.3	10.7
2014/15	317	96 (36)	11.4	25.7
2015/16	1,093	161 (68)	6.2	48.6
2016/17	653	4 (3)	0.5	2.1
2017/18	738	92 (71)	9.6	50.7
2018/19	1,226	178 (137)	11.2	97.9
<b>Total</b>	<b>6,431</b>	<b>1,761 (1,195)</b>	<b>18.6</b>	<b>83.0</b>

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

Source: Harrow Council, Planning

**3.161** Table 21 shows the net number of affordable home completions for each monitoring year since 2009/10. The past two monitoring years have seen an upturn the number of affordable housing units delivered in the borough, from a low of just three net gains in 2016/17. The net number of new affordable homes delivered between 2009/10 and 2018/19 is 1,195. In respect of the plan target, the council has already delivered 6,431 net units overall, thus exceeding the minimum target of 6,050 net new homes between 2009 and 2026. With the expectation that 40% of new homes (from all sources) should be affordable, then at this stage we ought to have

<sup>5</sup> Assumes a minimum target of 802 net additional units from 2021/22 onwards



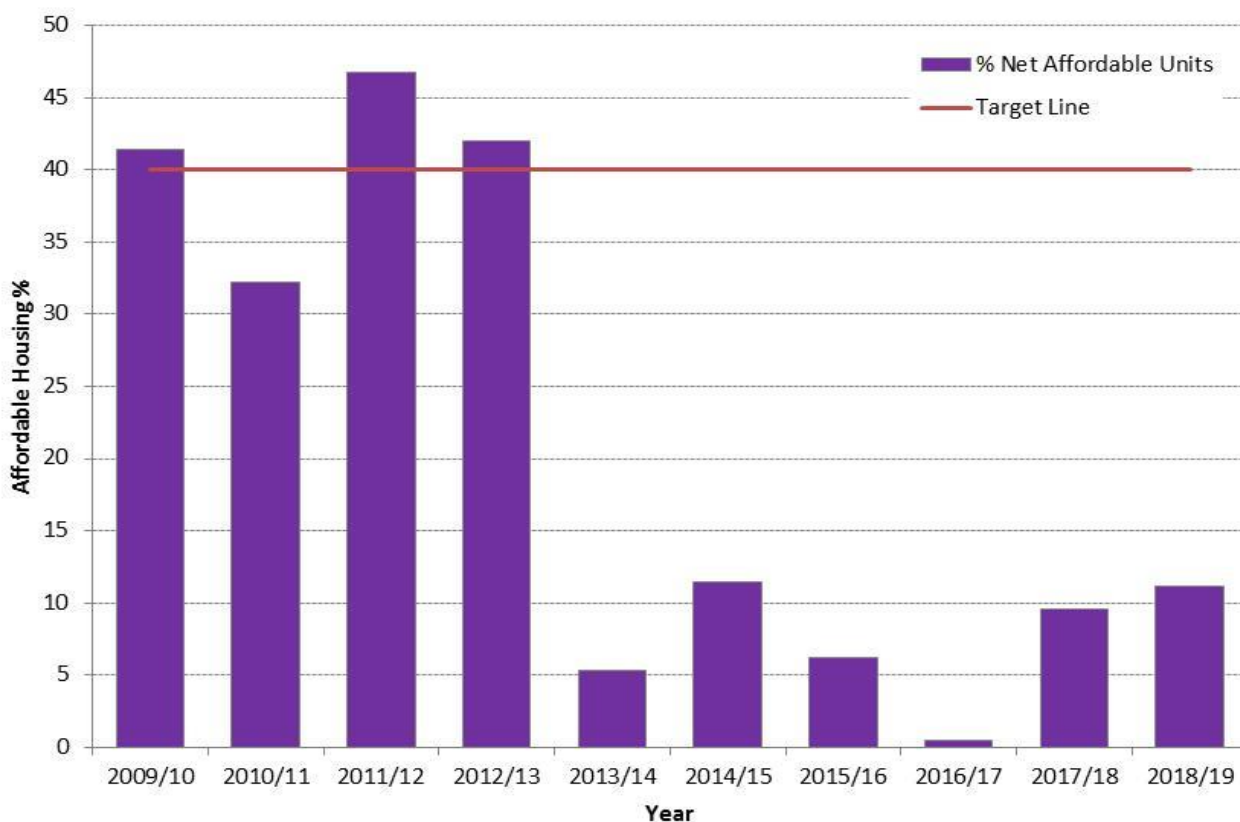
delivered 2,572 affordable homes by the end of 2018/19, when 1,195 new additional affordable homes have actually been built, a shortfall of 1,377 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this currently stands at 18.6%.

**3.162** 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. 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 previous monitoring year. However, the delivery of affordable housing has picked up over the past two monitoring years and with several major schemes currently under construction in the Harrow & Wealdstone Opportunity Area, there should be a steady supply of affordable housing coming forward over the next few years. In 2018/19 three sites in Harrow Town Centre (Lexicon in Gayton Road, Lyon Square and Harrow Square) delivered 172 new affordable units, but the overall net number of affordable completions in that year was lower due to the completion of 70 new market units on the Rayners Lane Estate, constructed on the site of 40 of the original social housing units on the Estate.

**3.163** Table 22 summarises the number of affordable housing units granted planning permission over the past five years. Substantial numbers of affordable housing units will be provided on: the Kodak East site; former Cumberland Hotel site; Watkins House in Woodlands Road; and at Grange Farm Estate. However, Grange Farm is an estate renewal scheme, so the net gain in affordable housing units is likely to be negligible, as 282 units (largely social housing) are being replaced by 241 social housing units and 333 private tenure units.

**3.164** The Homes for Harrow initiative, which involves building homes for private sale to cross subsidise affordable housing development on council owned land, is now starting to see the delivery of circa 80 new council homes. Two sites (Binyon Crescent & Chenduit Way) delivered six units in total in 2017/18 and another site, with three units, completed in 2018/19 (Atherton Place).

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



Source: Harrow Council, Planning

**Table 22: Permissions for Affordable Housing (gross units), by year**

Monitoring Year	Proposed No. of Affordable Units (gross)	% Gross Affordable Units	Proposed Total number of housing units (gross)	No. of schemes
2014/15	56	4.70%	1,196	2
2015/16	391	11.20%	2,477	14
2016/17	257	17.80%	1,443	9
2017/18	340	13.70%	2,480	7
2018/19	579*	25.70%	2,251	6
<b>Total</b>	<b>1,623</b>	<b>14.60%</b>	<b>9,847</b>	<b>38</b>

*\*Includes Grange Farm Estate Renewal*  
*Note: For permissions data there may be some double counting of sites between years*  
*Source: London Development Database/Housing Monitoring Database, LB Harrow*

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

**3.165** 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 23 provides a breakdown of the mix of affordable housing (social/affordable rent and intermediate homes) completed during the five-year period 2014/15 to 2018/19. 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 23, the current mix of social/affordable rented units and intermediate units completed in the last five years only accord with the target mix regarding the provision of two-bedroomed units, with an over-provision of one-bedroom units and an under-provision of all other sized 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

### Supply of Family Housing

**3.166** Table 25 provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2018/19. 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.

**Table 23: Affordable Housing Mix - Gross Completions 2014/15 to 2018/19**

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	0	0.0	0	0.0
1 Bedroom	123	36.0	80	42.3
2 Bedrooms	149	43.6	90	47.6
3 Bedrooms	44	12.9	16	8.5
4 Bedrooms	18	5.3	3	1.6
5+ Bedrooms	8	2.3	0	0.0
<b>Total</b>	<b>342</b>	<b>100.0</b>	<b>189</b>	<b>100.0</b>

Source: Harrow Council, Planning

**3.167** With regard to the mix of new houses delivered since April 2009, three bedroom or larger houses account for 81% of the new houses built, although a number of the larger five and six bedroom houses constructed are simply larger replacement houses. However, the greater proportion of smaller flatted developments skews the overall completion figures and means that only 15.8% of new dwellings completed since April 2009 have three or more bedrooms, or 14.1% 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.

**Picture 3.12: Family Housing under Construction at the Kodak West site**



Source: Harrow Council, Planning

**3.168** 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. In both 2017/18 & 2018/19 fewer than 10% of the total dwellings completed contained three bedrooms or more. In 2017/18 the majority of these new (non-replacement) family units were provided at the Kodak West site, but also at the St Georges Church Field site in Pinner View. In 2018/19 the developments containing the substantial number of the 3+ bedroom units constructed were at: Harrow Square (20 flats); Rayners Lane Estate Phases 3 & 4 (18 houses); Kodak West site (38 houses); and the Lexicon site in Gayton Road (24 flats).

**3.169** Table 26 gives a further breakdown of the number of dwellings completed over the past five monitoring years, 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

April 2014 only one unit with three or more bedrooms has been completed through Prior Approval schemes. There is a growing trend for small studio and one bedroom flats delivered through Prior Approvals. In 2017/18 97.5% of the 199 units completed through Prior Approvals were studio (65.8%) and one bedroom flats (31.7%). In 2018/19 89.4% (304) of the units coming from office conversions were studios and one bedroom units.

**3.170** Overall, 12.8% (589) of the total number of new dwellings (4,602) provided over the past five 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 17.1%.

**3.171** 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 to 2018/19 approximately 933 (12.1%) new units (gross) delivered were through conversions (Table 24). This largely resulted in the loss of 432 traditional three and four bedroom family houses to predominantly one and two bedroom flats.

**3.172** The council will need to monitor this indicator closely over the coming years to ensure this shortfall improves. It is hoped that future new developments will help to address the current trends.

**Table 24: Conversions Completed from 2009/10 to 2018/19**

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	46	90	44
2017/18	61	127	66
2018/19	60	122	62
<b>Total</b>	<b>432</b>	<b>933</b>	<b>501</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 25: Bedroom Breakdown (gross) of all Completions (Conversions, Change of Use and New Build) from 2009/10 to 2018/19**

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
<b>Studio</b>	564	8.3	4	0.4	568	7.4
<b>1 Bedroom</b>	2,659	39.3	22	2.4	2,681	34.9
<b>2 Bedrooms</b>	3,076	45.4	150	16.4	3,226	42.0
<b>3 Bedrooms</b>	418	6.2	370	40.5	788	10.3
<b>4 Bedrooms</b>	46	0.7	276	30.2	322	4.2
<b>5 Bedrooms</b>	7	0.1	75	8.2	82	1.1
<b>6+ Bedrooms</b>	1	0.0	16	1.8	17	0.2
<b>Totals</b>	<b>6,771</b>	<b>100%</b>	<b>913</b>	<b>100%</b>	<b>7,684</b>	<b>100%</b>

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

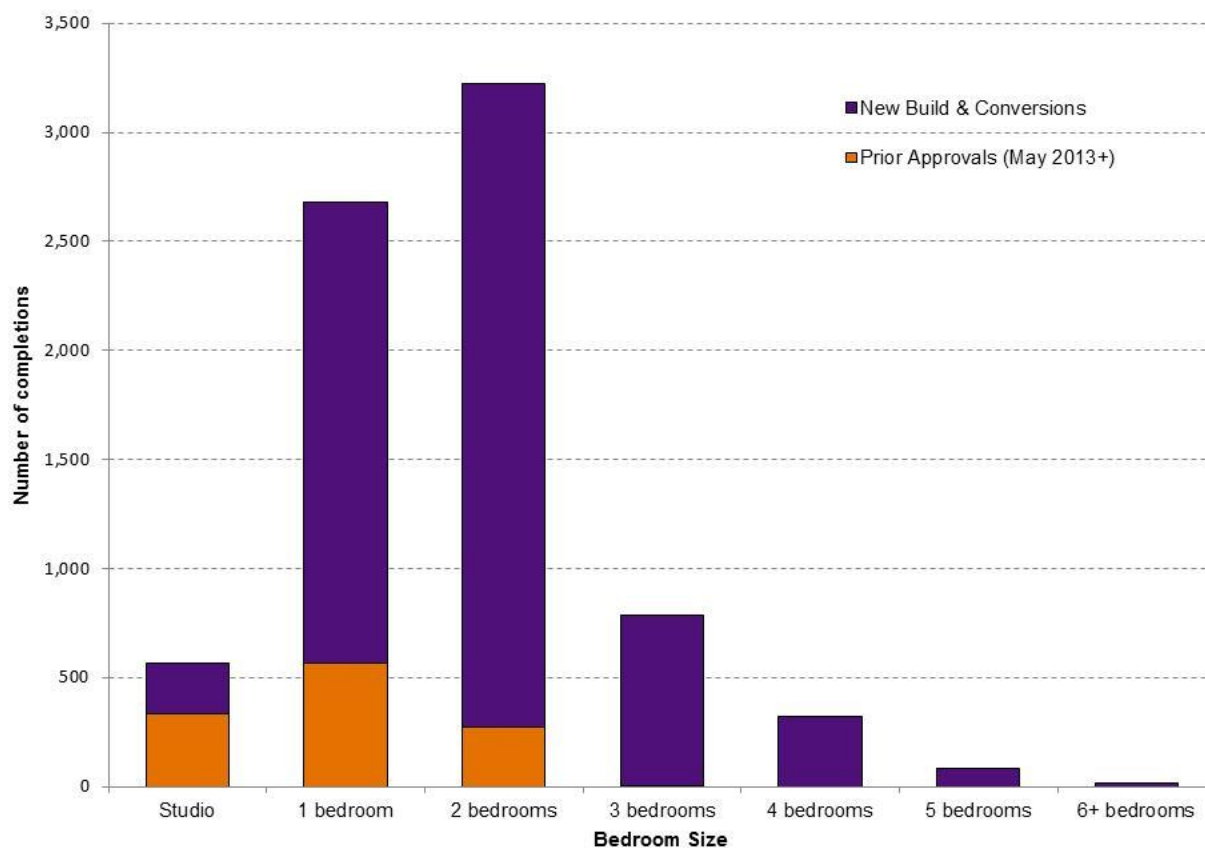


**Table 26: Bedroom Breakdown (gross) of Completions by Prior Approvals and New Build/Conversions, 2014/15 to 2018/19**

	2014/15		2015/16		2016/17		2017/18		2018/19	
<b>Prior Approvals</b>										
Bedroom Size	Units	%	Units	%	Units	%	Units	%	Units	%
Studio	10	15.2	89	25.1	58	28.4	131	65.8	43	12.6
1 bedroom	33	50.0	146	41.2	59	28.9	63	31.7	261	76.8
2 bedroom	23	34.8	118	33.3	87	42.6	5	2.5	36	10.6
3+ bedroom	0	0	1	0.3	0	0	0	0	0	0
<b>Total</b>	<b>66</b>	<b>100%</b>	<b>354</b>	<b>100%</b>	<b>204</b>	<b>100%</b>	<b>199</b>	<b>100%</b>	<b>340</b>	<b>100%</b>
<b>New Build &amp; Conversions</b>										
Bedroom Size	Units	%	Units	%	Units	%	Units	%	Units	%
Studio	21	5.4	12	1.4	32	6.1	24	3.7	31	3.1
1 bedroom	97	25.0	258	29.2	114	21.6	254	39.6	323	32.4
2 bedroom	182	46.9	477	54.0	228	43.3	283	44.1	515	51.6
3+ bedroom	88	22.7	137	15.5	153	29.0	81	12.6	129	12.9
<b>Total</b>	<b>388</b>	<b>100%</b>	<b>884</b>	<b>100%</b>	<b>527</b>	<b>100%</b>	<b>642</b>	<b>100%</b>	<b>998</b>	<b>100%</b>
<b>All</b>										
Bedroom Size	Units	%	Units	%	Units	%	Units	%	Units	%
Studio	31	6.8	101	8.2	90	12.3	155	18.4	74	5.5
1 bedroom	130	28.6	404	32.6	173	23.7	317	37.7	584	43.6
2 bedroom	205	45.2	595	48.1	315	43.1	288	34.2	551	41.2
3+ bedroom	88	19.4	138	11.1	153	20.9	81	9.6	841	9.6
<b>Total</b>	<b>454</b>	<b>100%</b>	<b>1,238</b>	<b>100%</b>	<b>731</b>	<b>100%</b>	<b>841</b>	<b>100%</b>	<b>1,338</b>	<b>100%</b>

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

**Chart 3.5: Completions (2009/10 to 2018/19) by Bedroom Size - All types of Development**



Source: Harrow Council, Planning



## Efficient Land Use

**3.173** Since 2009/10 the following developments have been built on sites not classified as previously developed land:

- 2018/19: An additional house was completed in Hazelwood Close on garden land, but considered to be a 'gap' site. Two flats were constructed at 42 Harrow View on a site previously partly garden land - permission was this scheme was allowed on appeal.
- 2017/18: A mix of 27 new houses and flats (including 18 affordable units) were completed on part of the St George's Playing Field site in Pinner View for Notting Hill Housing, a site which was designated open space. In addition a house was also completed in Somervell Road ('gap' site) and four houses were built by the council in Chenduit Way on a site part open space and part garages. Some open space was re-provided on site, with additional open space provided on a different piece of land to the north of this site, adjacent to No. 41 Masefield Avenue.
- 2016/17: One new house was built on a 'gap' site in this 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. Overall 99.9% of new dwellings were built on allocated sites or previously developed land in 2016/17.
- 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). 99.7% (1,088) of new dwellings were built on allocated or previously developed sites in 2015/16.
- 2010/11 to 2014/15: 100% of new homes were completed on allocated or previously developed sites
- 2009/10: 13 new houses were built were on the former council allotment site in Kenmore Road, Kenton

Over the past three years (2016/17 to 2018/19) 36 dwellings have been completed on either garden land or open space, which represents just 1.4% of the net number of dwellings completed overall in the borough during this period.

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

## Residential Density

**Table 27: Completed Residential Developments (10+ new build units) showing Density Rates 2017/18**

Development Site	Residential Site Area (ha)	Total Units (gross)	Affordable Units (gross)	Density (HRPH*1)	Density (Dwellings per ha)
Bishop Ken Road, land at St Michaels & All Angels Church, and Wykeham Hall	0.16	12	12	258.1	75
Harrow View, Kodak West (former Zoom Leisure)*	0.70	41	10	305.7	58.6
Lyon Road, Equitable House and Lyon House (Lyon Square)*	0.37	159	10	956.7	429.7
Northwick Park Road, 2 -12, Comfort Inn Hotel	0.39	49	0	305.1	125.6
Pinner View, St George's Playing Field	0.73	27	14	123.3	37
Rayners Lane Estate, Phase Big G, Phases 1 & 2 - Blocks 1,2,3*	0.51	44	0	235.3	86.3
St. John's Road, 23, Kempford House Hotel	0.13	27	27	536	207.7
Sudbury Hill, 1-5	0.62	68	13	310.9	109.7

Source: Harrow Council, Planning

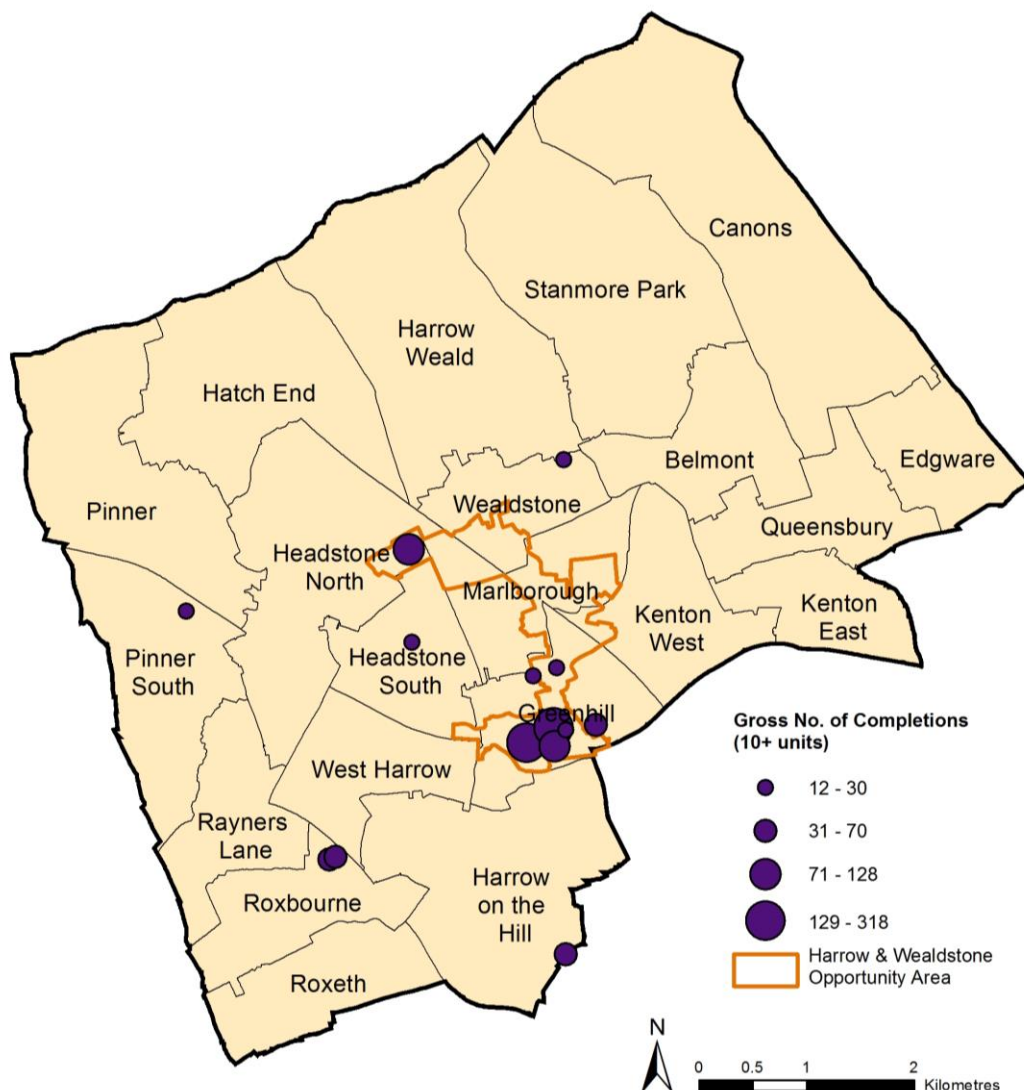
**3.174** Map 3.2 shows the location of all the major new build developments (with 10 or more units) completed in 2017/18 & 2018/19 and Tables 27 & 28 show the average density for each of these major schemes. In total, there were 14 sites where ten or more new build units were completed, but two of these sites have only partially been completed (Kodak West and Gayton Road). The remaining units in Phases 1 & 2 of 'Big G' on the Rayners Lane Estate were completed in 2017/18.

**Table 28: Completed Residential Developments (10+ new build units) showing Density Rates 2018/19**

Development Site	Residential Site Area (ha)	Total Units (gross)	Affordable Units (gross)	Density (HRPH*1)	Density (Dwellings per ha)
College Road, 51 (Harrow Square)	0.37	318	51	2,162.2	859.4
Gayton Road, Car Park, Gayton Library & Sonia Court*	0.612	128	72	620.9	209.2
Harrowian House, 2A Woodlands Road (self-contained element only)	0.063	23	0	365	365
Harrow View, Kodak West (former Zoom Leisure)*	1.22	71	0	254.9	58.2
Hindes Road, 11-17	0.22	29	0	340.9	131.8
Lyon Road, Equitable & Lyon House (Lyon Square)*	0.350	151	49	1,217.1	431.4
Marsh Road, Greenhill Service Station	0.16	30	0	462.5	187.5
Rayners Lane Estate, Big G, Phases 3 & 4	0.68	70	0	322	102.9

Source: Harrow Council, Planning

**Map 3.2: Residential Development Completions (10+ new build units) in 2017/18 & 2018/19**



Source: London Development Database/Housing Monitoring Database, Harrow Council  
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**3.175** The largest two new build schemes to be completed over the past two years are both located within the Harrow & Wealdstone Opportunity Area and together have delivered nearly 630 new apartments. These are the Lyon Square and Harrow Square developments and both have very high density levels, being high rise developments. Lyon Square shows a density of around 430 dwellings per hectare and Harrow Square a density of 859 dwellings per hectare. Six of these large new build sites are located within the Opportunity Area and, with the exception of the Kodak West development site, all have achieved densities of over 200 dwellings per hectare. More high density developments will be coming forward in the future, consistent with the council's commitment, through housing objectives, to raise average densities in sustainable locations.

**Table 29: Major Residential Developments (10+ new build units) Permitted in 2017/18, with Density Rates**

Development Site	Residential Site Area (ha)	Total Units (gross)	Affordable Units (gross)	Density (HRPH*)	Density (Dwellings per ha)
Eastcote Lane, The Eastcote Arms Public House	0.150	36	0	480	240
Greenhill Way, North Side Car Park	0.193	42	5	466.3	217.6
Headstone Drive, Aperture Works, Phase A, Harrow View East	2.198	650	140	526.8	295.7
Headstone Drive, Plot D7, Harrow View East (Former Kodak Site)	2.900	460	186	453.4	158.6
Marsh Road, Greenhill Service Station	0.160	30	0	275	187.5
Merrion Avenue, Jubilee House & 39-45 (Odd)	0.685	171	0	645.3	249.6
Rayners Lane, Tithe Farm Social Club	0.373	30	0	203.8	80.4
Vaughan Road, Vaughan Road Car Park	0.120	33	3	675	275

\*HRPH is habitable rooms per hectare

Source: Harrow Council, Planning

**Table 30: Major Residential Developments (10+ new build units) Permitted in 2018/19, with Density Rates**

Development Site	Residential Site Area (ha)	Gross No. of Units	Affordable Units (gross)	Density (HRPH*)	Density (Dwellings per ha)
Bacon Lane, Kilby's Industrial Estate	0.313	24	0	306.7	76.7
Grange Farm Close, Grange Farm Estate, Phases 1* <sup>1</sup>	0.600	89	89	403.3	148.3
Grange Farm Close, Grange Farm Estate, Phases 2 & 3* <sup>1</sup>	3.5	485	185	N/K	138.6
Harrow View, Plot C1, Kodak Harrow View East* <sup>2</sup>	1.560	290	80	504.5	185.9
Hawthorne Avenue, Churchill Hall	0.164	37	0	628	225.6
Headstone Drive, Plot B1, Kodak Harrow View East* <sup>2</sup>	0.550	60	60	312.7	109.1
Palmerston Road, 55-59	0.214	222* <sup>3</sup>	0	1,037.4	1,037.4
St. John's Road, Former Cumberland Hotel & Victoria Hall	0.336	204	81	1,607.1	607.1
Uxbridge Road, 653, 655, 657 & 659	0.212	26	0	353.8	122.6
Waxwell Lane, Waxwell Lane Car Park	0.337	20	4	255.2	59.3
Woodlands Road, Watkins House and Former Sea Cadets Site	0.507	78	78	331.4	153.8

\* HRPH is habitable rooms per hectare

\*<sup>1</sup> Phases 1, 2, & 3 Grange Farm Estate - one permission. Phase 1 is a full permission. Phases 2 & 3 are outline only

\*<sup>2</sup> One permission, but two different sites on Kodak Harrow View East

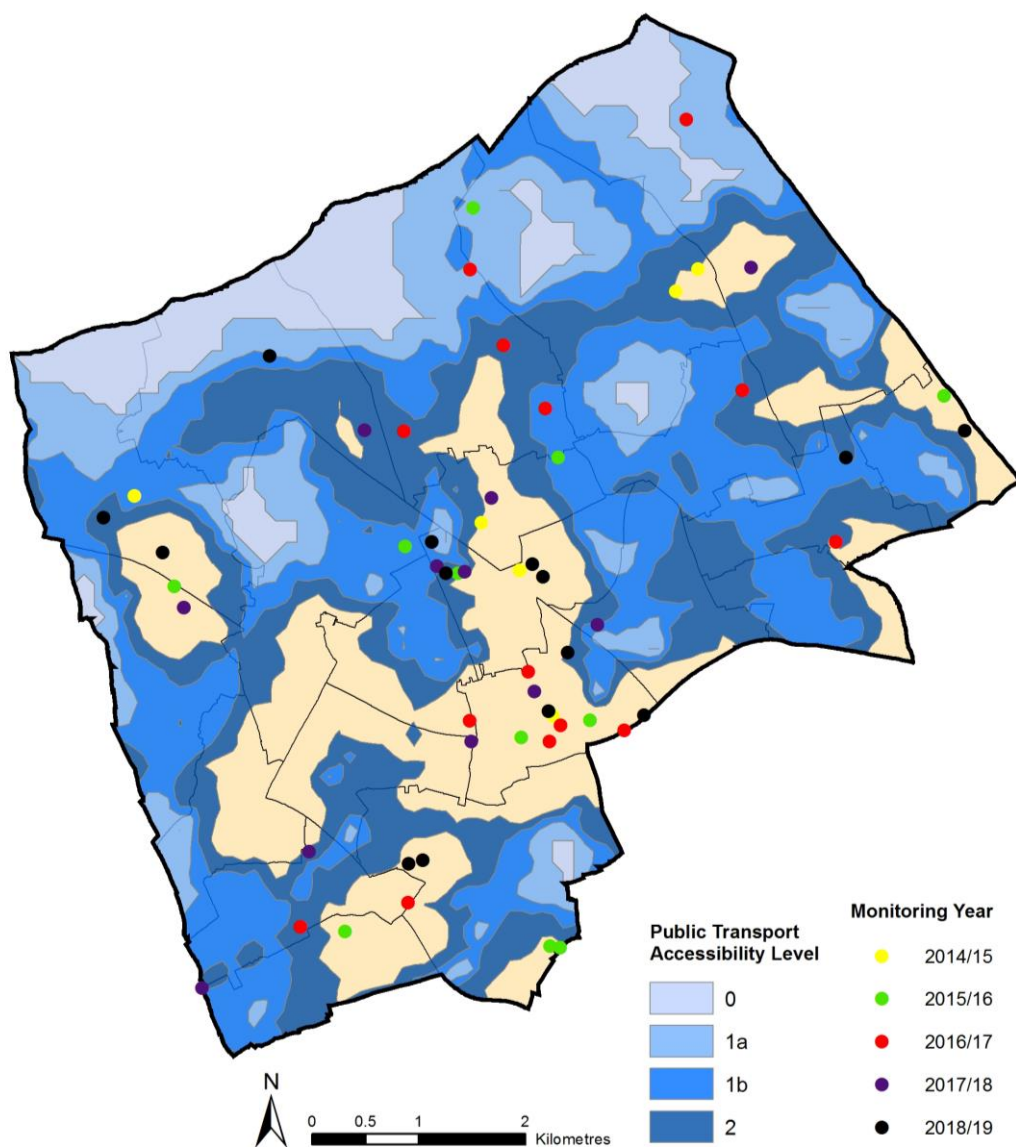
\*<sup>3</sup> See para 3.121

Source: Harrow Council, Planning

**3.176** In 2017/18 & 2018/19 there were seven 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: The Eastcote Arms Public House, Eastcote Lane; Aperture Works, Phase A, Harrow View East, Headstone Drive; Plot D7, Harrow View East (Former Kodak Site), Headstone Drive; Tithe Farm Social Club, Rayners Lane; Plots B1 & C1, Kodak, Harrow View East, Headstone Drive (one permission, but two different sites); 653, 655, 657 & 659 Uxbridge Road; and Watkins House and Former Sea Cadets Site, Woodlands Road. In the previous three monitoring years seven major residential schemes were granted permission in areas of low public transport accessibility. The cumulative effect of these 14 residential permissions granted over the past five monitoring years means that the trigger level of five permissions has been breached, and, therefore, the target for this indicator has not been met.

**3.177** 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 3.3: Major Development Schemes Permitted & Transport Accessibility**

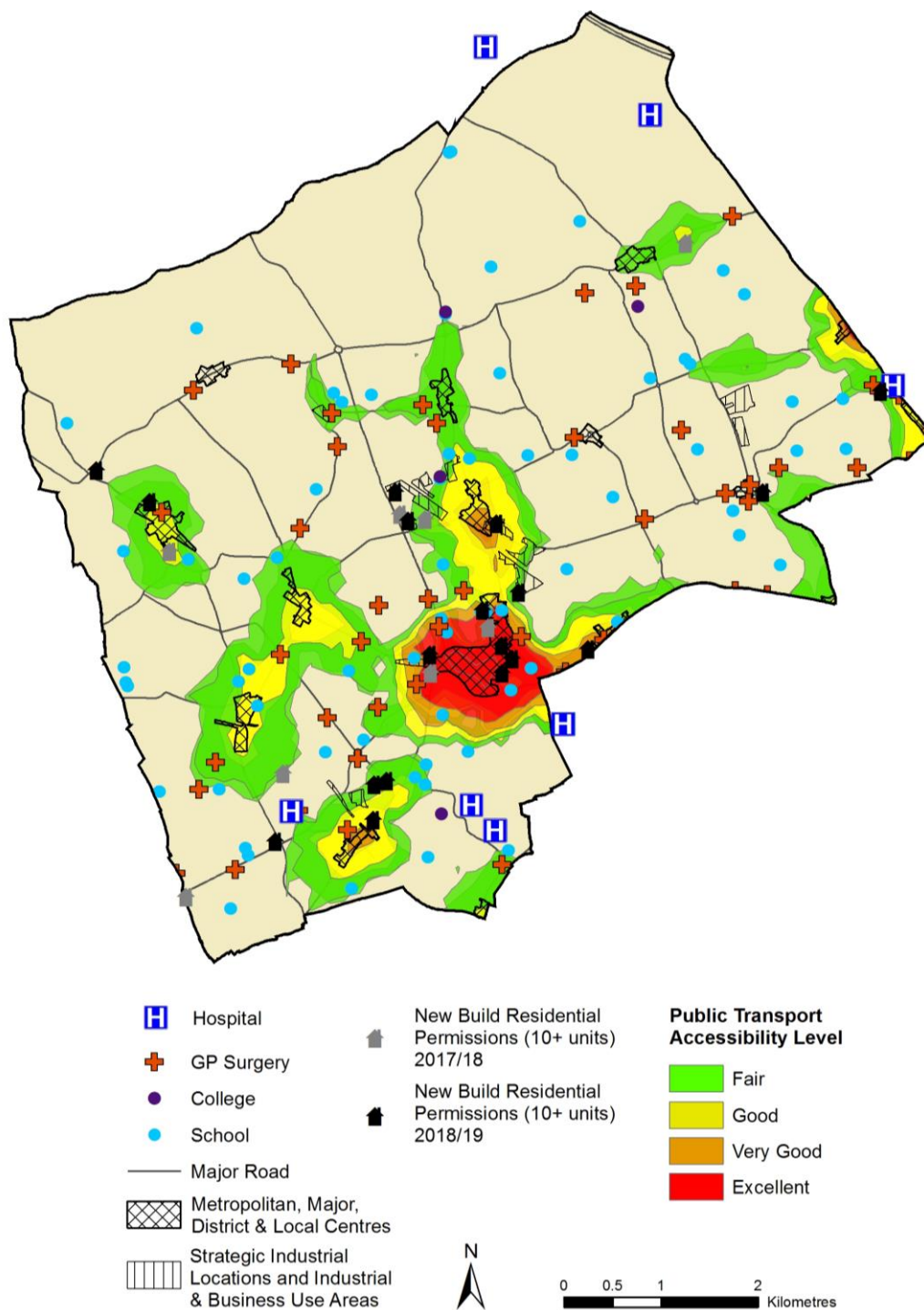


Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2019, Transport for London (TfL)  
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**3.178** In 2017/18 & 2018/19 there were four major non-residential permissions in areas of low public transport accessibility. These were at: Hatch End High School, Headstone Lane, Hatch End; Central Depot, Forward Drive, Harrow; Clavering Nursing Home and Little Orchard, Royston Grove, Hatch End; and The Hive Football Centre, Prince Edwards Playing Fields, Camrose Avenue, Edgware. In addition there were seven permissions in the previous three monitoring years resulting in 11 permissions over the past five years. When added to the major residential permissions this results in a total number of 25 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 (See Map 3.3).

**Map 3.4: New Build Residential Permissions and Location of Key Services**



Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2019, 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

**3.179** Map 3.4 shows the location of new major residential developments together with the accessibility levels to public transport and to primary services. The borough's comprehensive bus and tube network ensures that residents in these proposed new developments will be less than 30 minutes, by public transport, from primary services.

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

## Open Space

### Quantity

**Table 31: Open Space (net gain/losses based on permissions)**

	Open Space (Ha)					
	2014/15	2015/16	2016/17	2017/18	2018/19	Total
<b>Gained</b>	0.032	6.925	2.194	6.791	0.423	16.365
<b>Lost</b>	0.442	8.113	1.270	3.453	0.638	13.916
<b>Net Change</b>	-0.410	-1.188	0.924	3.338	-0.215	2.449

Source: Harrow Council, Planning

**3.180** Over the last five years, based on planning permissions, there has been an overall proposed net gain of 2.449 hectares of open space in the borough (Table 31). Permissions involving the loss or gain of open space granted in 2014/15, 2015/16 and 2018/19 show a net loss of open space, but there were substantial net gains of public open space in 2016/17 and 2017/18.

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

**3.181** When it comes to measuring Indicator Number OS1, the council has not been able to meet this particular target, based on the current trigger of the loss of open space in a single application over a five-year period. There have been a number of permissions approved over the past five years where some open space has been lost, but over this same period other permissions involving the net gain of open space have been approved. This has resulted in a potential overall net gain in open space over this five-year period. In one instance open space lost on one site to residential (in Chenduit Way, Stanmore) was actually re-provided on a nearby site in Masefield Avenue.

**3.182** Notable losses in open space approved over the past five years have been:

- The loss of 0.422 ha of open space at Headstone Manor, Pinner View (2014/15) to a reinforced grass overflow car park, which whilst being a loss of open space still retains the openness in appearance on the site (P/0412/14)
- In 2015/16 permission was granted for a residential development on part of the St George's Playing Field site in Pinner View. There was some re-provision of open space, but overall there was a net loss of open space of 0.146 ha.
- A net loss of 2.486 of open space on the Kodak West site (P/2982/15, granted in 2015/16)
- A loss of open space on the Whitchurch Playing Fields site, Wemborough Road, Stanmore (2016/17), contrary to Local Plan objectives. This scheme (P/4910/15) was for the erection of a building for use as a school with detached sports hall/community changing block, sports pitches, MUGA, hard and soft play areas, parking etc. and resulted in a net loss of 0.420 ha of open space.

**3.183** A number of net gains to open space have been secured through permissions granted over the past five years. The most significant changes are:

- A gain of 1.100 ha to unrestricted open space (approved in 2015/16) through the redevelopment of the Princess Alexandra Care Home, Common Road Stanmore
- The redevelopment of Cedars Manor School, Whittlesea Road, Harrow Weald (approved in 2016/17) has provided an additional 0.801 ha of amenity space and outdoor sports facilities/school playing fields
- A gain of 2.253 ha of green corridor open space on the Kodak East site through two permissions granted in 2017/18 (P/4610/17 & P/5079/17), which is compensating for open space previously lost on the Kodak West site
- Gains of small amounts of open space in Harrow Town Centre through new residential development at: Harrow Square (approved 2015/16); Lexicon in Gayton Road (in 2016/17); and at the former Cumberland Hotel site (in 2018/19). This is in the form of new public realm open space, including provision for children and young people.

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

**3.184** 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 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

**3.185** Table 32 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.

**Table 32: 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

**3.186** 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

**3.187** 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.

**3.188** 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. However, no new open space strategy



has been undertaken. A review of open space will form part of the council's evidence base for the emerging local plan review.

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

**3.189** During 2016/17 and 2018/19 there were four Planning Obligations completed relating to major development schemes. Of these, three included provisions relating to workplace training which equates to 43%. These were the Collective Scheme (P/2555/18) 653-659 Uxbridge Road (P/1482/17) and the application at Churchill Hall (P/1945/17). 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 has increased to 72.6% meaning the indicator is now 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. Using funding from the Government's Heat Network Delivery Unit (HNDU) and the GLA, an Energy Masterplan was prepared for Harrow and Wealdstone (including consideration of the Northwick Park Hospital and University of Westminster Campuses in neighbouring London Borough of Brent) and the Grange Farm Estate Regeneration Programme in South Harrow. The Energy Masterplan was completed in January 2016 and concluded that a heat network in Wealdstone serving the main Council regeneration sites at the existing Civic Centre, proposed Civic Centre (Peel Road) and the Leisure Centre/former test driving centre was most viable and warranted further detailed techno-economic modelling and development feasibility. A network serving Harrow Town Centre was potentially viable, but dependent on the connection to the nearby Northwick Park Hospital and University of Westminster campus.

**4.3** Using further funding from HNDU, a detailed feasibility study was commissioned for the Northern Cluster (Wealdstone) and Southern Cluster (Harrow Town Centre/hospital/university) in late 2016. Initial work on the southern cluster concluded that a network serving just Harrow Town Centre was not viable and that connection of the town centre to a network focused on the hospital and university would significantly impact upon the viability of the network such that it would be unlikely to be made. Therefore, no further work was undertaken on the southern cluster. The feasibility study on the Northern Cluster was completed January 2018 and found the network to be technically and financially feasible, depending on assumptions made, particularly the opportunity to sell electricity generated from the Combined Heat and Power (CHP) engine directly (via a private wire arrangement) to Bakkavor Pizza. On this basis, an Outlined Business Case was commissioned in 2018 but not completed due to a review of the broader Council Regeneration programme that would have impacted upon key assumptions within the heat network (heat loads, connection timeframes, delivery model etc). Once the delivery arrangements for the broader Regeneration Programme are clarified, work on the heat network investigations may be restarted.

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

**4.4** The borough's revised Climate Change Strategy was updated in January 2019 and sets out the council's approach to mitigating and adapting to climate change. The strategy notes that Harrow's main sources of carbon emissions are domestic heating and road transport, and aims to use low to medium cost measures to reduce



emissions including: energy efficiencies for existing buildings, creation of decentralised energy generation, creating vehicle charging infrastructure, sustainable planning and development and more efficient waste management. Specific actions are provided within a series of action plans within the document.

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 Adopted January 2021

**4.5** 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

**4.6** 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 Dioxide Emissions

**4.7** This shows a 48.8% reduction over 12 years (4.50 tonnes per capita in 2005 down to 2.3 tonnes per capita in 2018) which equates to just under a 4% reduction each year (3.9%). This indicator is, therefore, just short of being met. However, a greater than 4% improvement annually has been achieved from 2013/14 to 2016/17. For comparison, in 2017 the national figure for England was 5.1 tonnes per capita, and for London 3.4 tonnes per capita - so Harrow is well below these averages. Data for 2018 is not yet available.

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

**Table 33: Carbon Dioxide Emissions 2005 to 2017**

Year	Per Capita Emissions (tonnes)	Percentage Reduction per Annum
2005	4.50	
2006	4.40	2.3%
2007	4.25	3.4%
2008	4.18	1.6%
2009	3.70	11.5%
2010	3.80	-2.8%
2011	3.34	12.2%
2012	3.55	-6.5%
2013	3.42	3.9%
2014	2.90	15.0%
2015	2.77	4.6%
2016	2.56	7.5%
2017	2.39	6.6%
2018	2.3	3.7%

*Note: The data show emissions allocated on an "end-user" basis where emissions are distributed according to the point of energy consumption (or point of emission if not energy related)*

*Source: Department for Business, Energy & Industrial Strategy*

## Waste

**4.8** Table 34 shows the amount of municipal waste arising in the borough over the past nine years. Data for 2018/19 is not yet available. After two years of increasing waste, 2017/18 showed a decrease of nearly 3,500 tonnes on the previous year. The total reduction since 2008/09 is approximately 9,000 tonnes. The 2017/18 figure of 99,082 tonnes is well below the maximum target.

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

**Table 34: Municipal Waste Arising (tonnes)**

Monitoring Year	Total Local Authority Collected Waste (tonnes)
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
2016/17	102,560
2017/18	99,082

*Source: DEFRA, Local Authority Collected Waste Management*

**4.9** There were 10,284 tonnes of commercial and industrial waste arising in the borough in 2017/18, which was less than 10% of the trigger point value. Data for 2018/19 is not yet available.

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

**4.10** In the 2017/18 monitoring period 41.0% of household waste was recycled or composted. This is an increase from the previous two monitoring years, but the rate remains lower than earlier in the decade. The 2014/15 value was just above the trigger point so was on target, but the overall reduction in rates since then means that the target of 47% by 2017/18 was not met. This indicator is therefore amber. Data for 2018/19 is not yet available.

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

**Table 35: Household Waste Recycled**

Monitoring Year	Percentage of household waste sent for reuse, recycling or composting
2010/11	50.0%
2011/12	48.2%
2012/13	44.7%
2013/14	49.2%
2014/15	45.1%
2015/16	40.9%
2016/17	39.7%
2017/18	41.0%

Source: DEFRA, Local Authority Collected Waste Management

**4.11** The West London Waste Authority is the statutory body responsible for waste disposal for six London boroughs, including Harrow. The amount of waste going to landfill is now reported by the West London Waste Authority as a combined amount for all six boroughs; in 2017/18 this was 20,992 tonnes. Therefore the amount of Harrow's waste going to landfill will be very much lower than the 60,754 tonnes level target. Data for 2018/19 is not yet available.

**4.12** Landfill accounted for only 3% of all waste processed by the West London Waste Authority in 2017/18. Waste that cannot be recycled/composted is incinerated at Energy Recovery Facilities which provides energy for the National Grid.

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

**4.13** In 2016/17 and 18/19, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in the last five years. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

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

**4.14** 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

**4.15** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the years 2017 and 2018 and not the general report monitoring periods of 2017/18 and 2018/19. 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

**4.16** 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 ten 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 fairly consistent levels for Harrow 1 in recent years, whereas at Harrow 2 there has been a downward trend for both PM<sub>10</sub> and NO<sub>2</sub>. 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. Harrow 2 has consistently been above the National Objective, however in 2018 the annual mean value was better the National Objective for the first time.

**Table 36: 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	2017	2018
Annual Mean ug/m <sup>3</sup> (PM <sub>10</sub> )	17.2	17	20	18	19	16	14	16	20	15
Annual Mean ug/m <sup>3</sup> (Nitrogen Dioxide)	n/a	27	25	25	24	22	22	26	33	20

Source: Londonair.org.uk

**Table 37: 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>	<b>2017</b>	<b>2018</b>
Annual Mean ug/m <sup>3</sup> (PM <sub>10</sub> )	24	24	25	27	26	25	20	21	20	19
Annual Mean ug/m <sup>3</sup> (Nitrogen Dioxide)	46	54	47	47	42	48	40	44	41	39

Source: Londonair.org.uk

**Table 38a: Monitoring Site Summary January 2017 - December 2017**

<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	20	33
Harrow 2 - Pinner Road	Roadside	20	41

Source: Londonair.org.uk

**Table 38b: Monitoring Site Summary January 2018 - December 2018**

<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	15	20
Harrow 2 - Pinner Road	Roadside	19	39

Source: Londonair.org.uk





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

## Employment

**5.1** In 2018 the [ONS Business Register and Employment Survey](#) estimated there were 70,500 employees in the borough, of these 45,200 (64%) were full time and 25,300 (36%) part time. The total number of employees was 3,700 fewer than the previous year but 2,800 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 increased by 5.2% from 2016 to 2017 and by 1.7% from 2017 to 2018. In 2016 there was a small increase of 0.8% compared to the previous year, this steady increase over the last three years follows a significant decrease of 14.1% from 2015 to 2016. 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 within 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 between 2015 and 2016 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, since 2016/17 there has been 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 14,555 VAT registered businesses in the borough in 2018 compared with 14,195 the previous year (NOMIS, Local Authority Profile 2018). The 2018 figure shows an increase of 42% 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 2017) shows that in total 76,500 people were in employment including working proprietors such as sole traders, sole proprietors, partners and directors.

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

## Housing Need

### Gypsies and Travellers

**5.5** There were no new pitches or sites completed and no pitches or sites lost in 2017/18 and 2018/19. Three new pitches are allocated through the Site Allocations Local Plan which was adopted in July 2013. However, the council's most recent evidence base, the West London Alliance Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018) found no additional need for new pitches based on the PPTS (2015)

definition of a traveller for planning purposes. As such the monitoring target has been amended to reflect the most up to date evidence base.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN1	Number of additional G&T pitches	No additional pitches required.		No site allocation or deliverable proposal(s) for three additional pitches by end 2018/19.

## 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** Over the past five years a number of new build residential developments which have been granted permission have failed to demonstrate that they meet the lifetime homes standards or Building Regulations M4(2). Such permissions tend to be for small-scale developments and largely fall under one of the following three categories:

- Upper floor extensions for new developments. This is to be expected as often the structure of the existing building precludes the new standards from being fully met.
- Omission of a condition on a planning decision stating that "The development hereby permitted shall be constructed to the specifications of: Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings of the Building Regulations 2013 and thereafter retained in that form".
- Appeals - eight appeals have been allowed for new housing developments over the past five years with no conditions attached regarding compliance with the Building Regulations standard M4 (2), despite officers indicating that this should be included as a condition of approval. In one instance the Planning Inspector stated that "The Written Ministerial Statement of 25 March 2015 (the WMS) makes it clear that standards such as Part M of the Building Regulations 2015 can only be applied where there is a relevant

local plan policy. In this case I have not been supplied with a relevant policy that supports the council's suggested condition relating to Part M. Consequently, the necessity of this condition has not been established in this instance”.

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.

**5.11** Since 1st October 2015 all but four major schemes approved (10 or more units in new build schemes) included the provision for 10% or more wheelchair accessible homes. These four schemes will not be providing any dedicated wheelchair units, although all of these units meet the wheelchair adaptable (M4[2]) standards. These approvals are: 30 units at the Tithe Farm Social Club, Rayners Lane; 37 units at the Churchill Hall, Hawthorne Avenue; 42 units on the site of the former north side car park in Greenhill Way; and 24 units at Kilby’s Industrial Estate in Bacon Lane. However, three sheltered housing schemes have been approved since 1st October 2015 where 100% of the units are wheelchair units. Overall 12.2% of the major new build schemes (excluding extensions) approved between 1st October 2015 and 31st March 2019 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

**5.12** Since 2009/10 four new sheltered housing developments have been completed in the borough, giving a total net gain of 146 sheltered flats. These developments are as follows:

- In 2010/11 47 new sheltered units were built as part of the Richards Close redevelopment, a Harrow Churches Housing Association scheme



- 28 new sheltered dwelling units (21 net) were completed at Paxfold in Elizabeth Gardens, Stanmore for Harrow Churches Housing Association in 2015/16
- In 2017/18 Randolph House was completed, a 48 unit assisted living care home (for McCarthy & Stone) on the site of the former Comfort Inn Hotel in Northwick Park Road
- Heath Lodge, containing 30 units was constructed on the site of the former Greenhill Service Station in Marsh Road, Pinner in 2018/19, a development provided by Churchill Retirement Living

**5.13** Sheltered housing schemes under construction at the end of 2018/19 include:

- 29 Category II sheltered housing apartments (McCarthy & Stone) at 11-17 Hindes Road (former Buckingham College), adjacent to Tesco, Station Road
- 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
- 101 residential assisted/independent living units (together with 70 flats) at the Landsby in Stanmore. This development occupies the site of the former Jubilee House in Merrion Avenues and is by Elysian Residences

**Picture 5.1: Sheltered Housing under Construction in Merrion Avenue, Stanmore**



Source: Harrow Council, Planning

**5.14** It is currently looking very 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 56 flats in an extra care unit on the site of Watkins House in Woodlands Road (together with 22 flats for general occupation).

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

**5.15** In 2017/18 no additional leasehold supported housing units for people with learning difficulties were completed in the borough, as per the previous five monitoring years. However, in 2018/19 an existing care facility in Honister Gardens (Gordon House) was converted into a new live-in learning disability transition service for young adults aged 18-30 in four spacious self-contained apartments.

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

**5.16** In recent years the following care home facilities have been completed in the borough:

- 2018/19: 12 additional bedrooms were provided at Sancroft Hall, a residential home for older people and specialising in providing care for those living with dementia
- 2017/18: The replacement Buchanan Court care home in Sudbury Hill provides 80 beds, 21 more than the previous facility on this site. This care home delivers the latest in specialist care for people living with Alzheimer's and other forms of dementia.
- 2016/17: The 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.
- 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.

**5.17** The target of 110 additional supported housing units for people with mental health problems by the end of 2018/19 has been met, through units almost exclusively catering for the elderly and those suffering from dementia. An additional 27 rooms will be provided through the redevelopment of the Clavering Nursing Home in Royston Grove, Hatch End where work commenced on a brand new facility late 2019. Work continues on the redevelopment of the former Princess Alexandra Home in Harrow Weald, resulting in the net loss of six care beds (64 beds replacing 72), but with the provision of 64 independent living units too. It is therefore looking like the longer-term target of 185 additional bedspaces will not quite be achieved 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 the borough's longer-term needs.

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

**5.18** In March 2019 planning permission (P/3524/16) was granted for the Grange Farm Estate regeneration. Full planning permission was granted for 89 new residential units forming Phase 1 of the estate renewal project and work is expected to start before the end of 2019. Phase 1 includes 68 social rented and 21 shared ownership units. Outline permission was approved at the same time for the remaining two phases of the estate, with 485 flats and two community facilities.

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



Picture 5.2: Flats at Grange Farm Estate awaiting Redevelopment (Phase 1)



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). TfL publishes borough-wide level data for a rolling three year period in order to have a sufficient sample size. For the period 16/17-18/19 the proportion of walking trips within Harrow formed 28% of all total trips within This compares with 26% for Outer London and 38% for inner London. Harrow, like most Outer London boroughs, has a lower rate of walking compared with London as a whole, but is better than average for Outer London.

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). TfL publishes borough-wide level data for a rolling three year period in order to have a sufficient sample size. The most recent data available<sup>6</sup> is from 2014/15 - 2016/17 (three years) and indicates that cycling accounts for 1% of all trips within Harrow. This compares with 2% for Outer London and 3% for all of London. Harrow has a lower rate of cycling than other geographically similar Outer Boroughs.

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)

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

**5.21** Sport England discontinued their Active People Survey in 2015/16, therefore this objective can no longer be assessed. For the last dataset available i.e. 2015/16, Harrow was on target. The Active People Survey which focussed on sports participation has been replaced with the Active Lives Survey which records length of time spent engaged in any type of exercise per week. Harrow's activity levels remain below those for London and England based on this indicator.

**Table 39: Percentage of Harrow population aged 16+ who participate in sports at least three times a week**

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
<b>Harrow</b>	17.6%	17.4%	15.8%	14.4%	14.7%	17.1%	16.8%
<b>London</b>	17.4%	16.9%	18.4%	19.0%	18.1%	18.5%	18.0%
<b>England</b>	17.0%	16.8%	17.7%	17.9%	17.8%	17.6%	17.5%

Source: Active People Survey, Sport England

**Table 40: Percentage of Harrow population aged 16+ who are active for 150+ minutes a week**

	2015/16	2016/17	2017/18
<b>Harrow</b>	59.2%	52.8%	57.2%
<b>London</b>	63.5%	62.3%	64.5%
<b>England</b>	62.1%	61.8%	62.6%

Source: Active Lives Survey, Sport England

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 2019 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with a ranking of 207 out of 317 local authority districts in England (where 1 is most deprived). This is, however, a reduction of nine ranking places since 2015 (calculated by recasting to account for the change in number of local authority districts between the two years). Compared with other London Boroughs, Harrow's rank reduced by one ranking place to 27 out of 33 Boroughs (where 1 is most deprived). The table below shows Harrow's rankings between 2000 and 2019 in terms of the national multiple deprivation ranking, as well as Harrow's ranking in terms of the 33 London boroughs. Harrow's ranking is below the 2004 level at London and national level (taking into account the change in number of English local authority districts between the two years). However, the difference is relatively small, therefore this indicator remains amber.

**Table 41: Harrow's Index of Multiple Deprivation Rank (based on the Rank of Average Rank measure)**

	2000	2004	2007	2010	2015	2019
<b>England</b>	222nd*	233rd*	196th*	184th**	213th**	207th***
<b>London</b>	27th	29th	25th	27th	28th	27th

Source: MHCLG Indices of Deprivation

\* Based on 1998 Local Government Boundaries with 354 Local Authorities in England

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

\*\*\*Based on 2019 Local Government Boundaries with 317 Local Authorities in England

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

## 6 Monitoring Harrow's Community Infrastructure Levy



## Community Infrastructure Levy

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

**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 floorspace. 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** A total of £14.5 million of Harrow CIL has been received since its adoption.

**Table 42: Infrastructure Contributions (CIL)**

Amount Received					
2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
£14,108	£195,701	£554,529	£5,457,774	£4,685,689	£3,623,409

Source: Harrow CIL Monitoring, Harrow Council

**6.4** As CIL is only payable once a development commences, there was a time lag in CIL receipts.

**6.5** The figures above do not include the further £3.3m of Harrow CIL arising from the 51 College Road (former Harrow post office) development that will be received as an 'in-kind' payment through the provision of a new Central Library within the development once it is complete.

**6.6** A total of £5.1 million of Harrow CIL has been spent since its adoption. A further £5.7 million has been allocated to future projects.

**Table 43: CIL Expenditure**

Amount Spent					
2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
£0	£0	£0	£0	£4,800,000	£343,445

**6.7** CIL is broken down into two components: Borough CIL and Neighbourhood CIL. The allocating of Borough CIL is informed by the Local Harrow Plan, Infrastructure Delivery Plan, Corporate Priorities and external funding opportunities. Neighbourhood CIL represents the allocation of 15% of CIL receipts raised by each Ward back to the respective Ward in which it was generated (except where received from within the geographical limits of the Harrow & Wealdstone Opportunity Area, in which case it goes into a combined fund to be spent on projects across the entire Opportunity Area).

**6.8** In 2017/18 £4,800,000 of Borough CIL was allocated and spent on a range of highways projects across the borough. There was no Neighbourhood CIL expenditure.

**6.9** In 2018/19 £309,050 of Borough CIL was spent on public realm improvements and parks/open space comprising:

- i. Rayners Lane Triangle - £40,000
- ii. Playground equipment - £219,138
- iii. Headstone Manor - £49,912

**6.10** In 2018/19 £34,395 of Neighbourhood CIL was spent on:

- i. Rayners Lane Triangle public realm improvements - £7,227
- ii. Lyon Road Square - £27,168

**6.11** In addition to the Harrow CIL is the Mayor's CIL to fund Crossrail. MCIL1 was introduced in 2012 at a rate of £35 per m<sup>2</sup> in Harrow for all types of development excluding health and education services. In February 2019 the Mayor adopted a new charging schedule (MCIL2). MCIL2 will come into effect on 1st April 2019 and will supersede MCIL1. The MCIL2 rates will apply to all planning permissions granted from 1st April 2019 and may also apply to some phased planning permissions granted before the 1st April 2019. The rate will be £60 per m<sup>2</sup> in Harrow and apply to all types of development excluding health and education services.



# 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 2017/18 and 2018/19, having received 54 consultations from neighbouring authorities. The Council expressed an objection in relation to three of these applications, two applications in Brent and one in Barnet.

## 9 Local Plan Timetable

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

### **The Local Development Scheme**

**9.2** The Local Development Scheme (LDS) identifies the Local Plan documents that the council is intending to prepare and the timetable for their preparation and adoption. The current LDS (version 8) was finalised in November 2019 and is published on the council's website <http://www.harrow.gov.uk/ldf>. The LDS provides details in respect of the council's approach to reviewing the current suite of planning documents.

### **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 2020 and March 2025. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2019 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 31/03/2019 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 31/03/19) and which are expected to complete within the five-year period
- Potential deliverable sites (without planning permission as at 31/03/2019) likely to complete within the five-year period

**Table A1: Harrow's Five-Year Housing Supply Summary (01/04/20 to 31/03/25)**

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning permission (not under construction)	Schedule 1	New Build sites with 10+ units	1,296	10.33
		New Build sites with <10 units	213	2.92
	Schedule 3	Conversions/Changes of Use with 10+ units	227	1.02
		Conversions/Changes of Use with <10 units	182	4.01
Sites with Planning permission (under construction)	Schedule 2	New Build sites with 10+ units	933	7.83
		New Build sites with <10 units	41	1.01
	Schedule 4	Conversions/Changes of Use with 10+ units	215	0.19
		Conversions/Changes of Use with <10 units	20	0.54
Sites with Legal Agreement	Schedule 5	Sites where the principle of residential development has been agreed or permission granted subject to legal agreement	539	1.76
Potential Future Sites	Schedule 6	Allocated sites in the: Harrow & Wealdstone Action Area Plan, Site Allocations Local Plan or Regeneration Strategy	1,499	11.69
			<b>5,165</b>	<b>41.30</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 5,165 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,127 net units, while 2,038 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 3,801 (3,991 including the NPPF 5% buffer) by 1,364 units (or by 1,174 taking into account the 5% buffer). Harrow, therefore, has a supply of housing land over the next five years to meet nearly seven 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 2018/19) Harrow has exceeded its cumulative housing target requirement of 4,572 by 1,876 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 2019/20 are not included in the Five-Year Supply.

**A.7** Sites without planning permission which are forecast to complete after 2024/25 are not included in the Five-Year Supply.

**A.8** Sites which are forecast to partially complete outside the period April 2020 to March 2025 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 31/03/19: All small sites are expected to complete within the Five-Year Supply period
- New builds already started: 30% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use permissions and not started by 31/03/19: 98% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use already started: Around 25% of units are expected to complete within the Five-Year Supply period, with 75% of units completing in 2019/20

## Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/19)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1980	0.313	P/5810/17	Bacon Lane, Kilby's Industrial Estate	24	21	21-Dec-18	Redevelopment to provide 24 houses; Associated landscaping and parking
2126	1.156	P/2165/15	Harrow View, Kodak East	113	113	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
2144	0.37	P/2957/16	Chichester Court	26	26	03-Oct-16	Construction of two & three storey buildings to provide 20 additional dwellings & 6 flats; amendments to parking layout and access; landscaping; refuse & cycle storage
2192	1.014	P/4610/17	Headstone Drive, Phase A, Harrow View East (former Kodak)*	300	300	18-Dec-17	Approval of all reserved matters for development plots A1, A2, A3 (part A3(a) only), A4, A5, Green Link and Central Green: 650 residential units, care home, health centre, foodstore, energy centre and flexible uses.
2219	0.337	P/5680/17	Waxwell Lane, car park	20	20	14-Jun-18	Redevelopment of car park to provide 20 three storey dwellings (Use Class C3) (14 x 3 bedroom houses & 6 x 4 bedroom houses), associated car & cycle parking, refuse storage, landscaping & replacement boundary treatment
2230	0.212	P/1482/17	Uxbridge Road, 653-659	26	22	26-Oct-18	Redevelopment to provide four storey building to accommodate 26 flats; underground parking to accommodate 23 parking spaces; 3 surface parking spaces; cycle and bin stores; 2 x vehicle crossover
2242	0.55	P/3892/18	Plot B1 Kodak East, Headstone Drive	60	60	06-Dec-18	Approval of all reserved matters for development Plots B1 and C1 following outline planning permission granted under P/2165/15 dated 09.12.2015 for the comprehensive phased, mixed use development of land bounded by Harrow View and Headstone Drive
2243	1.56	P/3892/18	Plot C1 Kodak East, Headstone Drive*	290	290	06-Dec-18	Approval of all reserved matters for development Plots B1 and C1 following outline planning permission granted under P/2165/15 dated 09.12.2015 for the comprehensive phased, mixed use development of land bounded by Harrow View and Headstone Drive
2245	0.214	P/2555/18	Palmerston Road, 55-59	74	74	04-Jan-19	Redevelopment: Demolition of existing and construction of part 9, part 8 and part 5 storey building of offices (B1a/B1c), cafe (A3) and co-living accommodation consisting of 222 units (Sui Generis); parking; etc. Note: Counted as 74 units, one-third of the total number of units. This development is classified as a large-scale purpose-built shared living development and not regarded as conventional self-contained housing units. As defined by the Draft New London Plan such developments contribute to meeting a borough's housing target at the ratio of three 'units' being counted as a single home.
2246	0.507	P/4648/18	Woodlands Road, Watkins House & former Sea Cadet site	78	78	04-Feb-19	Redevelopment to create a 3-5 storey building to create 78 flats (56 in extra care unit; plus 2x1 bed AR wheelchair accessible flats; and 10x1 bed flats and 10x2 bed flats for SO); new vehicle access from Crystal Way; parking; landscaping; etc
2253	3.5	P/3524/16	Grange Farm Close, Grange Farm Estate (Phases 2&3)	485	257	29-Mar-19	O/L: Phases 2&3 for 485 485 residential units; Community Centre (up to 1,350sqm) for D1/D2 uses within Plot 9; Community Facility (up to 282sqm) for D1 use within Plot 7.
2254	0.6	P/3524/16	Grange Farm Close, Grange Farm Estate (Phase 1)	89	35	29-Mar-19	Detailed Planning Application for Phase 1 (Plot 2) comprising: Demolition of existing dwellings; Erection of Buildings C, D and E ranging from three to seven storeys in height to provide 89 residential units etc
	<b>10.333</b>			<b>1,585</b>	<b>1,296</b>		

All of these sites contribute to the Five-Year Supply, although the number of units on some of the Kodak East 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
1905	0.111	P/5128/17	Bessborough Road, 79	9	9	27-Mar-18	Redevelopment to provide a three storey building for nine flats with new access; parking, landscaping and bin/cycle storage
2002	0.051	P/5162/17	Caphome Avenue, adj. 48	2	2	11-Jan-18	Construction of two storey building comprising of two flats; proposed vehicle crossover; parking; bin and cycle stores (demolition of garage)
2079	0.103	P/3519/18	Hive Road, Hive Farm	1	1	25-Oct-18	Redevelopment to provide 3 bedroom bungalow
2092	0.019	P/5592/16	Northolt Road, 505	6	6	23-Jun-17	Redevelopment to create a single and four storey building with retail unit at ground floor and six flats on upper floors; bin and cycle storage
2105	0.091	P/1110/18	Royston Grove, Glencara, 36	3	2	09-Aug-18	Redevelopment to provide three storey building comprising of three flats; parking; bin and cycle stores (amendments to rear parking and elevations)
2121	0.03	P/2091/17	The Gardens, garages opposite Tesco Express	9	9	19-Mar-18	Redevelopment to provide three storey building comprising nine flats; bin and cycle storage (Appeal 5283)
2133	0.028	P/3998/15	Cavendish Avenue, Ambassador House, 4th floor	4	4	13-May-16	Addition of fifth storey to create four flats; parking, bin/cycle storage; external alterations (Appeal 4921)
2150	0.165	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
2155	0.003	P/0489/16	Belmont Circle, 25, Cooper House	1	1	12-Dec-16	Part additional second floor to provide one flat; bin/cycle storage (Appeal 5031)
2156	0.028	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 (Appeal 5041)
2157	0.011	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	0.071	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 (Appeal 5063)
2163	0.074	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 hardstanding
2165	0.065	P/0997/17	Pinner Hill Road, 136	2	1	28-Apr-17	Redevelopment to provide a pair of two storey semi detached houses with habitable roof spaces; landscaping; bin/cycle store
2168	0.018	P/5564/16	Alexandra Avenue, 313	3	3	06-Apr-17	Erection of a three storey block of three flats on vacant site adjacent to 313 Alexandra Avenue as an extension to the existing building
2171	0.03	P/1376/17	Vaughan Road, 125	2	1	19-May-17	Redevelopment to provide a two storey building with rear dormer for habitable roofspace for two flats; single storey side and rear projections; separate amenity space; bin/cycle storage
2180	0.009	P/3644/16	Headstone Road, 8, Kelly House	6	6	07-Aug-17	Construction of additional three storeys to create six flats with parking and bin/cycle storage; external alterations
2182	0.04	P/1154/17	Whitchurch Lane, former public conveniences	6	6	08-Sep-17	Redevelopment: Three storey building for six flats with amenity space; bin/cycle storage (Demolition of existing public conveniences)

2183	0.034	P/2516/17	Thomson Road, 3-5	2	2	20-Sep-17	Redevelopment to provide a pair of semi-detached two storey dwellings with amenity space; boundary treatment; parking; bin/cycle storage; landscaping; new pedestrian and vehicle access
2184	0.18	P/2595/17	Gordon Avenue, 14 & 16	3	1	28-Sep-17	Redevelopment to provide three, two storey dwellings with habitable roofspace and integral garages, new access, parking, boundary treatment, landscaping and bin store and cycle store
2187	0.01	P/3387/17	Station Road, 41-43	6	4	14-Sep-17	Creation of roof over No.41, two rear dormers to create 2 additional flats; re-configuration of 1st & 2nd floors to create one additional flat on each floor; external spiral stair access
2194	0.053	P/3336/17	Alexandra Close, 31-38	2	2	01-Nov-17	Redevelopment to provide a pair of two storey semi-detached dwellings; amenity space; parking; boundary treatment; landscaping; bin/cycle storage
2197	0.041	P/0379/18	Church Road, car park r/o 15-19	8	8	27-Sep-18	Redevelopment to provide two storey building with accommodation in roof to create 8 flats; underground parking to accommodate 12 parking spaces; bin and cycle stores
2199	0.032	P/4510/17	Lyon Road, Congress House, floors G & 7	6	6	26-Jan-18	O/L: Access, appearance, layout and scale; addition of roof extension to create 7th floor to provide 4 flats; infill of undercroft car parking area to provide additional 2 flats with amendments to car and cycle parking provision; external alterations
2200	0.003	P/5115/17	Pinner Road, 435A	1	1	03-Jan-18	Roof extension to create additional flat
2201	0.026	P/5560/17	Hawthorne Avenue, garages adjacent No 2	1	1	31-Jan-18	Redevelopment to provide detached dwellinghouse with accommodation in roof; refuse and cycle storage; parking; associated landscaping
2204	0.125	P/2735/18	Elms Road, 11	7	4	24-Oct-18	Redevelopment to provide a two storey building with accommodation in roof to create seven flats; parking; landscaping; separate and communal amenity space; refuse and cycle storage
2206	0.013	P/3749/17	High Street, 22-24	5	5	13-Mar-18	Change of use of first floor from retail (Class A1) to two flats (Class C3); Creation of third and fourth floor to provide three flats; refuse and cycle storage
2207	0.051	P/4534/17	Manor Road, 20	6	5	14-Mar-18	Redevelopment to provide a two storey building with basement level and habitable roofspace for six flats; parking; boundary treatment; landscaping; communal amenity space; bin/cycle storage
2215	0.003	P/1276/18	Belmont Circle, 25, Cooper House	2	2	17-May-18	Second floor extension to create two studio flats with glazed access way to existing flats on one side; refuse and cycle storage
2216	0.039	P/4755/17	Station Road, 342-352	9	9	14-Jun-18	Outline application for access, appearance, layout and scale: Additional two floors to provide 9 residential units with associated new entrances; Cycle and refuse storage
2220	0.046	P/0186/18	Grange Gardens, Grange Court, The Old Bakery	3	2	06-Jul-18	Redevelopment to provide three detached dwellings; landscaping; parking; refuse and cycle storage
2224	0.174	P/3657/17	Buckingham Road, r/o Miles Lodge	5	5	30-Aug-18	Redevelopment of 34 garages to create 5x3 storey terraced mews dwellinghouses; detached garage block; landscaping; re-provision of five surface level car parking spaces to include 16 new dedicated spaces for Holly Lodge and Miles Lodge
2227	0.034	P/2854/18	Kenton Lane, public conveniences & garages adj. 404	7	7	28-Sep-18	Redevelopment to provide four storey building comprising of mixed use commercial unit on ground floor front area (Use Classes A1/A2/D1) and 7 flats; parking; bin and cycle stores
2228	0.513	P/4368/17	South View Road, Linden House	9	8	05-Sep-18	Outline consent with all matters reserved: Redevelopment to provide a two storey detached building with basement and accommodation in roof to create nine flats; basement parking (Appeal 5369)
2229	0.061	P/5793/17	High Street, 113, Wealdstone	9	9	11-Sep-18	Redevelopment to provide 9 residential units comprising 6 flats within a 5 storey building with ground floor (Class D1) unit and first floor B1/D1 unit, with adjoining 3x2 storey terraced houses; bin and cycle store
2231	0.058	P/2028/18	Hailsham Drive, land North-East	9	9	24-Oct-18	Outline application for access only: Redevelopment to create new building for up to nine flats; new access and associated works (with appearance, scale, layout and landscaping reserved)



2234	0.011	P/3431/18	Pynnacles Close, land adj. to Compass House	2	2	24-Oct-18	Redevelopment to provide three storey building comprising of mixed use B1 and D1 at ground and first floor levels; and two x two bedroom flats at second floor level; bin and cycle stores
2235	0.027	P/5074/18	High Street, 29-45, Middlesex House, Edgware	8	8	27-Mar-19	Creation of third floor comprising of 8 flats (1 x 2 bed and 7 x 1 bed); bin and cycle stores; roof terrace at ground floor and external alterations
2236	0.084	P/0370/18	Northolt Road, 142, Bovis House	9	9	17-Dec-18	Conversion of existing internal cycle store to store room, creation of additional floor incorporating 9 flats; bin and cycle store
2237	0.022	P/1571/18	Stonegrove Gardens, adjacent No 80	2	2	23-Nov-18	Re-development to provide a two storey building for two flats; private and communal amenity space; landscaping; bin/cycle storage
2238	0.013	P/2344/18	Royston Grove, Clavering & Little Orchard	4	3	27-Nov-18	Redevelopment to provide a three storey building with basement for care home (Class C2) with staff accommodation; amenity space; parking and landscaping; cycle and refuse storage
2240	0.025	P/5102/17	Peterborough Road, 21, Carnegie House	7	7	20-Nov-18	Three and four storey side extension from first floor level to provide 7 flats; refuse and cycle storage
2244	0.049	P/1182/18	Headstone Road, 100-102	5	5	24-Jan-19	Redevelopment to provide two storey building with habitable roofspace comprising of 5 flats (3 x 2 bedroom flats, 1 x studio flat, and 1 x 1 bedroom flat); bin and cycle stores
2247	0.074	P/5464/18	New Road, 6	3	2	13-Feb-19	Redevelopment to provide three two storey terraced dwellings, two with habitable roofspace (1 x 3 bed & 2 x 4 bed); parking; amenity space; landscaping; bin/cycle storage
2251	0.077	P/2367/18	Rickmansworth Road, 86, Northcote	8	8	12-Mar-19	Development to provide a two storey building for eight flats (8 x 1 bed flats); front boundary wall; new access from Rickmansworth Road; parking; amenity space; refuse and cycle storage
2252	0.099	P/3889/18	The Meadow Way, 9-11	9	7	01-Mar-19	Redevelopment to provide a two storey building with habitable roofspace for nine flats; private amenity space for ground floor flats; landscaping; boundary treatment; parking; bin/cycle storage (amended plans)
	<b>2.924</b>			<b>234</b>	<b>213</b>		

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

## Schedule 2: New Build Sites under construction (as at 31/03/19)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
1863	0.658	P/0291/16	Gayton Road, Car Park, former Gayton Library & Sonia Court	227	218	06-Jul-16	Redevelopment 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. 128 units completed in 2018/19.
1988	0.299	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
2071	0.145	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.
2091	0.122	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
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
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
2196	0.373	P/4602/15	Rayners Lane, Tithe Farm Social Club	30	30	30-Nov-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)
	<b>2.902</b>			<b>721</b>	<b>707</b>		

These sites are all forecast to complete by the end of 2019/20 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
1571	1.471	P/4071/14	Common Road, The Princess Alexandra Nursing Home	48	48	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)
1778	0.685	P/1320/16	Merrion Avenue, Jubilee House & 39-45	57	57	03-Jul-17	Demolition of office building and 4x S/D 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; etc. (110 units already completed)
1990	0.192	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. All new build units completed in 2016/17. 5 units still to complete in farmhouse & dairy courtyard.
2059	0.094	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
2101	0.336	P/4332/17	St. John's Road, 1-3, former Cumberland Hotel, Sheepcote Road, Victoria Close	204	200	05-Jul-18	Redevelopment. of the Cumberland Hotel, Victoria Hall and houses (Victoria Close) to provide 569 m2 community facilities (D2), 204 residential flats (C3) & 78.9 m2 floorspace for a flexible retail unit along St Johns Road (A1-A3, B1, C3, D1 and D2)
2125	2.004	P/2982/15	Harrow View, Kodak West (former Zoom Leisure)	117	117	26-Oct-15	Comprehensive, phased, mixed use development. Reserved matters following O/L P/3401/11 dated 21/12/12. 314 units and Public Open Space. 25 units completed in 2016/17, 41 in 2017/18 & 71 in 2018/19.
2189	0.15	P/4866/16	Eastcote Lane, Eastcote Arms PH	36	36	27-Sep-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
2212	2.9	P/5079/17	Headstone Drive, Phase D7, Harrow View East (former Kodak)	460	460	02-Feb-18	Approval of all reserved matters for development plot D7 & the Green Link of Development Zone D: 460 units
	<b>7.147</b>			<b>883</b>	<b>876</b>		

*Further units on the Kodak West and Princess Alexandra Nursing Home sites will complete in 2019/20 and units expected to complete in 2019/20 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	Extn to form 2 flats
1728	0.185	P/2823/11	West Drive Gardens, 3	1	1	20-Dec-11	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1761	0.3015	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
1849	0.182	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 (Appeal 3908)
1875	0.082	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 (Appeal 4759)
1898	0.012	P/1602/09	Veidene 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 (Appeal 4062)
1928	0.352	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
2007	0.09	P/2652/12	Kenton Lane, 395	8	8	29-Nov-12	Redevelopment to provide 8 flats and 370 sqm 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)
2034	0.043	P/2778/15	Hampden Road, adj. 27	1	1	10-Aug-15	Two storey side, and single storey rear extension to form new attached dwellinghouse; cycle and bin storage, landscaping and parking; Single storey rear extension to original dwelling
2045	0.016	P/1826/13	Roxeth Green Avenue, land adj. 109	1	1	29-May-14	New two storey dwellinghouse; associated landscaping, parking and refuse storage (Appeal 4531)
2062	0.043	P/2103/14	Brookhill, Hillside	1	1	31-Oct-14	Redevelopment: 3 storey building & lower g/f for 7s/c flats (demo of I/I Hillside Mansion remains); refurb & continued use of locally listed Gardener's Cottage as a dwellinghouse; refurb & use of GII listed Coach House & stables as a single dwellinghouse; etc. 6 units completed in 2017/18 and 2 units in 2018/19, so 1 unit remaining.
2064	0.026	P/4079/17	Stanmore Hill, 89	6	5	22-Feb-18	Redevelopment: part s/s and two storey building with habitable roof space and basement level to provide offices (Class B1(a)) at ground floor and basement level; two studio flats at ground floor level, and four one bedroom flats on upper floors; etc
2077	0.016	P/0766/15	Hampden Road, 1	1	1	15-Apr-15	Single and two storey side extension to create a new attached two bedroom dwelling house; bin/cycle storage; replacement garage at rear (demolition of garage)
2085	0.013	P/1484/16	Greenhill Way, former public conveniences	8	8	27-Feb-17	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

2098	0.067	P/3388/15	Church Road, r/o 56 to 58	6	6	09-Sep-15	Redevelopment: Single storey building with accommodation in roof to provide six flats; parking, bin/cycle storage, landscaping and amenity space
2118	0.051	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
2122	0.024	P/5824/15	Holsworth Close, parking court adj. 18	2	2	17-Mar-16	Redevelopment to provide two x two storey dwellings; re-location of bin store; reorganisation of parking bays and turning point
2123	0.072	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	0.145	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	0.022	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	0.036	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
2141	0.042	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
2142	0.299	P/3454/16	Dennis Lane, 7	2	1	12-Sep-16	Redevelopment to provide two x two storey dwellings with basements and habitable roofspaces; parking, landscaping; refuse storage area
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
2172	0.06	P/1175/17	Corbins Lane, 42	5	4	23-Jun-17	Redevelopment to provide two storey building with habitable roofspace comprising 5 flats; landscaping; parking; bin/cycle store; new vehicle access
2175	0.224	P/0464/17	Valencia Road, 17, Conifers	2	1	27-Oct-17	Redevelopment to provide two detached two storey dwellings with habitable roofspace and basement level; bin/cycle storage; hard and soft landscaping; boundary treatment (Appeal 5194)
2190	0.004	P/5442/16	Northolt Road, 238A	1	1	31-Oct-17	Rear dormer and insertion of two rooflights in front roofslope to create additional flat (Appeal 5193)
2191	0.016	P/5555/16	Westfield Drive, 30A	1	1	26-Oct-17	Single storey side to rear extension to provide an attached studio flat with separate amenity space (Appeal 5192)
2193	0.038	P/2958/17	Springfield Road, 15-19	9	8	13-Nov-17	Redevelopment to create three storey building to provide nine flats; amenity space; refuse and cycle storage (amended plans)
2202	0.124	P/5524/17	The Avenue, 18	9	8	23-Feb-18	Redevelopment to provide a three storey building for nine flats; new pedestrian and vehicle access from Walpole Close; parking; landscaping; bin storage
2203	0.025	P/5653/17	Radley Gardens, 48	1	1	20-Feb-18	Development to provide a two storey dwelling; detached garage at rear; extension of roof to No. 48 Radley Gardens; proposed vehicle crossover; bin and cycle stores; boundary treatment (demolition of garage)
2209	0.043	P/5633/17	Nicola Close, 28	2	2	29-Mar-18	Conversion and extension of garage to provide a two storey building for two flats; separate amenity space, parking and bin storage
2217	0.034	P/4904/17	The Broadway, Buckingham House	9	9	18-Jun-18	Creation of third floor to provide additional nine flats (Use class C3); external alterations
2218	0.08	P/5204/17	Marsh Lane, 64 & 66	6	4	20-Jun-18	Redevelopment to provide two storey building with accommodation in roof to create 6 flats; Parking; Refuse and cycle storage (amended plans).
2225	0.044	P/1575/18	Dorchester Avenue, adj. 4	1	1	05-Sep-18	Development to provide a two storey detached dwellinghouse with habitable roofspace; parking; amenity space; landscaping; boundary treatment; bin/cycle storage



2232	0.13	P/3108/18	Cunningham Park, 1A & Buckingham Road, r/o 2-6	9	8	08-Oct-18	Demolition of existing dwellinghouse and erection of new building comprising 2 x 3 bedrooms and 7 x 2 bedroom flats; amenity space; parking; cycle and refuse storage; new vehicle access.
2233	0.06	P/0152/18	Fairholme Road, 4	8	8	09-Oct-18	Demolition of existing buildings and redevelopment to create a three storey building to provide 8 flats and new office space (Use Class B1); parking; landscaping and amenity space; refuse and cycle storage (amended description)
2239	0.047	P/3800/18	Whitegate Gardens, 21	2	1	28-Nov-18	Redevelopment to provide a pair of two storey semi-detached dwellings with habitable roofspace; new vehicle access onto Whitegate Gardens; parking; amenity space; boundary treatment; landscaping and bin/cycle storage
2249	0.01	P/1604/18	West Street, 87, The Powerhouse	2	2	26-Mar-19	Creation of second floor to provide two flats (Retrospective); Proposed detached single storey building to provide two cottages; etc (Appeal 5420).
	<b>3.38</b>			<b>155</b>	<b>136</b>		

*Approximately 30% (41) 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 31/03/19)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
11391	0.313	P/3134/17/PRIOR	Lyon Road, Congress House, floors 1-6	54	54	06-Sep-17	Conversion of offices (Class B1a) to 54 self-contained flats (Class C3) (PRIOR APPROVAL)
11427	0.099	P/3792/18/PRIOR	Herga Road, 12-22, Interphone House	31	31	17-Oct-18	Conversion of offices (Class B1a) to thirty one self-contained flats (Class C3) (PRIOR APPROVAL)
11638	0.164	P/4931/18/PRIOR	Rosslyn Crescent, Miller House	14	14	08-Jan-19	Conversion of offices (Class B1a) to 14 self-contained flats (Class C3) (Prior Approval)
11664	0.145	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)
11925	0.294	P/5331/18/PRIOR	Kenton Road, 414-436, Stewart House	58	58	18-Feb-19	Change of use of offices (Class B1A) to 58 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>1.015</b>			<b>227</b>	<b>227</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
10362	0.009	P/2704/17	High Street, 36 & 38, Harrow on the Hill	1	1	17-Aug-17	Change of use of No.36 High Street from guest house (Class C1) to dwellinghouse (Class C3); Change of use of first floor of No.38 High Street from guest house (Class C1) to restaurant (Class A3)
10585	0.026	P/0056/16	Meadow Road, 1A & 1B	1	-1	05-May-16	Conversion of two flats into single dwellinghouse (Amended application type)
10935	0.029	P/0287/19	Byron Road, 127	2	1	18-Mar-19	Conversion of dwelling into two flats (2x2 bed); relocation of main entrance, front canopy and access ramp; external alterations
11076	0.025	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
11263	0.008	P/0617/18	South Parade, 42A, Mollison Way	2	1	16-Apr-18	Conversion of maisonette on first and second floors into two flats; refuse storage
11477	0.013	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)

11585	0.041	P/4448/18	Malvern Avenue, 96	2	1	20-Dec-18	Conversion of dwellinghouse into two flats; single storey front extension incorporating front porch, single and two storey side to rear and single storey rear extension; rear dormer and rooflights in front; external alterations; etc
11600	0.037	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	0.034	P/3729/15	Minehead Road, 2	0	-1	19-Nov-15	Certificate of Lawful Development (Proposed): Conversion of dwelling house to residential care home
11660	0.024	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
11666	0.077	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
11676	0.049	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 and bin storage
11678	0.017	P/4971/16	Roslyn Crescent, 17	2	1	11-Sep-17	Conversion of single dwelling to two flats; single storey rear extension; rear dormer to create habitable roofspace for use by first floor flat (Appeal 5159)
11679	0.028	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 roofspaces; etc
11682	0.007	P/5810/15	St Anns Road, 20	2	2	07-Jul-16	First floor rear extension and conversion of first and second floors to 1x1 bedroom flat and 1x2 bedroom flat with rear access; external alterations to create new rear access to ground floor shop unit
11683	0.019	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	0.036	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 roofslope; etc
11686	0.016	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	0.024	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
11697	0.011	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
11699	0.055	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 roofslope; external alterations etc
11705	0.023	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
11711	0.035	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 roofslope; single storey rear extension; separate amenity space parking landscaping and bin/cycle storage

11712	0.033	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
11716	0.021	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	0.024	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 roofslope; external alterations
11722	0.033	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	0.035	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)
11726	0.016	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
11728	0.026	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 (Demolition of rear conservatory)
11741	0.013	P/5935/16/PRIOR	St Anns Road, 32 & 34, 2nd floor	4	4	27-Apr-17	Conversion of offices (Class B1a) to 4 self-contained flats on second floor (Class C3) (PRIOR APPROVAL)
11747	0.015	P/1036/17	Whitby Road, 54	2	1	04-May-17	Conversion of dwelling into two flats; bin and cycle stores
11748	0.018	P/1070/17	High Street, 36	5	3	08-May-17	Conversion of first and second floors with accommodation in roof from two flats to five flats; enlargement of rear dormer; refuse storage
11753	0.028	P/1036/17	Merlins Avenue, 1	2	1	17-May-17	Conversion of dwellinghouse into two flats; single storey front extension incorporating porch, single & two storey side to rear extension, single storey rear extension, refuse storage; associated landscaping
11763	0.023	P/1037/17	High Street, 67-71	4	4	25-Jul-17	Change of use of part 1st floor (153.4sqm) and the whole 2nd floor from retail (A1) to residential to 3x1 bed flats and one studio flat (C3); new residential access at the rear over the existing flat roof; revised retail access at the front
11768	0.021	P/4034/18	Pinner Road, 336, ground floor	2	2	30-Jan-19	CLP (proposed): Conversion of offices (Class B1a) to two flats (Class C3) (1 x 1 bed and 1 x 2 bed) (following Established Prior Approval Ref: P/2311/17/PRIOR)
11769	0.04	P/2358/17	Parkside Way, 9	1	-1	17-Jul-17	Conversion of two flats into single family dwellinghouse
11774	0.036	P/2747/17	Parkside Way, 29	2	1	09-Aug-17	Conversion of dwelling into two flats; first floor side extension; single and two storey rear extension; separate amenity space; parking; bin/cycle storage; etc
11776	0.052	P/2490/17	Gayton Road, 74	4	3	30-Aug-17	Conversion of dwellinghouse into four flats; External alterations; Refuse and Cycle Storage; Amenity space; Landscaping
11780	0.01	P/3129/17/PRIOR	Bridge Street, 19, 1st & 2nd floors	2	2	05-Sep-17	Conversion of first floor and second floor offices (Class B1a) to two self-contained flats (Class C3) (PRIOR APPROVAL)
11785	0.034	P/2522/17	Roxborough Park, 51A	4	3	17-Oct-17	Conversion of dwelling into four flats; single storey rear extension; conversion of garage to habitable room; first floor side and rear extensions; installation of 2.4m high side boundary fence; external alterations
11786	0.039	P/3287/17	Bonnorsfield Lane, 67	2	1	09-Oct-17	Conversion of dwellinghouse into two flats; single storey rear extension; refuse and cycle storage; parking; associated landscaping & external alterations
11788	0.026	P/3819/17	Park Way, 21, Hyland House	4	4	13-Oct-17	Change of use of first and second floors from education (Class D1) to four studio flats (Class C3); external alterations; landscaping and parking; refuse and cycle storage

11791	0.011	P/3702/17	Station Road, 51	2	2	26-Oct-17	Conversion of offices on first and second floors (Use Class A2) into two flats (Use Class C3); bin/cycle storage
11794	0.025	P/3968/17	Glenalmond Road, 9	2	1	19-Oct-17	Conversion of dwellinghouse into two flats; Rear dormer and insertion of three rooflights in front roofslope; refuse/cycle storage
11803	0.031	P/4260/17	Pinner View, 15	2	1	20-Nov-17	Single storey front extension; single and two storey side to rear extension to create new dwelling; parking; bin and cycle stores (demolition of detached garage)
11804	0.035	P/4375/17	Brancker Road, 53	2	1	20-Nov-17	Conversion of single dwellinghouse into two dwellinghouses
11807	0.021	P/3962/17	High Road, 206	2	1	06-Dec-17	Conversion of dwellinghouse to two flats; single storey rear extension; front porch; rear dormer; two rooflights in front roofslope; bin storage
11809	0.018	P/4348/17	Vaughan Road, 24	2	1	11-Dec-17	Conversion of property to two flats; single storey rear extension; separate amenity space for two flats; parking; boundary treatment; bin/cycle storage; external alterations
11810	0.057	P/4378/17	Harrow View, 188	4	3	05-Dec-17	Single storey front and rear extensions; first floor infill extension; alterations to the roof; including a rear dormer to create habitable roof space; creation of basement; conversion of dwelling into four flats; bin & cycle stores
11811	0.081	P/4462/17	The Circuits, 6	2	1	21-Dec-17	Conversion of dwellinghouse into two dwellinghouses; s/s side to rear extension; alterations to roof to raise ridge height for habitable roofspace; three front dormers and a side dormer; etc.
11812	0.078	P/4616/17	Flambard Road, 46	1	1	15-Dec-17	Change of use from care home (Class C2) to residential (Class C3)
11815	0.04	P/4804/17	Pinner Park Gardens, 47	4	2	18-Dec-17	Conversion of two flats into four flats; two storey side to rear extension; communal amenity space; new vehicle access; landscaping; bin/cycle storage; external alterations
11816	0.022	P/4863/17	Hide Road, 74	2	1	18-Dec-17	Conversion of dwellinghouse into two flats; external alterations; bin and cycle stores
11819	0.072	P/0121/17	Carlton Avenue, 17/19	5	3	22-Jan-18	Single storey rear extensions and roof alterations to include hip to gable extn. and rear dormers to both properties; conversion of dwellings into five flats; bin and cycle stores (demolition of part single storey rear extensions) (Appeal 5261)
11822	0.027	P/4939/17	Locket Road, 113	2	1	03-Jan-18	Conversion of dwellinghouse into two flats; refuse and cycle storage
11823	0.046	P/5001/17	Kenton Gardens, 25	2	1	12-Jan-18	Conversion of dwelling into two flats; bin and cycle stores; external alterations
11824	0.031	P/5080/17	Oakfield Avenue, 61	2	1	12-Jan-18	Conversion of single dwelling to two flats; single storey side extension; separate amenity space; parking; bin/cycle storage; external alterations (part demolition of side extension)
11825	0.022	P/5167/17	Wellesley Road, 56	2	1	18-Jan-18	Conversion of dwellinghouse to two flats; rear dormer and insertion of one rooflight in front roofslope; refuse storage at front
11830	0.025	P/5453/17	Glenalmond Road, 7	2	1	26-Jan-18	Conversion of dwellinghouse into two flats; rear dormer and insertion of three rooflights in front roofslope; external alterations; refuse and cycle storage
11831	0.008	P/5506/17/PRIOR	Masons Avenue, 5A	4	4	31-Jan-18	Conversion of offices (Class B1(A) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11838	0.036	P/3204/17	Malvern Avenue, 103	2	1	29-Mar-18	Conversion of dwellinghouse to two houses with habitable roofspace; two rear dormers; three rooflights in front roofslope; front bay window extn; conversion of garage to room; porch; amenity space; parking; bin/cycle storage; etc
11841	0.052	P/4922/17	Montrose Road, 2-4	5	4	23-Mar-18	COU from car sales yard (SG) to residential; two storey front/side extension with habitable roofspace; conversion of ground floor offices and 1st floor flat to create five flats; communal amenity space; car parking space; demolition of rear workshop



11842	0.022	P/4932/17	High Street, 58	1	1	23-Mar-18	Conversion of first floor office and bar area (use class A3/B1) to three bed flat (C3); new entrance to front elevation
11844	0.037	P/5642/17/PRIOR	High Street, r/o 91-93, Edgware Printworks	4	4	12-Mar-18	Conversion of light industrial (Class B1c) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11845	0.03	P/5660/17	Colmer Place, 1	3	2	23-Mar-18	Conversion of dwelling into three flats; first floor side extension; single storey rear extension; single storey front infill extension; bin and cycle stores; external alterations
11846	0.068	P/5716/17	Alexandra Avenue, 229	4	3	09-Mar-18	Conversion of dwellinghouse to four flats; two storey side extension, single storey extension; new vehicle access; private and communal amenity space; landscaping; bin/cycle storage; external alterations
11851	0.05	P/0565/18	Gayton Road, 64	4	3	09-Apr-18	Conversion of dwelling into four flats comprising 1x2 bedroom, 1x1 bedroom and 2xstudio flats; bin and cycle stores
11853	0.015	P/0631/18	Scarsdale Road, 31	2	1	19-Apr-18	Conversion of dwellinghouse to two flats; single storey rear extension; rear dormer to create additional floorspace for first floor flat (demolition of rear extensions)
11855	0.044	P/1521/17	Chandos Crescent, 72	2	1	13-Apr-18	Conversion of dwellinghouse to two flats; separate amenity space; parking; refuse storage
11856	0.006	P/5044/17	High Street, 36	1	1	24-Apr-18	Part change of use of restaurant (Use Class A3) on basement floor and on ground floor and change of use of first floor from guest house (Use Class C1) to one bedroom dwellinghouse (Use Class C3)
11857	0.077	P/0111/19	Uxbridge Road, 498	4	3	07-Mar-19	Conversion of dwelling to 4 flats; s/s rear & front extensions; first floor side and rear extensions; alterations and extension to roof to create habitable roofspace; side and rear dormers; rooflights in front and side roofspaces; etc
11858	0.026	P/0324/18	Roxeth Green Avenue, 100	2	1	01-May-18	Conversion of dwellinghouse into two flats; Alterations to roof to form end gable, rear dormer, insertion of two rooflights in front roofslope and window in side; Single and two storey rear extension; S/S rear extension; etc
11859	0.033	P/2570/18	Station Road, r/o 21, Units 1-8	8	8	13-Aug-18	Certificate of lawful development (proposed); Conversion of warehouse (use class B8) into 8 flats (use class C3); bin and cycle store
11860	0.04	P/0377/18	Argyll Gardens, 7	3	2	11-May-18	Conversion of single dwelling to three flats; rooflights in both side roofspaces; parking; bin / cycle storage; external alterations
11862	0.039	P/0566/18	Kenmore Avenue, 99	2	1	11-May-18	Conversion of single dwellinghouse to two flats; parking; amenity space; landscaping; bin / cycle storage; external alterations
11863	0.008	P/0824/18	Station Road, 144A	2	1	01-May-18	Conversion of maisonette to two flats; rear dormer to create additional living space for second floor flat; external alterations
11864	0.03	P/1140/18	Honeypot Lane, 621	2	1	14-May-18	Conversion of dwellinghouse into two dwellinghouses, together with single storey rear extension; external alterations
11865	0.031	P/1203/18	Westwood Avenue, 9	2	1	17-May-18	Conversion of dwellinghouse into two flats; first floor side and rear extensions; front porch; bin and cycle stores; external alterations
11867	0.009	P/380/18	Pinner Road, 342 & 344A	2	1	29-Jun-18	No.344A: S/S rear extension. for entrance to 1st/2nd floor flats; rear staircase; conversion of 2nd floor to additional flat; rear dormer; conv. of loft to habitable roofspace at No. 342 & 344A etc.
11869	0.021	P/1426/18	Weald Lane, 83	2	1	19-Jun-18	Conversion of dwelling into two flats (following removal of rear conservatory); external alterations
11870	0.037	P/1467/18	Lincoln Road, 22	2	1	18-Jun-18	Single and two storey extensions; associated roof alterations to provide habitable roof space; rooflights and dormers; conversion to a pair of semi-detached dwellings; (demolition of detached garage), etc

11873	0.025	P/1174/18	Waverley Road, 200	2	1	13-Jul-18	Conversion of dwelling into two flats; single storey rear extension; alterations to roof to form end gable and rear dormer; front porch; external alterations; bin and cycle stores
11877	0.031	P/2015/18	Camplin Road, 36	2	1	06-Jul-18	Conversion of dwelling into two flats; alterations to roof to form end gable and rear dormer; installation of two rooflights in front roofslope; bin and cycle storage
11879	0.036	P/5713/17	Bessborough Road, 96	3	2	06-Jul-18	Conversion of dwellinghouse to three flats; single and two storey side to rear extension; single storey rear extension; rear dormer to create habitable roofspace; separate amenity space; parking; landscaping and bin/cycle storage; external alterations
11880	0.044	P/0219/18	Worple Way, 113	3	2	20-Aug-18	Conversion of dwelling into three flats; single and two storey extensions; single storey rear extension; private amenity space for ground floor flat 1.8m high fence at side and rear; bin store; external alterations (demolition of attached garage)
11881	0.8	P/1525/17	Brockley Hill, Stanmore & Edgware Golf Centre	9	8	23-Aug-18	COU from a golf driving range with ancillary golf shop and first floor flat (D2) together with two storey rear extension & external alterations to nine flats (C3); S/S detached building at side for use as replacement golf reception building; parking etc. (Appeal 5366)
11882	0.026	P/1823/18	Waverley Road, 176	2	1	17-Aug-18	Conversion of dwellinghouse to two flats (1 x 2 bedroom and 1 x 1 bedroom); separate amenity space; boundary treatment; new vehicle access to front; bin/cycle storage; external alterations
11884	0.025	P/1917/18	Warrington Road, 60	3	2	03-Aug-18	Conversion of single dwelling to three flats; amenity space; parking; hard surfacing to front; bin/cycle storage; external alterations
11889	0.024	P/2904/18	Methuen Road, 45	2	1	24-Aug-18	Conversion of dwellinghouse into two flats; alterations to roof to form end gable, rear dormer and insertion of three rooflights in front roofslope; single storey rear extension; external alterations; amenity space; refuse and cycle storage
11898	0.027	P/2647/18	St Pauls Avenue,111	2	1	31-Oct-18	Conversion of dwellinghouse into two flats; refuse and cycle storage (involving demolition of existing rear outbuilding adjacent to side boundary)
11901	0.017	P/3017/18	Uxbridge Road, 350 & 354	4	2	12-Nov-18	Conversion of two duplex flats at Nos 350 and 354 Uxbridge Road into four one bedroom flats; External staircase and access deck at rear for upper floor flats; external alterations; etc
11904	0.052	P/3888/18	Whitchurch Lane, 316	3	2	07-Nov-18	Conversion of dwelling into three flats (1x3 bed and 2x2); single storey rear extension; rear dormer; external alterations
11905	0.025	P/4063/18	Eastcote Lane, 446	2	1	26-Nov-18	Conversion of single dwellinghouse into two dwellings (2 x 2 beds); front entrance canopy; parking; bin storage; extended vehicle access; external alterations
11907	0.043	P/4358/18	Whitchurch Lane, 200	2	1	26-Nov-18	Conversion of single dwelling to two flats; s/s front extension incorporating front porch, two storey side to rear extension; s/s rear extension; rear dormer to create habitable roofspace; two rooflights in front roofslope; etc
11908	0.005	P/4791/17	St Anns Road, 22	2	1	14-Nov-18	Conversion of first and second floors to two flats; first floor rear extension for use as office (Use Class B1) ancillary to ground floor retail unit; new rear entrance at ground floor; rear dormer, rooflights in front roofslope; etc. (Appeal 5404)
11909	0.041	P/0408/18	Kenton Avenue,11	3	2	25-Oct-18	Conversion of dwellinghouse to three flats; side dormer; rear dormer with Juliette balcony to create habitable roofspace; rooflights in front roofslope and bay pitched roof; separate amenity space for ground and first floor flats; parking; etc. (Appeal 5390)
11910	0.013	P/2814/18	Corbins Lane, 81	2	1	04-Dec-18	Conversion of dwellinghouse into two flats comprising 1x1 bedroom 1 person self-contained flat and 1 x studio 1 person flat with external alterations to the rear elevation; refuse storage

11911	0.003	P/4215/18/PRIOR	Springfield Road, 24	1	1	04-Dec-18	Conversion of ground floor (Class A1) to One Studio Flat (Class C3); External alterations (PRIOR APPROVAL)
11914	0.021	P/4715/18	Stuart Road, 21	2	1	21-Dec-18	Conversion of single dwellinghouse to two flats (1 x 1 bed and 1 x 2 bed); single storey rear extension; rear dormer; three rooflights in front roofslope; parking; landscaping; separate amenity space; bin/cycle storage
11915	0.027	P/4824/18	Stroud Gate, 24A	2	1	24-Dec-18	Conversion of dwelling into two flats (1 x 3 bed and 1 x 2 bed); two storey side to rear extension; single storey rear extension; front porch; bin and cycle stores
11916	0.024	P/4862/18/PRIOR	Tudor Road, 45-47	2	2	24-Dec-18	Conversion of offices (Class B1a) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
11917	0.003	P/4897/18/PRIOR	Kenton Road, 208, first floor	1	1	31-Dec-18	Conversion of offices (Class B1a) to 1 self-contained flat (Class C3) (PRIOR APPROVAL)
11920	0.022	P/5069/18	The Gardens, 30	0	-1	11-Jan-19	Conversion of dwelling into house of multiple occupation (HMO) (Use class Sui Generis) consisting of 5 rooms for maximum 9 residents; bin and cycle stores
11926	0.03	P/5607/18	Rossllyn Crescent, 13	2	1	13-Feb-19	Conversion of dwellinghouse into two flats (1 x 3 bed and 1 x 2 bed); two storey side extension; s/s rear infill extension; two rear dormers and insertion of three rooflights in front roofslope; etc (demolition of attached garage at side)
11927	0.051	P/1133/18	Cedar Drive, 60	4	3	27-Feb-19	Conversion of dwellinghouse into four flats (comprising 2 no. 1-bed flats and 2 no. 2-bed flats); conversion of garage into habitable room; alterations to roof to raise ridge height; external alterations; bin & cycle store (Appeal 5441)
11928	0.046	P/5299/18	Whitchurch Lane, 142	0	-2	25-Feb-19	Conversion of two self-contained flats to 6 bed House of Multiple Occupancy (HMO) for 12 persons; alterations to rear dormer; removal of single storey rear extension with boiler; external alterations.
11929	0.027	P/4219/18/PRIOR	Ballards Mews, Units 15&16	4	4	29-Mar-19	Conversion of warehouse (Class B8) to 4 self-contained flats (Class C3) (Prior Approval) (Appeal 5461)
11930	0.004	P/0045/19	Imperial Drive, 244	2	1	01-Mar-19	Conversion of first floor flat into two flats (2 x Studio flats); external alterations; cycle storage
11931	0.004	P/1162/18	High Street, 91	1	1	05-Mar-19	Change of use of loft space 1x two bedroom flat (Use Class C3); 3 x dormers to side roofslope; 4 x rooflights and 4 x windows to side roofscopes; external alterations
11932	0.017	P/2597/17	The Bridge, 11-19	8	8	01-Mar-19	Four storey rear extension; second floor infill extension; conversion of first and second floors from HMO to eight flats; conversion of four lower ground floor retail storage areas to three offices; new shop fronts (part retrospective) (revised plans)
	<b>4.08</b>			<b>281</b>	<b>185</b>		

The majority of these sites (98%, 182 units) are forecast to complete within the Five-Year Supply period

### Schedule 4: Conversions/Changes of Use currently being implemented (as at 31/03/19)

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

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
11468	0.088	P/5455/18/PRIOR	Pynnales Close, Compass House	16	16	05-Feb-19	Conversion of offices (Class B1a) to 16 self-contained flats (Class C3) (PRIOR APPROVAL)
11891	0.083	P/2888/18/PRIOR	The Broadway, Buckingham Parade, Buckingham House East	23	23	21-Aug-18	Conversion of offices (Class B1) on part first floor and second floor to 23 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>0.171</b>			<b>39</b>	<b>39</b>		

*These sites are all forecast to complete by the end of 2019/20 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	0.091	P/5015/17/PRIOR	Kymberley Road, Queens House	92	92	06-Feb-18	Conversion of offices (Class B1a) to 92 self-contained flats (Class C3) (PRIOR APPROVAL)
11602	0.036	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)
11760	0.066	P/4275/17/PRIOR	Canning Road, Premier House, part 2nd, 3rd & 4th floors	98	98	09-Mar-18	Conversion of offices on 2nd, 3rd & 4th floors (Class B1a) to 98 self-contained flats (Class C3) (PRIOR APPROVAL)
	<b>0.193</b>			<b>215</b>	<b>215</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	0.073	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	0.037	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	0.018	P/1166/05/DFU	Balfour Road, 4, Harrow	2	1	07-Jul-05	Two storey side, single storey rear extension and rear dormer; conversion to two self contained flats
10818	0.077	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)
11007	0.041	P/0208/07	Kenton Lane, 742	3	2	28-Dec-07	Conversion of single dwelling house to 3 self-contained flats (Appeal 3693)
11033	0.027	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	0.0389	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
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
11261	0.227	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	0.037	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	0.034	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). (Appeal 4615)
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 completed in 2014/15, so 1 remaining
11434	0.025	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
11479	0.073	P/1995/18	Wellington Road, 47, Greylands	1	1	05-Jul-18	Change of use from Nursing Home (Use Class C2) to Dwellinghouse (Use Class C3); s/s rear extension; porch; alterations to raise roof ridge height at rear; balcony at rear; rooflights in front roofslope, etc.
11508	0.012	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)
11528	0.052	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 (Appeal 4676)
11543	0.022	P/3696/14	Abercorn Crescent, 32	2	1	31-Jul-15	Conversion of dwelling house into two flats; new vehicle access parking
11628	0.031	P/4545/18	Somerset Road, 41	3	1	05-Dec-18	Single and two storey side extension incorporating additional flat (1 x 1 bed); additional rear dormer; external alterations

11653	0.034	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)
11662	0.034	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
11685	0.033	P/2652/16	Tonver Road, 52	2	1	09-Aug-16	Conversion of single dwelling into two flats
11733	0.029	P/0327/17	The Gardens, 51	2	1	11-Apr-17	Conversion of single dwelling to two flats; single storey front extension; two storey side to rear and single storey rear extension; parking; separate amenity space; landscaping; bin/cycle storage (demolition of attached garage and outbuilding)
11734	0.056	P/0642/17	Whitchurch Avenue, 67	2	1	28-Apr-17	Conversion of dwellinghouse into two flats; two storey side extension; single storey rear extension; separate amenity space; parking; landscaping; bin/cycle storage
11737	0.036	P/0790/17	Hive Road, Hive Farm, Building 1 (Stable Block)	1	1	06-Apr-17	Conversion of agricultural building to one (Class C3) dwellinghouse. (PRIOR APPROVAL)
11743	0.036	P/0789/17/PRIOR	Hive Road, Hive Farm, Building 7 (Barn)	1	1	02-May-17	Conversion of agricultural building to one (Class C3) dwellinghouse (PRIOR APPROVAL)
11746	0.054	P/0994/17	Bessborough Road, 58 & 58A	3	1	16-May-17	Conversion of two flats into three; front porch; rear dormer; rooflights in front roofslope; bin/cycle storage; external alterations
11749	0.067	P/1162/17	Waxwell Lane, 64	2	1	09-May-17	Conversion of dwellinghouse into two flats; conversion of garage into habitable room; single storey front extension and single storey rear extension; external alterations; bin and cycle store (amended description)
11756	0.035	P/1808/16	Waverley Road, 20	3	2	23-May-17	Demolition of garage; single storey side to rear extension; conversion of dwelling to three flats; installation of access ramps to front and side entrances; bin store; parking (Appeal 5101)
11777	0.025	P/0290/17	Rayners Lane, 1A	2	1	05-Oct-17	Conversion of dwelling into two flats; additional vehicle crossover; parking; cycle and bin stores (Appeal 5167)
11778	0.01	P/2322/17	Uxbridge Road, 298-300	3	2	06-Sep-17	Conversion of first floor flat to two flats; first floor rear extension; addition of second floor including two front dormers to create third flat; bin store; external alterations
11781	0.032	P/3372/17	Imperial Drive, 19	3	2	03-Oct-17	Conversion of dwellinghouse to three flats
11784	0.007	P/3900/16	Eastcote Lane, 328 & 328A	2	1	04-Sep-17	Conversion of existing flat into two flats; first floor rear extension; single storey rear extension to retail unit including balcony for first floor flat; bin/cycle storage (Appeal 5165)
11790	0.003	P/2133/17	Pinner Grove, Flats 29 to 34	1	1	18-Oct-17	Conversion of basement level to single dwelling; sunken terrace at side; boundary treatment; landscaping
11793	0.03	P/3892/17	Locket Road, 168	2	1	20-Oct-17	Conversion of dwellinghouse into two flats; Replacement front porch; Single and two storey side to rear extension; Single storey rear extension
11799	0.046	P/3386/17	Cannon Lane, 12	2	1	22-Nov-17	Conversion of dwelling into two flats; single and two storey rear extension; alterations to roof to raise ridge height; dormer to each side roofslope; front porch; external alterations; bin and cycle stores
11801	0.095	P/3857/17	Pinner Road, 660, Cemetery Lodge	2	1	24-Nov-17	Conversion of dwelling house into two flats; single storey side orangery extension; bin/cycle storage; parking; external alterations (demolition of detached garage)
11802	0.019	P/4223/17/PRIOR	Whittington Way, 74A (first floor)	4	4	09-Nov-17	Conversion of offices (Class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11806	0.044	P/0466/17	Whitchurch Lane, 230	2	1	01-Dec-17	Conversion of dwellinghouse into two flats; conversion of garage into habitable room with alterations to front elevation; external alterations; refuse and cycle storage; parking (Appeal 5240)



11820	0.025	P/4650/17	Camrose Avenue, 121	2	1	26-Jan-18	Conversion of dwellinghouse into two flats; refuse and storage; alterations to roof to form end gable, rear dormer, insertion of two rooflights in front roofslope and window in side; single storey rear extension; external alterations
11826	0.03	P/5230/17	Queens Walk, 56	2	1	12-Jan-18	Conversion of single dwelling to two flats; single storey side to rear extension; front porch; alterations to roof to form end gable; rear dormer; three rooflights in front roofslope to create habitable roofspace for first floor flat; etc
11834	0.016	P/5669/17	St. Kildas Road, 51	2	1	16-Feb-18	Conversion of dwelling to two flats; single storey rear extension; separate amenity space; bin / cycle storage; external alterations
11840	0.043	P/1664/17	Kenton Lane, 170	3	2	02-Mar-18	Conversion of dwellinghouse into three self-contained units; s/s front extension; single and two storey side to rear extension; s/s rear extension; rear dormer; three bicycle storage/sheds; and two car parking spaces at rear
11850	0.026	P/5807/17	Wemborough Road, 127	2	1	13-Mar-18	Conversion of dwelling to two flats; s/s front extension with porch; two storey side to rear extension and s/s rear extension; rear dormer; two rooflights in front roofslope; window in side elevation; access ramps to front and rear entrances; etc
11866	0.002	P/4976/17	High Street, 31, Wealdstone	1	1	23-May-18	Change of use of store at rear of ground floor take away (Class A5) to Studio flat (Class C3); external alterations; refuse and cycle storage (Appeal 5331)
11868	0.048	P/1330/18	Priory Way, 36	2	1	05-Jun-18	Conversion of dwelling to two flats; first floor side extension; rear dormer to create habitable roofspace; installation of two rooflights in front roofslope
11875	0.022	P/1621/18	College Road, 16	2	1	17-Jul-18	Conversion of dwellinghouse into two flats; single and two storey side and single storey rear extension; amenity space; parking and landscaping; refuse and cycle storage
11894	0.016	P/3207/18	Parkfield Road, 40	2	1	12-Sep-18	Conversion of dwellinghouse to two flats (2 x 2 bedroom); rear dormer to create additional living space for first floor flat; two rooflights in front; single s/s rear extension; parking; bin/cycle storage; external alterations
11895	0.027	P/3310/18	Weald Lane, 33	2	1	18-Sep-18	Conversion of single dwelling to a pair of semi-detached dwellings; conversion of garage to room with installation of window to front; external alterations; new vehicle and pedestrian access; parking; landscaping; bin storage
11896	0.025	P/3394/18	Drake Road, 32	2	1	20-Sep-18	Conversion of dwelling to two flats (2 x 1bed); parking; separate amenity space; bin/cycle storage
11897	0.027	P/5149/17	Hide Road, 22	3	2	17-Sep-18	Conversion of dwelling into 3 flats; external alterations; refuse and cycle storage (Appeal 5378)
11899	0.02	P/3419/18	Vaughan Road, 36	2	1	18-Nov-18	Alterations including hip to gable roof extension; rear dormer extension with a single front rooflight and single storey rear extension to facilitate the conversion of dwelling into two flats (2 x 2 bedroom); bin and cycle stores
11900	0.017	P/3467/18	Eastcote Road, 10	2	1	12-Oct-18	Conversion of single dwelling to two flats (1 x 1 bed & 1 studio); parking, bin/cycle storage
11902	0.14	P/3415/18	Marshall Close, 19, Atkins House	9	8	28-Nov-18	Conversion of children's care home to 9 flats; external alterations
11903	0.027	P/3471/18	High Worples, 1A	2	1	20-Nov-18	Conversion of dwelling into two flats (2x2 bedroom); installation of front access ramp
11921	0.026	P/5263/18	Eastcote Lane, 305	2	1	31-Jan-19	Conversion of dwelling into two flats; parking; bin store; external alterations
11922	0.033	P/5130/18	Headstone Lane, 58	2	1	01-Feb-19	Conversion of dwellinghouse to two flats (2x2 bed); front porch, parking, landscaping, bin/cycle storage, external alterations
11923	0.032	P/5208/18	College Hill Road, 25	2	1	07-Feb-19	Conversion of dwellinghouse to two flats; parking; bin storage; external alterations
	<b>2.172</b>			<b>133</b>	<b>82</b>		

Approximately 75% of these units are forecast to complete by the end of 2019/20 and therefore only 25% (20) of units contribute to the Five-Year Supply

**Schedule 5: Sites where the principle of residential development has been accepted (as at 31/03/19)**

Site Number	Net Site Area	Application Number	Address	Proposed	Gain	Date Granted	Development Description
	0.01	P/1466/16	St Anns Road, 1-9	8	8	Leg ag. 29/6/16	Addition of fourth and fifth floors to provide eight flats; external alterations to third floor; extension to refuse store
2017	0.033	P/4635/17	Station Road, 326, Trinity House	7	7	Leg ag 24/1/18	Creation of third floor to accommodate 7 self-contained one bedroom flats
	0.69	P/1619/16	5-11 and 37-41 Palmerston Road and 27-33 Masons Avenue and land adjacent to 47 Masons Avenue	186	182	Granted by Mayor of London 10/3/17 sub to leg ag	Redevelopment of the site to provide 186 residential units (Use Class C3); 1165 sq m office floorspace (Use Class B1) and 695sqm flexible commercial and community floorspace (Use Classes A1, B1, D1, D2) in buildings between 1 and 17 storeys in height; basement to provide car parking and cycle parking spaces; one vehicle access from Palmerston Road and one vehicle access from Masons Avenue; refuse storage; entrance gates; public realm and landscaping; photo-voltaic panels; demolition of existing buildings
	0.021	P/1824/17	College Road, 104	7	7	Leg ag 25/04/2018	Creation of third and fourth floors comprising seven flats; parking; bin and stores, together with internal alterations between ground and second floor to create a separate residential access.
	0.052	P/1858/18	Marlborough Hill, 29	4	3	Leg ag 30/7/18	Re-development to provide a two storey building to create four flats; parking; separate amenity space; widening of vehicle access; landscaping; bin/cycle storage
579	0.071	P/4101/18	Lowlands Road, 16-24	9	9	Leg ag 13/2/19	Redevelopment to provide two and three storey building to create nine flats; refuse and cycle storage; parking and landscaping; repositioning of vehicle access from Lowlands Road to Roxborough Park
	0.884	P/5758/17	Rectory Lane, Wolstenholme	59	28	Leg ag 12/12/18	Redevelopment to provide 2 x 3 storey buildings (one with a lower ground level) comprising of 59 Extra care home flats (Use Class C3) including communal lounge and ancillary offices; cycle, refuse and electronic buggy stores; 16 car parking spaces (demolition of existing buildings)
	Include d elsewh ere	P/3944/19	Harrow View East, Kodak Plots D1, D2, D4, D5 & D6 (uplift of 886 units, additional to 340 units) (AAP 2)	295	295	Leg ag	Full planning application for the development of Plots D1, D2, D4, D5 and D6 at Harrow View East (former Kodak Factory) for residential dwellings (use class C3 - including an Extra Care Facility), café/restaurant space (Use Class A3), flexible active uses (Uses Classes, A1, A2, B1(a) and D1); together with new roads and other means of access and circulation, associated car and cycle parking, open space, landscaping and ancillary development including all necessary infrastructure works
	<b>1.761</b>			<b>575</b>	<b>539</b>		

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

## Schedule 6: Allocated Sites (without planning permission as at 31/03/19)

### Harrow & Wealdstone Opportunity Area

Site Number	Allocated Site Number	Total Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1340	Site 7/Regen	4.98	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Road Quarter)	400	Leisure centre, associated car parking and vacant Driving Centre site	Reprovision/refurbishment of recreational uses, community facilities and car parking. Regen housing estimates.
1792	Site 9/Regen	4.1	Station Road, Civic Centre (aka Station Road Quarter)	600	Civic Centre site and car parking	Mixed use development site. Regen housing estimates.
		<b>9.08</b>		<b>1,000</b>		

### Rest of Borough

Site Number	Allocated Site Number	Total Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1246	H10	1.45	London Road, land at Stanmore Station	265	Station car park	Retention of adequate car parking provision. Pre-application stage. TfL to consult with the local community before submitting a planning application in 2019/20.
1783	H2	0.03	Northolt Road, 205-209	7	Derelict buildings	
1802	H6	0.72	Rayners Lane/High Worple, part of Rayners Lane Station car park	127	Station car park	Retention of adequate car parking provision. Pre-application stage. TfL to consult with the local community before submitting a planning application in 2019/20.
1983	H17	0.41	Donnefield Avenue, Canons Park Station	100	Station car park	Retention of adequate car parking provision. Pre-application stage. TfL to consult with the local community before submitting a planning application in 2019/20.
		<b>2.61</b>		<b>499</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 MHCLG 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. The London Plan (Intend to Publish Version, December 2019) sets a minimum housing target of 8,020 additional units in Harrow over the ten-year period 2019/20 to 2028/29. For the purposes of a 'realistic' housing trajectory Harrow has used a housing target of 802 units per annum from 2021/22, as this London Plan has not yet been formally agreed by the Secretary of State.

**B.4** In 2018/19 1,226 net homes were delivered, of which 736 (60%) 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 2018/19
- 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 31/03/2019, 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 31/03/2019
- 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 2019 the council anticipates that completions over the next five years (2020/21 - 2024/25) will exceed London Plan targets. There are 5,165 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,127 net units, while 2,038 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 (2020/21 to 2024/25), 70% (3,591 net units) of Harrow's new housing will be delivered in the Harrow & Wealdstone Opportunity Area and the remaining 30% (1,574 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, Kymberley Road, St Johns Road and on the former Kodak site in Wealdstone. Development is imminent around Palmerston Road/George Gange Way in Wealdstone. Towards the end of the five-year period there is expected to be more major development taking place along the Station Road corridor in

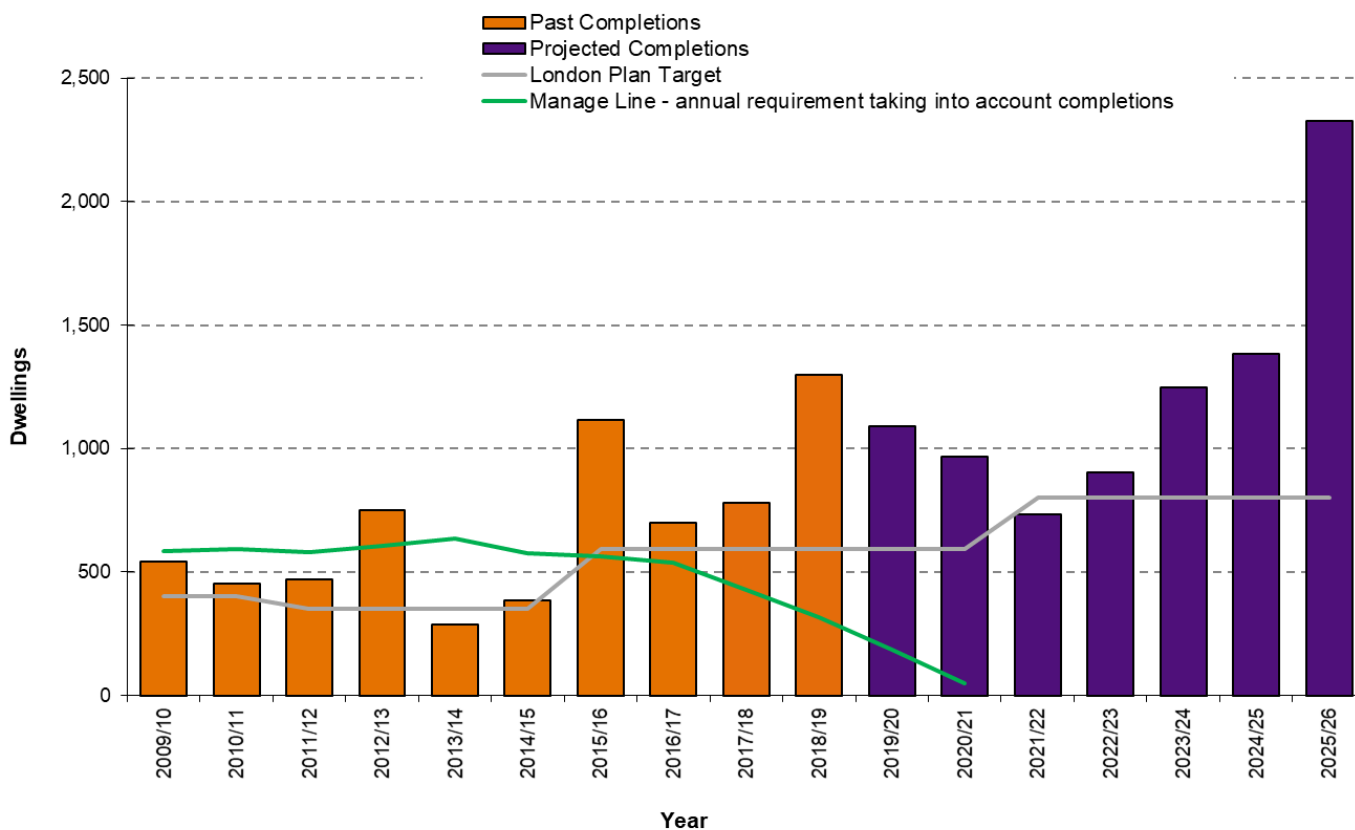


Harrow (Civic Centre, Safari Cinema and Tesco sites) and in Wealdstone, continuing on the Kodak East site; the Leisure Centre/former Driving Centre site. The largest new build developments outside the 'Heart of Harrow' include the Royal National Orthopaedic Hospital, Anmer Lodge in Stanmore and in South Harrow, with the Grange Farm Estate renewal. In addition, a number of TfL station car park sites could be redeveloped for affordable housing and replacement parking in a few year's time.

**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 2018/19 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 5,650 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 2024/25 (no units left to provide) in order to have met targets. In fact, for Harrow, the Manage line shows the borough meeting its target by 2021/22. 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 2020/21 to 2024/25

# HOUSING TRAJECTORY 2018/19

## 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	26/27	27/28	28/29	29/30
<b>Large Sites with Planning Permission Not Started (not under construction at end of 2018/19)</b>																							
Greenhill Way, north side car park (AAP12)	0.193	42																42					
Harrow View, Kodak East (AAP2)	3.478	340															113	113	114				
Headstone Drive, Phase A, Harrow View East (former Kodak) (AAP2)	2.198	650														150	150	175	175				
Heiga Road, 12-22, Interphone House	0.099	31												31									
Lyon Road, Congress House, floors 1-6	0.313	54												54									
Palmerston Road, 55-59	0.214	74												74									
Plot B1 Kodak East, Headstone Drive (AAP2)	0.55	60													60								
Plot C1 Kodak East, Headstone Drive (AAP2)	1.56	290													90	100	100						
Rosslyn Crescent, Miller House	0.164	14												14									
Woodlands Road, Watkins House & former Sea Cadet site	0.507	78											78										
<b>10 sites</b>	<b>9.28</b>	<b>1,633</b>											<b>78</b>	<b>173</b>	<b>150</b>	<b>250</b>	<b>363</b>	<b>330</b>	<b>289</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Small Sites with Planning Permission Not Started (not under construction at end of 2018/19)</b>																							
<b>18 sites</b>	<b>0.34</b>	<b>73</b>											<b>4</b>	<b>28</b>	<b>41</b>	<b>0</b>	<b>0</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 2018/19)</b>																							
Canning Road, Premier House, part 2nd, 3rd & 4th floors	0.066	98													98								
College Road, 102 (AAP15)	0.036	25												25									
Gayton Road, Car Park, former Gayton Library & Sonia Court (AAP22)	0.658	218											218										
Harrow View, Kodak West (former Zoom Leisure) (AAP2)	3.034	177											60	60	57								
Headstone Drive, Phase D7, Harrow View East (former Kodak) (AAP2)	2.9	460												150	150	160							
High Street, 19, Sam Maguires PH (AAP5)	0.145	27											27										
Kymerley Road, Queens House	0.091	92												92									
St. John's Road, 1-3, former Cumberland Hotel, Sheeppcote Road, Victoria Close	0.336	200												200									
<b>8 sites</b>	<b>7.27</b>	<b>1,297</b>											<b>305</b>	<b>527</b>	<b>305</b>	<b>160</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Small Sites Under Construction (at end of 2018/19)</b>																							
<b>6 sites</b>	<b>0.11</b>	<b>22</b>											<b>9</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Sites with Legal Agreement (10+)															
5-11 and 37-41 Palmerston Road and 27-33 Masons Avenue and land adjacent to 47 Masons Avenue (AAP6 part)	0.69	182										91	91		
Harrow View East, Kodak Plots D1, D2, D4, D5 & D6 (uplift of 886 units, additional to 340 units) (AAP 2)	Included above	886										295	295	296	
Lowlands Road, 43-51, Intershop House	0.106	48											48		
<b>2 sites</b>	<b>0.80</b>	<b>1,116</b>									<b>0</b>	<b>91</b>	<b>386</b>	<b>296</b>	<b>0</b>
Sites with Legal Agreement (small)															
College Road, 104 (AAP15)	0.021	7													
St Anns Road, 1-9	0.01	8													
Station Road, 326, Trinity House	0.033	7													
<b>3 sites</b>	<b>0.06</b>	<b>22</b>									<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Allocated and Other Identified Sites (10+)															
Chitstchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Road Quarter) (AAP7/Regen)	4.98	600											200	200	
College Road, 15-29 (Phase 2), adjacent former Post Office (AAP17)	0.09	94												94	
College Road, 76-132 (AAP15 part)	0	0													
George Gange Way, land fronting & Palmerston Road car parks (AAP6 part)	0.36	56												56	
Greenhill Way, Car Park South (AAP13/Regen)	1.2	90												90	
Harrow-on-the-Hill Station area (north and south of the railway line) (AAP18 & 19)	2.11	600												200	200
High Street, George Gange Way, Wealdstone Infills (AAP 5 part)	0.32	100												100	
Station Road, Civic Centre (aka Station Road Quarter) (AAP9/Regen)	4.1	880											300	280	
Tesco/Safari Cinema/V2V Community Church, Station Road (AAP11)	2.1	668												278	190
<b>9 sites</b>	<b>15.26</b>	<b>3,068</b>									<b>0</b>	<b>500</b>	<b>1,298</b>	<b>400</b>	<b>390</b>
<b>Heart of Harrow</b>	<b>33.12</b>	<b>7,251</b>									<b>314</b>	<b>630</b>	<b>520</b>	<b>351</b>	<b>841</b>
															<b>1,249</b>
															<b>1,971</b>
															<b>985</b>
															<b>390</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	26/27	27/28	28/29	29/30	
<b>Large Sites with Planning Permission Not Started (not under construction at end of 2018/19)</b>																									
Bacon Lane, Kilby's Industrial Estate (H15)	0.313	21														21									
Brockley Hill, Royal National Orthopaedic Hospital (GB1)	12.8	347																86	87	87	87				
Chichester Court (Regen)	0.37	26													26										
College Road, 118-134 & Headstone Road, 5-9	0.145	70								70															
Grange Farm Close, Grange Farm Estate (Phase 1) (Regen)	0.6	35													35										
Grange Farm Close, Grange Farm Estate (Phases 2&3) (Regen)	3.5	257														128	129								
Hawthorne Avenue, Churchill Hall	0.164	37																37							
High Street, 29-45, Middlesex House, Edgware	0.29	165											165												
Kenton Road, 414-436, Stewart House	0.294	58														58									
Northolt Road, 190-194	0.018	48																48							
Uxbridge Road, 653-659	0.212	22													22										
Vaughan Road, Vaughan Road Car Park (Regen)	0.121	33																	33						
Waxwell Lane, car park (Regen)	0.337	20													20										
<b>13 sites</b>	<b>19.16</b>	<b>1,139</b>												<b>165</b>	<b>90</b>	<b>83</b>	<b>207</b>	<b>129</b>	<b>0</b>	<b>204</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>0</b>	
<b>Small Sites with Planning Permission Not Started (not under construction at end of 2018/19)</b>																									
<b>156 sites</b>	<b>10.65</b>	<b>325</b>												<b>3</b>	<b>76</b>	<b>129</b>	<b>102</b>	<b>15</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 2018/19)</b>																									
Alexandra Avenue, 219, former Matrix PH (H4)	0.299	60												60											
Church Road, 43, Crazy Horse PH	0.094	12														12									
Common Road, The Princess Alexandra Nursing Home	2.825	64												16	48										
Coverdale Close, Anmer Lodge (R4)	0.95	120																	60	60					
Eastcote Lane, Eastcote Arms PH	0.15	36													36										
Kenton Lane, 323, Kenton Lane Farm, remainder of site (GO6)	0.192	3														3									
Marsh Road, 221, The George PH	0.122	25												25											
Merion Avenue, Jubilee House & 39-45	0.685	167												110	57										
Northolt Road, 180-188, ATS House	0.06	28												28											
Northolt Road, Townsend House & Eaton House (EM1 part)	0.28	116												116											
Pinner Road, 12-22, Quality Hotel	0.34	64												64											



Development Area - sites with pp (10+)	42.25																			
Development Area - sites with pp (<10)	18.45																			
Development Area - sites with legal agreement	1.87																			
Development Area - allocated sites	19.44																			
<b>Total Development Area</b>	<b>82.01</b>																			

<b>TOTAL DEVELOPMENT with PP (Large Sites)</b>											958	836	576	517	379	363	594	436	87	87	0
<b>TOTAL DEVELOPMENT with PP (Small Sites)</b>											160	135	163	143	15	0	0	0	0	0	0
<b>ALLOCATED SITES AND LEGAL AGREEMENTS</b>											0	8	54	239	787	950	1,732	696	438	0	0
<b>PAST COMPLETIONS</b>		528	440	432	738	283	317	1091	655	738	1226										
<b>FUTURE Non-Conventional</b>																					
<b>PAST Non-Conventional</b>		-1	2	5	-18	-2	61	8	33	34	72										
<b>LONG TERM VACANT</b>		15	10	34	29	4	5	16	13	10	2										
<b>TOTAL PAST COMPLETIONS</b>		4,961	542	452	471	749	285	383	1,115	701	782	1,300									
<b>PROJECTED COMPLETIONS CUMULATIVE TOTAL</b>																					
<b>PLAN - London Plan Target (1997-2006)</b>		4,961	542	984	1,465	2,214	2,499	2,882	3,997	4,698	5,480	6,780	7,871	8,840	9,575	10,479	11,728	13,110	15,436	16,568	17,180
<b>PLAN - London Plan Target (2006-2011)</b>		331	400	400																	
<b>PLAN - London Plan Target (2011+)</b>				350	350	350	350	350	593	593	593	593	593	593	802	802	802	802	802	802	802
<b>PLAN - Cumulative London Plan Target</b>		4,262	400	800	1,150	1,500	1,850	2,200	2,793	3,386	3,979	4,572	5,165	5,758	6,560	7,362	8,164	8,966	9,768	10,570	11,372
<b>MONITOR HARROW</b>		699	142	194	315	714	649	682	1,204	1,312	1,501	2,208	2,706	3,082	3,015	3,117	3,564	4,144	4,668	5,998	5,721
<b>MANAGE</b>		-699	577	585	593	581	606	626	577	563	427	536	316	186	48	-237	-980	-3,342	-5,668		
<b>Remaining Years</b>		1	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		



## **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 (as at 31/03/19)	Summary
Site 1	Headstone Manor and environs	25.0	In March 2015 Headstone Manor received £3.6 million from the Heritage Lottery Fund to continue regeneration of the site. This funded works 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, whilst the new visitor centre and café opened in April 2017. Headstone Manor received a National Lottery Heritage Fund (NLHF) Parks for People grand award of £1.5 million in July 2018; £300,000 from the GLA's Greener Capital Grant from the mayor of London; and funding from other sources including Green Grid, Section 106 and Community Infrastructure Levy. In 2019 construction started on another phase of restoration work at Headstone Manor, focussing on the wider parkland in which the Manor House and Museum sit. The Park Project aims to: 'Restore the quality, vitality and attractiveness of the Park, its landscapes, wildlife and natural habitats whilst improving visitor experience, engagement and enhancing skills of volunteers in order to ensure the long term sustainability of the park'.	
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 for. 314 residential units and public open space. By the end of March 2019 136 of these units had been completed. Construction of Phase D7 (460 units and the Green Link) on the Kodak East site started in October 2018 by Barratt Homes. At the end of March 2019 detailed planning permission had also been approved for a further 1,000 units on Phase A and Plots B and C1.	
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.	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site 4	ColArt, Whitefriars Drive	2.40	<p>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.</p> <p>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. Work has also been completed on transforming the historic ColArt head office to provide a creative industries hub, which has been subsidised by the Greater London Authority. The housing development is known as Artisan Place and the creative industries workspace is now Whitefriars Studios &amp; Gallery.</p>	
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 186 residential units (Use Class C3); 1,165 m<sup>2</sup> office floorspace (Use Class B1) and 695 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, subject to legal agreement, with full permission granted in August 2019. This is on the Dellers Cars and Capital Coachworks/Prime Tyres site (5-11 and 37-41 Palmerston Road and 27-31 Masons</p>	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site 6 (contd.)			Avenue and land adjacent to 47 Masons Avenue). There are no planning applications or permissions for the remaining parts of this site.	
Site 7	Harrow Leisure Centre	4.98	This is a Harrow Council Regeneration Scheme, known as the Byron Quarter. Harrow Council is searching for a strategic partner to support this scheme as part of its multi-million-pound regeneration programme.	
Site 8	Civic Amenity and Council Depot, Forward Drive	2.73	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. Planning permission (P/4767/17) for: Redevelopment to provide part single, part two and part three storey building with plant room on roof and part first floor mezzanine incorporating workshop (B1 light industrial), office (B1 use), warehouse (B8 use) and ancillary uses; multi storey car park and external car parking; bin store (demolition of existing buildings) was granted on 22/02/18 and work commenced on 15/03/19.	
Site 9	Civic Centre, Station Road	4.10	This is a Harrow Council Regeneration Scheme, known as Poets' Corner. Harrow Council is searching for a strategic partner to support this scheme as part of its multi-million-pound regeneration programme.	
Site 10	High Road Opportunity Area	n/a	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. 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.	
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	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site 11 (contd.)			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	Planning permission (P/5545/15) granted 7/6/17 for: Redevelopment to provide a part three, four and five storey building to create 42 flats with associated parking and landscaping. New 101 bed Travelodge Hotel opened in December 2017 on remainder of site and at 221-225 Station Road (P/2224/11 granted 07/11/11).	
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 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	Original site allocation estimate of 140 units. 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 194 units including a 14-bed HMO (P/3122/17). See P/5345/15, P/4164/15, P/1092/16, &). In addition 85 flats have been completed at 88 and 116 College Road (P/1239/15, P/0312/16 & P/4480/15).	
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). In September 2018 planning permission was granted for the change of use of Fitz Gym (P/1773/18) to offices (1070 m <sup>2</sup> ). There are no other planning applications or permissions for the remaining parts of this site.	
Site 17	19 to 51 College Road (Harrow Square)	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 and was all complete by the end of March 2019. None of the commercial units were occupied by	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site 17 (contd.)			that time and the library fit-out had not yet commenced. 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. However, in March 2018 Transport for London (TfL) announced that it was working with the council to bring forward a development at Harrow-on-the-Hill station which would provide over 600 homes, 35% of which would be affordable. As well as providing hundreds of new homes, the 2.5 acre development would provide step-free access to the southern station entrance and improve the connection between the north and south of the station. It would also provide new retail, enhanced public realm around the Tube station and better bus station facilities.	
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. However, in March 2018 Transport for London (TfL) announced that it was working with the council to bring forward a development at Harrow-on-the-Hill station which would provide over 600 homes, 35% of which would be affordable. As well as providing hundreds of new homes, the 2.5 acre development would provide step-free access to the southern station entrance and improve the connection between the north and south of the station. It would also provide new retail, enhanced public realm around the Tube station and better bus station facilities.	
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. All residential completed by December 2018 and commercial unit shells in May 2019.	
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	



AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site 22 (contd.)			space (flexible uses comprising A2, A3, B1 and D1); parking; new public open space, landscaping etc. Work underway and whole development likely to be completed by end of 2019.	

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

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	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. Original buildings demolished and temporary replacement car park constructed.	
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 has been converted from offices to a hotel (P/2624/10), with the benefit of a further permission to create further hotel rooms (P/4874/17). The other buildings are still operational facilities. The southern part of the site is largely all earmarked for residential use: a) The Bovis HQ office building was converted to 101 flats in July 2015 (P/3976/14) b) At the end of March 2019 work was nearing completion on the redevelopment 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) c) Work was underway at the end of the monitoring period on the change of use of 180-188 Northolt Road to 28 flats, A Prior Approval consent (P/1374/18) d) 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	Talbot House has been converted to wholly residential use largely 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 Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site EM2 (contd.)			In September 2018 218 apartments were completed at Imperial House (former Ladbroke's offices, now Broad House), which were converted from offices under Prior Approval consents (P/1843/18/PRIOR & P/5067/17/PRIOR). 167 Imperial Drive (Regent's College) remains in educational use.	
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. Development completed in January 2018.	
Site H2	205-209 Northolt Road, South Harrow	0.03	The original buildings have now largely 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 and due to complete in July 2019.	
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 Worples, 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. However, in August 2018 TfL announced that it intends to develop this site for affordable housing, as well as retaining commuter parking on this site.	
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	Planning permission was granted in July 2017 (P/1320/16) 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 Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site H9 (contd.)			Work commenced in August 2017 and was still underway as at the end of March 2019.	
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. However, in August 2018 TfL announced that it intends to develop this site for affordable housing, as well as retaining commuter parking on this site.	
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 H13	Wolstenholme, Rectory Lane, Stanmore	0.25	A planning application by Harrow Churches Housing Association for: Redevelopment to provide 2 x 3 storey buildings (one with a lower ground level) comprising of 59 Extra care home flats (Use Class C3) including communal lounge and ancillary offices; cycle, refuse and electronic buggy stores; 16 car parking spaces (demolition of existing buildings), was granted subject to legal agreement on 26 September 2018 (P/5758/17)	
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	Planning permission (P/5810/17) was granted in December 2018 for the redevelopment of this site to provide 24 houses. Work had not commenced on site by the end of March 2019.	
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. However, in August 2018 TfL announced that it intends to develop this site for affordable housing, as well as retaining commuter parking on this site.	
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/4101/18) was granted in January 2019, subject to legal agreement for: Redevelopment to provide	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site H19 (contd.)			two and three storey building to create nine flats; refuse and cycle storage; parking and landscaping; repositioning of vehicle access from Lowlands Road to Roxborough Park.	
Site GB1	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	41.0	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: <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 was approved on 27/10/15, but has subsequently lapsed.</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 was granted 18/12/15, but has subsequently lapsed.</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). Work commenced in September 2016 and completed in December 2018.</li> </ul>	
Site GB2	Harrow College, Brookshill, Harrow Weald	2.30	In November 2017 work was completed on a new two storey building for use as health and social care educational facility (1,305 m <sup>2</sup> Class D1), which was granted permission on 20/10/16 (P/2080/16). In 2018/19 planning permissions were granted for: <ul style="list-style-type: none"> <li>a) Refurbishment of the LRC Building and external alterations (proposed); demolition of the Ramsey building (retrospective)</li> <li>b) Two storey extension to north and west elevation of the Newton building</li> </ul>	
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 Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
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 Barnet FC, who participate in the National League, the fifth tier of English football (having been relegated from League Two in the 2017–18 season) and London Bees, who play in the Football Association Women's Championship. The Hive is also a community facility offering both artificial and natural grass football pitches for hire. 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. This has not yet been implemented, but a new north stand was completed in July 2017 (P/0002/07, plus later variations).	
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 and completed in April 2018. Whilst this development was contrary to the site's allocated use, a new state funded Hindu faith school is beneficial to the borough. The development is also providing enhanced sports facilities to the wider community, outside of school hours.	
Site G01	Harrow School Estate, High Street, Harrow on the Hill	113.0	The council in conjunction with Harrow School 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. In April 2016 Harrow School submitted a planning application (P/1940/16) for: A new sports building over three levels; a new	



Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/19)	Summary
Site G01 (contd.)			science building over three levels; as well as extensive landscaping and other works. This application was refused in February 2018, under the direction of the Mayor of London and a subsequent Appeal was lodged by the School in August 2018. A Public Inquiry is scheduled for April/May 2019, with a decision expected later in the year.	
Site G02	Belmont Clinic, Kenton Lane, Belmont	0.60	There are no planning applications or permissions for this site. Some refurbishments were completed on the existing building in June 2018.	
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 completed in December 2017.	
Site G04	Harrow Arts Centre car park & ancillary buildings, Uxbridge Road, Hatch End	0.72	Harrow Arts Centre is about to undergo a major programme of renewal. The Arts Centre is a key part of Harrow's cultural strategy. Following a successful bid to the Good Growth fund, which saw the Centre granted £760,000 added to the £1m committed to the project by the council, there will be refurbishment work to the Studio, Boiler House, and workshops to bring them back in to use, and add around 500 m <sup>2</sup> of new space, including artists' studios. DKCM have been engaged to masterplan the site, and the council expects hybrid plans to be submitted during 2019. These will look to add more leisure uses to the site. Other redundant buildings, like the classrooms and rehearsal space, will also be brought back in to use.	
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 has not yet started 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

**D.6** Rayners Lane Estate: The final 70 units (30 net gain) of Phases 3 & 4 of 'Big G' were completed at the end of 2018, which were the final phases of development on this estate. In total nearly 800 new housing units have been completed on this estate, which has been totally transformed and regenerated over a 15 year period.

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

**D.7** 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

**D.8** 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.

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





# Appendix E

## Glossary

- Affordable Housing: Housing units that are affordable by that section of society whose income is below the median household income.
- 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.
- Biodiversity Action Plan: An internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems.
- 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.
- Community Infrastructure Levy (CIL): A planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.
- 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 29 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 all people aged 16-64
- **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.
- **Equivalent Income:** An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.
- **GANTT chart:** A graphical representation of the duration of tasks against the progression of time.
- **General Permitted Development Order (GPDO):** A statutory instrument, applying in England, that grants planning permission for certain types of development (such development is then referred to as permitted development).
- **Green Grid:** A network of interlinked, multi-purpose open and green spaces with good connections to the places where people live and work.
- **Harrow Local Indicators (HLI):** Indicators that have been identified by the local planning authority to monitor and assess the performance of the council in achieving policy targets.
- **Harrow & Wealdstone Opportunity Area:** A major source of brownfield land, as designated in the London Plan, which has significant capacity for development - such as housing or commercial use - and existing or potentially improved public transport access.
- **Housing Trajectory:** Shows Harrow's progress towards meeting its housing supply targets as defined in the London Plan
- **Indices of Deprivation:** The official measure of relative deprivation for small areas in England.
- **Listed Building:** A building that is of national, architectural or historic importance. The Secretary of State (Department for Digital, Culture, Media 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 Local Plan was adopted in March 2016, it is the statutory spatial development strategy for the Greater London area in the United Kingdom that is written by the Mayor of London and published by the Greater London Authority.
- **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 (PM10):** 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. PM10 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 PM10 has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.
- **Ministry of Housing, Communities and Local Government (MHCLG):** The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system.
- **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 UK's largest independent producer of official statistics and its recognised national statistical institute. The ONS is responsible for collecting and publishing statistics related to the economy, population and society at national, regional and local levels. The ONS is independent of ministers and instead report through the UK Statistics Authority to Parliament and the devolved administrations of Scotland, Wales and Northern Ireland.
- 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: A formal request to the local planning authority for planning permission to undertake development. All Harrow planning applications can be viewed on the Harrow Council website via the following link <http://planningsearch.harrow.gov.uk/planning/search-applications>
- Planning Application Reference Number: In Harrow the planning application reference number is in the following format P/0000/00 which represents Planning/Number (0001 to 9999)/Year e.g. P/3524/16.
- 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'.