

Harrow Local Plan Authority's Monitoring Report



Monitoring Period 1 April 2012 - 31 March 2013

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Introduction 1

Authority's Monitoring Report 2012-2013

1 Introduction

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

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

1.3 The latest AMR provides an analysis of performance for the period 1 April 2012 to 31 March 2013. 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
- Orange = 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 2012/13 AMR:

- Most indicators are being met, or are on target to be met
- The 753 net new homes were delivered, well over the target of 350 per annum. These comprised 736 homes from conventional supply, 29 long-term vacant (over 6 months) properties brought back into residential use, and a loss of 12 units of non-conventional supply through conversion or redevelopment of residential care accommodation and HMO premises.
- Large sites delivering housing were Honeypot Lane (a further 163 units), Peel Road (45 Units), Neptune Point (146 Units), Railway Approach (34 Units), Goodwill to All (42 Units), Mill Farm Close (63 units), Rayners Lane Estate phase F (27 Units), Douglas Close (31 Units) and Strongbridge Close (40 Units).
- 364 affordable units were delivered against a plan target of 140 per annum. Of all residential dwellings delivered over the year, 48.3% were affordable housing.
- Over the plan period to date Harrow has delivered 2,157 units against a cumulative London Plan target of 1,500. Over the same period 853 homes were affordable - this equates to 39.5% of all housing completed.
- With the approval of a number of major planning applications and the adoption of the Site Allocations Local Plan, the Borough has a very strong five-year housing supply.
- There continues to be a loss of office space in the Borough with a further loss of -3,220m² in 2012/13, as older stock gets redeveloped. The level of office loss is likely to increase significantly in the next monitoring period due to office to residential Permitted Development coming into effect in May 2013.
- Since 2009 (the beginning of the plan period), there has been a net increase in retail floorspace of 5,623 sqm of which 1,992 sqm was completed in the last year.
- North Harrow centre which was previously the centre with the Boroughs highest vacancy rate at over 23% in 2009/10, has dramatically improved, and now has a vacancy rate at around 6% which is the Borough average.
- All key Green Gird projects for last year were successfully completed.
- Public Transport improvements including bus stop and priority lanes, and work on key junctions are underway.
- There has been no loss of Green Belt or Metropolitan Open Land contrary to Local Plan objectives.
- The Local Plan documents and Harrow's Community Infrastructure Levy were all progressed in accordance with the timetable set out in the Local Development Scheme.

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

Authority's Monitoring Report 2012-2013

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, Metropolitan Open Land and Parks

Green Belt and Metropolitan Open Land

2.1 In total, the Green Belt within Harrow covers over 20% of the total area of the borough and is equivalent to 4.52 ha per 1,000 population (Environment and Open Space). However, while there is a large area of Green Belt land, and public rights of way across many parts of the Green Belt, much of this land is still not accessible to the public. The most publicly accessible sites within the borough are: Stanmore Country Park, Stanmore Common, Bentley Priory Open Space, Grimsdyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.



Picture 2.1 Green Belt at Old Redding

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 2 CS1 Objective 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 2012/13 there was no net loss of designated Green Belt or Metropolitan Open Land in the borough. There were three appeals allowed for inappropriate development on Green Belt or Metropolitan Open Land. These were for an outbuilding to an existing house in the Green belt, a new building at Headstone Garden Centre in the Green belt, and a new mobile phone mast in the Green Belt. As all of these are small scale developments, there is currently no need to review policy.

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.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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Protect the historical and environmental features that contribute to Harrow's character and distinctiveness as a place to live, work and visit ²

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
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2.4 In 2012/13 five of Harrow's 28 parks (18%) are managed to Green Flag standard. These are:

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

2.5 Although the indicator is currently shown as being met, this target may prove challenging going forward given Council's current funding constraints.



Picture 2.2 West Harrow Recreation Ground

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

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

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	<p>Development adversely affecting an Area of Special Character:</p> <ul style="list-style-type: none"> Borough-wide Harrow Hill Area of Special Character Pinner Hill Area of Special Character Harrow Weald Ridge Area of Special Character 	<p>No applications approved for development adversely affecting an Area of Special Character:</p> <ul style="list-style-type: none"> Borough-wide Harrow Hill Area of Special Character Pinner Hill Area of Special Character Harrow Weald Ridge Area of Special Character 		<p>More than one application approved involving development adversely affecting an area of special character over a rolling five year period:</p> <ul style="list-style-type: none"> Borough-wide Harrow Hill Area of Special Character Pinner Hill Area of Special Character Harrow Weald Ridge Area of Special Character

2.7 In 2012/13 there were no applications approved for development adversely affecting an area of special character.

Local Views

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

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

2.9 There were no applications approved in 2012/13 for development adversely affecting an identified local view.

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 application 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 over a rolling five year period

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

2.10 In 2012/13 there were no applications approved for development adversely affecting an identified local view of St. Mary's Church.



Picture 2.3 Protected View of Harrow Hill from Stanmore

Heritage

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

- 28 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 other 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

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

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

2.13 In 2012/13, 17 of the borough's heritage assets were listed on the English Heritage 'at risk' register. Two of the heritage assets at risk are within Bentley Priory, on Harrow Weald Ridge (Bentley Priory - central entrance block and Registered Park and Garden (grade II)). The preparation of the Bentley Priory Open Space Management Plan and the on-going redevelopment of the site, will address both these assets and seek to bring about their positive conservation and eventual removal from the 'at risk' registry.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic 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
CS3 Objective 1					

2.14 In 2012/13 there were no applications approved for development adversely affecting the setting of Harrow Hill.

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

2.15 In 2012/13 there were no applications approved for development adversely affecting a heritage asset (excluding enabling development).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	HER4	Development in Edgware centre (LB Harrow 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

2.16 In 2012/13 there were no applications approved for development within the Harrow part of Edgware Major Centre adversely affecting a heritage asset.

Heritage Assets - Listed Buildings

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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Protect the historical and environmental features that contribute to Harrow's character and distinctiveness as a place to live, work and visit **2**

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
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2.17 Harrow's local list of buildings of architectural or historic importance was last updated in March 2013. There are currently 758 buildings and structures on the Harrow local list.



Picture 2.4 Headstone Manor - Grade 2 Listed

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

2.18 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.

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

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

2.19 In 2012/13 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
CS6 Objective 6	HER8	Development adversely affecting the setting of Harrow Arts Centre	No application approved for development adversely affecting the setting of Harrow Arts Centre		No site allocation setting clear parameters for development of the car park site by end 2012/13

2.20 In 2012/13 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 4 2013 and sets clear parameters for the development of the Arts Centre car park and ancillary buildings (site G04).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	HER9	Completion of Bentley Priory restoration and redevelopment	Complete by end 2013/14		Works stall by end 2012/13

2.21 In 2012/13 the restoration and redevelopment of the former RAF Bentley Priory site was well underway. Completion of the development is scheduled for 2013/14. The Museum was formally opened in September 2013 and will open for general admission in early 2014.



Picture 2.5 Bentley Priory Restored

Heritage Assets - Conservation Areas

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	HER10	Conservation areas with adopted supplementary planning documents, area appraisals and management strategies	100% by 2017/18		Less than 70% by 2014/15
CS1 Objective 18					
CS3 Objective 1					
CS5 Objective 6					
CS6 Objective 1					
CS7 Objective 1					

2.22 Harrow has a total of 28 Conservation Areas across the borough. 20 of these (71%), currently have up-to-date Conservation Area Appraisal and Management Strategy, are afforded weight as a material planning consideration through provision within a recently adopted supplementary planning document. The adoption of the Stanmore and Edgware SPD, expected in December 2013, will add a further six conservation areas to this list, bringing the figure of CAs in active management by the Council up to 93%.

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

Heritage Assets - Parks & Gardens

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 In 2012/13 none of Harrow's four historic parks & gardens were covered by an adopted management plan, representing coverage of 0%. Work is underway on preparing a management plan for the Bentley Priory Grade II Registered Park & Garden, and an SPD for Harrow School is also being developed that includes Harrow Park. The completion of both of these will see the 2016/17 target being met but currently the target is shown as amber.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	HER12	Up to date list of locally important historic parks and gardens	Review list every five years		No review by end 2016/17 No further review by end 2021/22

2.24 Harrow's local list of locally important historic parks and gardens was not reviewed during the last monitoring period. The Council is proposing to undertake a review and call for sites in 2014/15.

Local Character

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

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

2.26 On 11th April 2013, following consultation during the 2012/13 monitoring period, the Council adopted an SPD to better explain and amplify the Core Strategy policy on garden land development. In 2012/13 there were two appeals allowed for garden land development, both of which were prior to adoption of the SPD.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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Protect the historical and environmental features that contribute to Harrow's character and distinctiveness as a place to live, work and visit ²

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 suburban character over a rolling three year period
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2.27 In 2012/13 there were no appeals allowed for development adversely affecting Metroland and suburban character.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	LC4	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

2.28 In 2012/13 there were no appeals allowed for works to protected trees.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 1	LC5	Area Action Plan adopted for Harrow & Wealdstone Intensification Area	Adopt area action plan by end 2013/14		No examination in public of area action plan during 2012/13

2.29 On 8th October 2012 the Council submitted the Harrow & Wealdstone Area Action Plan to the Planning Inspectorate for independent Examination in Public (EiP). Public hearing sessions were held on 22nd, 28th and 30th January 2013. Following receipt of the Inspector's report in June 2013 the Council adopted the Plan on 4 July 2013.

Biodiversity

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

2.31 Habitats selected are:

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

2.32 Species selected are:

- Bats
- Heath Spotted Orchid

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

- Reptiles and Amphibians
- Southern Wood Ant

2.33 The Plan can be viewed on the council's website:

http://www.harrow.gov.uk/info/200023/conservation/1260/harrow_biodiversity/1.

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

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



Picture 2.6 Natural Greenspace

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

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

2.35 The number of Local Sites of Importance for Nature Conservation (SINCs) in the borough increased from 30 to 44 in 2013 as a result of the adoption Harrow Local Plan Site Allocations document in July 2013. This has resulted in a temporary reduction in the percentage of Local Sites positively managed for conservation when compared with previous years monitoring. In 2012/13, 17 of the of the 44 had a management strategy that had been, or was in the process of being, implemented which equates to 39%.

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

2.36 In 2012/13 there were no applications approved for development adversely affecting the functional flood plain.

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 Harrow's Biodiversity Action Plan includes the Earth Project as an action to utilise Newton Farm Ecology Park for courses in wildlife-friendly horticulture and Harrow's Green grid project will aim to deliver improvements at Roxeth Recreation Ground as part of the 2013/14 programme.

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

2.38 Improvement works along the Belmont Trail have taken place over the past two years as part of the Green Grid. Projects identified for 2013/14 include improvements to the Belmont Trail to the north of Belmont Circle.

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

Authority's Monitoring Report 2012-2013

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

Investment and Community Infrastructure

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

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

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

Infrastructure - General

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

3.3 Contributions towards Infrastructure 2007/08 - 2012/13 shows that S.106 contributions towards infrastructure have varied considerably over the past five monitoring periods, peaking at £8,771,315.60 in this monitoring period. This is largely due to the Kodak site being granted permission, which has contributed the vast amount of the S.106 obligations.

Infrastructure	Amount Contributed (£)					2012/13
	2007/08	2008/09	2009/10	2010/11	2011/12	
Public Transport	-	£125,000	£540,000	£578,000	£250,000	£14,470
Highways/Infrastructure	£55,000	£80,000	£219,692	£364,457	£90,000	£3,376,320
Green Belt	-	-	-	£260,000	-	
Public Open Space	£350,000	-	-	£162,325	-	£9,730
Parks	£7,050	£50,000	£25,000	£43,850	£100,000	£1,360
Community Services	-	£250,000	£6,759	£81,218	£53,440	£1,710,000
Leisure/Sports Ground	£500,000	£536,973	£85,331	£15,000	-	£1,980,000
Drainage	£55,000	£10,000	£10,000	-	-	£176,000
Health Care	-	£50,000	£99,885	£125,000	£35,000	£313,835.60
Public Art	-	£50,000	-	-	£50,000	
Education	-	-	-	£188,694	£177,622	£1,189,600

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

Infrastructure	Amount Contributed (£)					2012/13
	2007/08	2008/09	2009/10	2010/11	2011/12	
Total	£967,050	£1,151,973	£986,667	£1,818,544	£756,062	£8,771,315.60

Source: Harrow Council, Design & Conservation

Table 1 Contributions towards Infrastructure 2007/08 - 2012/13

3.4 Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2012/13 represents a 889% net growth against 2009/10. However, this is an exception, given that the Kodak development represents one of the largest development schemes to be granted in the Borough over the past decades and for the foreseeable future. Nevertheless, it is anticipated that contributions in 2013/14 will also be above average as developers seek to complete their planning applications prior to the Borough introducing its Community Infrastructure Levy, which will effectively replace S106 contributions from development for the provision of strategic infrastructure.



Picture 3.1 New Children's Playspace

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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3 Enhance the infrastructure, environment and other resources which make Harrow a desirable place to live, work and visit

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)
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3.5 In 2012/13 there were no appeals allowed for development not demonstrating adequate infrastructure capacity.

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

3.6 No London Plan revisions affecting the Harrow & Wealdstone Intensification Area designation were proposed or adopted in 2012/13.

Infrastructure - Educational

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 2012/13 and annually thereafter to 2015/16

3.7 The Council agreed its School Place Planning Strategy in February 2010 to meet the increasing demand for school places that is primarily birth rate driven. Harrow has been opening additional temporary Reception classes since 2009, with an escalating trend. 5 additional Reception classes were opened in 2009 and in 2010, 8 additional Reception classes in 2011 and 12 additional Reception classes opened in September 2012, a 50% increase above September 2011. An additional Year 1 class was also opened in October 2011.

3.8 In July 2011, Cabinet agreed a school expansion programme as part of the School Place Planning Strategy. The strategy aims to secure sufficient primary school places through the creation of additional permanent places, supplemented by planned bulge classes and contingency bulge classes, opened if required.

3.9 On 20th June 2012, Council approved the first of two phases of permanent school expansions. Phase one saw the expansion of 9 primary schools (Camrose Primary; Cedars Manor School; Glebe Primary School; Marlborough Primary School; Pinner Park Infant and Nursery School; Pinner Park Junior School; Stanburn First School; Stanburn Junior School; and Vaughan Primary School). £14M in funding has been secured from the Government towards the projected £26.2M cost of delivering these expansions which are now into the construction phase of development, delivering a further 270 primary school places.

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

3.10 The target number of permanent expansions in Phase 2 of the primary school expansion programme is around 13 forms of entry (a further 390 places). In November 2012 Cabinet agreed that the 2nd phase of primary schools should be moved to the statutory process for permanent expansion. Since then work has been progressed with schools to identify the schools that will be proposed for expansion.

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

3.11 The Harrow & Wealdstone Area Action Plan allocates one site (the Teachers' Centre in Wealdstone) for a new secondary school. In September 2012 the Avanti House School took occupation of the site providing a temporary new Free School. The Avanti House School has subsequently announced that its long term accommodation needs will be met on a site in the London Borough of Barnet. Harrow Council is now going to provide a secondary school on the Wealdstone site subject to funding being secured in 2014 with anticipated completion in 2016.

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

3.12 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.

Infrastructure - Health

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 2013/14

3.13 On 21st March 2013 the Council resolved to grant planning permission for the comprehensive, phased redevelopment of the Royal National Orthopaedic Hospital (P/3191/12). This replaced an early planning application, which was not progressed as it failed to secure the necessary funding required to trigger the Hospital's PPI agreement. It is anticipated that the phase one works of the new planning permission are unlikely to commence on site until 2014/15, and therefore the local plan target date for completion of the new hospital will not be met.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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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 no funded proposals for delivery by end 2020/21
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3.14 The Harrow & Wealdstone Area Action Plan allocates one site (Lyon Road) for mixed use development to include a new health facility. This development received planning permission in May 2012, and included within 1,500sqm for the provision of a new GP surgery. As to date, development of this scheme has not commenced. The Site Allocations Local Plan allocates three further sites (Amner Lodge, Roxeth Library & Clinic and Belmont Clinic) for redevelopment including replacement health care facilities. No new GP led surgeries or polyclinics were completed during 2012/13.

Infrastructure - Sport

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 preparation by end 2011/12

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

3.16 The Council currently has no plans to prepare a Cultural Strategy.

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		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

3.17 Following the rebuilding of Whitmore High School under the Building Schools for the Future programme, a new Multi-use Games Area (MUGA) has been developed which is available for community as well as school use. A similar facility is being planned for Hatch End High School.

3.18 MyPlace is a multi-million pound government programme to deliver world class places for young people. In a partnership approach, Harrow Council and Watford Football Club's Community Sports and Education Trust successfully joined together to bid for funding to demolish and replace the Cedars Youth Centre at Chicheley Road in Harrow Weald. The new state of the art facility incorporates a gym and changing

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room facilities, climbing wall, social area, arts and crafts room, music and drama room, café and external multi-use games area providing an excellent communal space for its users. The project particularly targets young people in Harrow from disadvantaged backgrounds.

3.19 In May 2013, John Lyon School decided to close its Sport Centre to member and external users. The popularity of the Sports Centre brought a high volume of users to the School, giving rise to parking issues. While the Sports Centre will continue to be used for school purposes its closure to the public represents a loss of community access to a significant facility.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 3	ICI11	Completion of The Hive sport development	Completion of The Hive sport development by 2016/17		Complex not substantially complete by 2014/15

3.20 The Hive Football Centre in Camrose Avenue, Edgware which opened in December 2009 is a major sporting hub in the borough managed by Barnet Football Club, offering modern state-of-the-art facilities for local people.

3.21 The completed first phase provides two full size all-weather floodlit artificial pitches (divisible into six smaller pitches) and grass pitches, including dedicated training areas. The ground floor of the main building provides changing and associated facilities. Work on Phase Two commenced in the current monitoring period and includes a stadium, floodlighting and further indoor sports facilities to enable the complex to become an FA Centre of Excellence. Unfortunately, the stadium and floodlighting erected did not accord with the approved plans. An application for retrospective planning permission was not granted by the Council in September 2013 and as such the works are now on hold awaiting the outcome of an appeal and enforcement notice issued by the Council.

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

3.22 As well as being the new home to Barnet Football Club, and despite the current planning issues associated with the completion of Phase two works, The Hive is a community facility, working in partnership with Harrow Council, and offers the following facilities for hire: 2 full size 3G astro turf pitches; 7-a-side football pitches; Various sized grass pitches for hire; Wheeled portable goals; Meeting rooms; and changing rooms at competitive rates. Also available for community use are a gym, banqueting facility (capacity 500 people) and the Amber Lounge (bar/eatery).

Infrastructure - Community

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

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3.23 In 2012/13 there was a net gain of 9,157 m² floorspace of D1 Use Class (Non-residential Institution), compared to 14,592 m² in 2010/11 and 11,789 m² in 2011/12. Over the same period there was a net gain of 3,243 m² of D2 (Assembly and Leisure), compared to 2,926 m² in 2010/11 and a net loss of 115 m² in 2011/12. Although the net proposed floorspace in 2012/13 is not as high as in 2008/09 and 2010/11, it still shows that there is a positive trend for more community facilities in the borough (Table 2 'Permissions & Net Losses/Gains of Floorspace for Community Uses').

Use Class	Permissions for Development					Net Loss/Gain Floorspace (m ²)				
	08/09	09/10	10/11	11/12	12/13	08/09	09/10	10/11	11/12	12/13
D1 (Non-residential Institution)	122	126	145	128	122	13,777	10,857	14,592	11,789	9,157
D2 (Assembly & Leisure)	34	27	33	17	18	5,816	838	2,926	-115	3,243
Total	156	153	178	145	140	19,593	11,695	17,518	11,674	12,400

Note: These figures include improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed.

Source: Harrow Council, Economic Development, Research & Enterprise

Table 2 Permissions & Net Losses/Gains of Floorspace for Community Uses

3.24 In 2012/13 there was a slight decrease in the amount of floorspace proposed for Health & Community facilities, 33,707 m² compared to 34,009 m² in 2011/12. However, there was a significant increase in the amount of floorspace completed in the past year, 12,632 m² compared to 7,446 m² in 2011/12. In the same period the number of permissions fell from 83 to 60, whilst the number of developments completed was up by two to 45 (Table 3 'Health and Community Facilities 2010/11 - 2012/13'). The majority of these completions related to schools, with the most significant of these being alterations to form a Sixth Form Centre at John Lyon School, Middle Road, Harrow (329 m²). However, the new Harrow Central Mosque, Station Road, Harrow (5,728 m²) was the largest community facility to be completed in 2012/13.

Type of Development	2010/11				2011/12				2012/13			
	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)
Arts	2	124	-	-	-	-	-	-	-	-	-	-
Care Homes	3	3,983	2	453	8	7,750	1	193	4	9,561	3	1,656
Churches	4	211	-	-	5	1,013	1	1,858	3	75	3	0
Cinemas	-	-	-	-	-	-	-	-	-	-	1	0
Community Centres	6	3,967	3	3,149	2	322	4	845	2	2,190	2	522
Day Care	-	-	-	-	1	71	-	-	-	-	-	-
Day Nurseries	7	130	-	-	2	198	2	600	4	331	2	335
Education	25	8,072	3	3,197	20	8,188	5	1,881	6	1,398	5	266
Function Rooms	-	-	-	-	-	-	-	-	1	1,937	-	-
Gyms	-	-	-	-	-	-	-	-	2	1,231	2	1,765
Halls	1	0	2	310	1	82	-	-	2	93	-	-
Health/Medical Centres	11	876	3	128	9	1,018	4	234	8	3,332	7	479
Hospitals	1	0	-	-	-	-	-	-	2	0	-	-

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Type of Development	2010/11				2011/12				2012/13			
	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)
Libraries	-	-	1	0	1	1,358	-	-	-	-	-	-
Museums	1	1,905	-	-	2	0	-	-	-	-	-	-
Nursing Homes	-	-	-	-	1	11,728	-	-	-	-	-	-
Schools	42	2,913	19	22,419	24	1,505	24	1,835	23	12,374	15	712
Sports Facilities	10	3,472	1	1	6	776	1	0	2	30	4	1,169
Swimming Pools	-	-	1	21	-	-	-	-	-	-	-	-
Temples & Synagogues	1	5,728	-	-	1	0	1	0	-	-	1	5,728
Total	114	31,381	35	29,764	83	34,009	43	7,446	60	33,707	45	12,632

Note: These figures include improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed and completed.

Source: Harrow Council, Economic Development, Research & Enterprise

Table 3 Health and Community Facilities 2010/11 - 2012/13

3.25 Hatch End Library opened in the main Harrow Arts Centre building on 27th March 2012 and has since had an increased level of visits. There are exciting plans to involve the new library with cultural activities at the Arts Centre. The old library building will become a dance/exercise studio.

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

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

3.27 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. It is anticipated that the new space will be completed by March 2014.

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

3.28 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.

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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. 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.

Transport

3.29 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

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 & Wealdstone stations	Maintain and where possible increase the number of services serving Harrow on the Hill and Harrow & Wealdstone stations		Reduction in capacity of peak train services

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

3.31 The following table shows the crush load capacity of peak time Metropolitan line services at Harrow on the Hill Station:

		AM Peak	PM Peak
Northbound	Uxbridge branch	10,420	10420
	Moor Park branch	10,420	10420
Southbound	Uxbridge branch	9,378	9378
	Moor Park branch	7,294	8336

Table 4 Passenger Capacity of Metropolitan line services at Harrow on the Hill Station (2010)

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

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

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

		AM Peak	PM Peak
Northbound	London Overground	5,593 (peak period not specified)	

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

Table 5 Passenger Capacity of Metropolitan line services at Harrow on the Hill Station (2010)

3.35 Transport for London's current upgrade plans would see capacity improvements and journey time reductions on the Bakerloo line completed by 2018.

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

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 to ticket hall and platforms		Not included in revised Mayor's Transport Strategy by end 2020/21

3.37 Harrow's Local Implementation Plan for the period 2011/12-2013/14 maintains a commitment that the Council will lobby Transport for London to improve the quality, capacity and accessibility of Harrow on the Hill Station. During 2012/13 the Council held preliminary meetings with the GLA and TfL on this matter, in relation to a commercialization pilot scheme being advanced by TfL that considered options for maximising the beneficial use of their existing property assets at or around the station. This work is still on-going but has potential to be developed further into a comprehensive masterplan for the station and its surrounds. At the present time however the upgrade of the station is not included in the Mayor's current Transport Strategy and therefore the indicator is currently shown as amber.

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Picture 3.2 Harrow on the Hill Station Entrance

Transport Infrastructure - Buses

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 junction not improved or no funded proposals for improvement by 2016/17 50% of key junction not improved or no funded proposals for improvement by 2020/21

3.38 Harrow's Infrastructure Assessment and Delivery Plan identifies 12 of the Borough's 21 key junctions which have identified capacity problems in one or both of the peak periods and serve key bus routes. These are:

- London Road/Brockley Hill, Stanmore

Proposed reduction in speed limit from 40mph to 30mph, new pedestrian refuge islands and road markings. Works planned to be completed by end of March 2014.

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- Honeypot Lane/Streatfield Road/Taunton Way, Queensbury

New road markings were introduced on the roundabout to provide better circulation and stacking capacity.

- Northolt Road/Petts Hill, South Harrow

This scheme was completed in 2010/11. It encompassed road widening to accommodate two additional lanes, cycle tracks and new footways, beneath a wider span bridge.

- Station Road/Hindes Road, Harrow

Scheme proposed in 2014-15

- Station Road/Greenhill Way, Harrow

Scheme proposed in 2014-15

- Headstone Drive/Harrow View, Wealdstone

Proposed traffic signal junction improvement works as part of S106 funding from Kodak site re-development. Site data collection and surveys are being currently carried out for initial assessment.

- Uxbridge Road/High Road/Brookshill, Harrow Weald

No improvements planned

- Uxbridge Road/Pinner Green/Elm Park Road, Pinner

TfL signal timing review 2014-15

- Pinner Road/George V Avenue/Headstone Lane, North Harrow

New signal phasing introduced in 2011-12

- Wemborough Road/Whitchurch Lane/Honeypot Lane, Stanmore

Modernised in 2012-13 as part of cycle improvement scheme

- Kenton Road/Kenton Lane, Stanmore

These signal come under Brent Councils responsibility under a boundary agreement

- Headstone Road/Greenhill Way, Harrow

Recently modernised under the TfL signals programme

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 13 CS2 Objective 13	TRA4	Improved orbital bus routes	Additional orbital bus route(s) by 2025/26		No delivery or funded proposals for delivery of additional orbital bus routes by 2017/18

3.39 Harrow's Local Implementation Plan for the period 2011/12-2013/14 maintains a commitment that the Council will work with Transport for London to improve orbital bus links. During 2012/13 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.

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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 2013/14

3.40 The provision of additional bus standing space in Kimberley Road in Harrow town centre is included in the Council's current local implementation plan, which is funded by Transport for London. During 2012/13 the Council commissioned a study of the public realm (including traffic circulation) of Kymberley Road/Clarendon Road/Headstone Road and the adjacent part of College Road, within Harrow town centre. Proposals for additional bus standing space in Kimberley Road are being developed as a part of the town centre initiative, which is programmed for completion in March 2014.

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 route(s)

3.41 During 2012/13 there was no overall change in the number of bus routes serving Harrow town centre and Wealdstone. The ability to increase routes serving Harrow town centre is linked to the achievement of improved bus standing capacity at the station (see indicator TRA5 above).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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: <ul style="list-style-type: none"> Sudbury Hill local centre South Harrow centre Hatch End centre Harrow Weald centre Kingsbury/Queensbury centres Kenton/Belmont centres

3.42 During 2012/13 there were 30 accessibility improvements to bus stops in Harrow, funded by Transport for London through Harrow's Local Implementation Plan, bringing the proportion of the Borough's accessible standard bus stops to 82%.

3.43 Of the improvements during 2012/13, 0 were within Sudbury Hill local centre, 1 was within South Harrow district centre and 6 were within Hatch End local centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA8	Completion of Rayners Lane bus priority scheme	Complete by end 2012/13	Met	Works stall by end 2011/12

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3.44 The Rayners Lane bus priority scheme was identified through Harrow's Local Implementation Plan and was completed in 2012/2013.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA9	Completion of Elm Park Road/Cannon Lane/Rayners Lane bus stop accessibility corridor	Complete by end 2012/13	Met	Works stall by end 2011/12

3.45 The Elm Park Road/Cannon Lane/Rayners Lane bus stop accessibility corridor was identified through Harrow's Local Implementation Plan and was completed in 2012/13.

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	Not Met	Works stall by end 2011/12

3.46 The Pinner Road bus priority scheme was identified through Harrow's Local Implementation Plan and has been postponed due to high costs. Other funding sources to be investigated.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 4 CS8 Objective 3	TRA11	Implementation of Stanmore Hill and Edgware Road bus stop accessibility schemes	Complete by end 2012/13	Met	Works stall by end 2011/12

3.47 The Stanmore Hill and Edgware Road bus priority schemes were identified through Harrow's Local Implementation Plan and were completed in 2012/13.

Transport Infrastructure - Harrow Local Implementation Plan schemes

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	Met	As set out in the LIP

3.48 Implementation of the schemes identified in the Transport Local Implementation Plan (LIP2), which was agreed by Harrow Council's Cabinet and the Mayor of London, has now begun:

- A new public realm scheme was introduced around Mollison Way in Edgware ward (Mollison Way). This cost around £1.1 million and provided improvements to road safety, traffic congestion, access to bus stops, improved road crossing facilities, local community areas where people could sit and socialise, improved local personal security as well as a local historic heritage trail commemorating the area's aviation history.
- Around 80% of bus stops in the borough are now Disability Discrimination Act (DDA) compliant and in addition 87% are suitable for the more accessible low floor buses, compared to 79% in 2010/11
- New 20 miles per hour (mph) zones were introduced around Priestmead School and Cannon Lane Infant and Junior Schools, and consultation has been completed on two further 20 mph zones proposed for Belmont First and Middle School and St John's Church of England School.

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- New Local Safety Schemes were introduced along Shaftesbury Avenue, Whitchurch Lane, Honeypot Lane and Streatfield Road. Localised waiting restrictions are due to be implemented shortly Eastcote Lane, Alexandra Avenue, Culver Grove, Rickmansworth Road, Uxbridge Road (Harrow Weald) between High Road (HW) and Elms Road, High Road (Harrow Weald) north of Elms Road following completion of the informal and statutory consultation processes.
- Approximately 2.8 km of cycle lanes have been upgraded across the borough. Future proposals for improvements include Suffolk Road to Lincoln Road (new route through open space and new bridge across Yeading Brook; Vernon Drive to Wemborough Road (new dedicated route to avoid existing footpath conflict outside Synagogue); and Sherwood Road to Northolt Road (route through stopped up highway).
- Improvements for cyclists were introduced along Long Elmes, Brookshill, College Road, Streatfield Road and Marsh Lane. These improvements included contra flow cycle lanes, on carriageway markings, improved signage and alterations to refuges.
- Improvements to parking facilities were made at junctions to improve visibility and safety at junctions across the borough
- A traffic management scheme was introduced in the Kingshill Avenue area. This reduced traffic congestion, reduced speeds and improved overall safety.
- Reductions in the speed limit were introduced along Warren Lane and improvements were made to the junction at the entrance to the former BAE site
- Work continued along the Belmont Trail, a new off-road cycle route in the borough. The work has improved signage and drainage along the route. Surfacing and significant planting took place at various locations along the route. In addition, accessibility improvements along Montrose Walk took place which will enable improved access for cyclists and pedestrians.
- Controlled Parking Zones extensions were introduced across the borough enabling improved management of available parking in the borough. These CPZ extensions were in South Harrow and Rayners Lane. Further CPZ proposals are currently being advanced for Pinner; Belmont Circle; around Hatch End, Canons Park, Queensbury and North Harrow stations; Devonshire Road; and Welbeck Road / Scott Crescent / The Arches area in South Harrow.
- Changes were made to disabled bays resulting in 23 new disabled bays which were introduced at the request of residents where residents met the agreed Harrow criteria for their introduction. In addition 21 H-bars were introduced to help disabled residents maintain access to their properties.
- A new path improving disabled access from Stanmore Hill to the footway was introduced enabling access to the available disabled parking facilities
- A new £100k congestion relief scheme along the Stanmore Hill corridor began in 2011/12 and was completed in 2012/13. This links five sets of traffic signals at three junctions which has improved traffic flow.
- An allocation of £100,000 is included in the 2013/14 programme for measures to reduce the number of killed and seriously injured accidents throughout the borough. An assessment of particular accident trends has identified suitable treatments for the Marsh Road junction with High Street and Station Approach which includes kerb realignment and a slightly raised area at the existing zebra crossing facilities, and College Road, Greenhill to remove the 3 arm zebra crossing on College Road and replace it with 2 separate zebra crossings on the pedestrian desire lines.
- The borough held around 28 travel awareness events promoting sustainable forms of transport and the uptake of electric vehicles
- Cycle training has been provided to 2,000 children and 900 adults - An additional £30k has been allocated for new cycle projects in 2013/14.
- Travel information maps have been supplied to seven high schools in the borough. These include detailed information on walking, cycling and public transport including local distances and journey times.
- Walking and public transport maps were made available for all primary school in the borough. These are aimed at helping reduce the school run.
- Cycle clubs have been introduced at three high schools in the borough. These include a syllabus in curriculum time covering bike maintenance, route planning and cycle training. In addition, a major high

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school pedestrian safety initiative produced 8,000 Oyster card holders designed by the students that contained road safety messages.

- Doctor Bike sessions were held at nine primary schools and six secondary schools in the borough. These sessions fixed bikes for staff, parents and pupils at the schools.

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

3.49 The Station Road Major Scheme was identified through Harrow's Local Implementation Plan with a funding allocation of £50,000 for the period 2013/14 to undertake a feasibility study of proposed option improvements and will be complete by the end of 2013.

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 2013/14

3.50 The Legible London signing scheme for Harrow town centre and Wealdstone commenced with design work in 2012, and the first tranche of signs being implemented in 2013/14. The remainder of the scheme will be complete in 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA16	Implementation of footway maintenance (High Worples to 383 Alexandra Avenue)	Project complete by 2021		Project not underway by end 2012/13

3.51 The High Worples/Alexandra Avenue footway maintenance scheme was identified through Harrow's Local Implementation Plan and was completed in 2012.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA17	Rayners Lane accessibility major project (including link to Strongbridge Close)	Project complete by 2021		Project not underway by end 2011/12

3.52 The Rayners Lane major project was identified through Harrow's Local Implementation Plan and was completed in 2012.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA18	Northumberland Road 20mph zone	Scheme implemented by 2015		Scheme not submitted to TfL by end 2011/12 Project not underway by end 2013/14

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3.53 The Northumberland Road Major Scheme was identified through Harrow's Local Implementation Plan however no funding has been received. Further bids for funding may be forthcoming after the next LIP review.

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

3.54 On 11th July 2012 the Council granted outline planning permission for the comprehensive, phased redevelopment of the Kodak site including the former Kodak sports ground west of Harrow View. The approved scheme includes a green pedestrian link between Headstone Drive and Harrow View (i.e. across the main Kodak site) and between Harrow View and Headstone Manor (i.e. across the former sports ground). The latter part of the link is included in the first phase of the approved scheme and is expected to be delivered 2014/15.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 4	TRA20	Implementation of Stanmore Hill/Uxbridge Road signal work/congestion relief scheme	Complete by end 2012/13		Works stall by end 2011/12

3.55 The Stanmore Hill/Uxbridge Road signal work/congestion relief scheme was identified through Harrow's Local Implementation Plan and was completed in 2012/13

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 6	TRA21	Implementation of the Long Elmes/College Avenue/The Avenue cycle improvement scheme	Complete by end 2012/13	Met	Works stall by end 2011/12

3.56 The Long Elmes/College Avenue/The Avenue cycle improvement scheme was identified through Harrow's Local Implementation Plan and was completed in 2012/13

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 3 CS8 Objective 4	TRA22	Investigation and implementation of signing strategy for London lorry ban	Complete investigation by end 2013/14 Implement by end 2015/16		Investigation not commenced by end 2012/13 Implementation not commenced by end 2014/15

3.57 Investigation and implementation of a signing strategy for Harrow's Freight Traffic was identified through Harrow's Local Implementation Plan and was carried out in 2013 with completion in 2014.

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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 1	TRA23	Implementation of Streatfield Road/Christchurch Avenue cycle improvements	Complete by end 2012/13		Works stall by end 2011/12

3.58 The Streatfield Road/Christchurch Avenue cycle improvement scheme was identified through Harrow's Local Implementation Plan and was completed in 2012/13.

Transport Infrastructure - Public Realm Works

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 highway signage in: <ul style="list-style-type: none"> • 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 Circle centres 	Renewal/rationalisation of street furniture and signage by end 2025/26		No published programme for rationalisation/renewal by end 2017/18 No funded proposals for implementation by end 2020/21

3.59 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
CS6 Objective 5 CS7 Objective 4	TRA25	Investment in public realm and way finder sign improvements between: <ul style="list-style-type: none"> • Hatch End centre and Hatch End Station • Stanmore and Stanmore Station 	Additional signs within 2 years as part of the Legible London scheme.		No improvements or new way finder signs have been built.

3.60 This scheme has not yet commenced but the Legible London signs are currently being devised and are expected to be implemented in 2014.

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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 plans for improvements or new way finder signs by end 2016/17

3.61 This scheme has not yet commenced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA27	Secure agreement with London Borough of 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 2013/14

3.62 The Council plans to work together with the London Borough of Brent in forthcoming years to secure improved pedestrian connectivity between Kenton Station and Northwick Park Station. A meeting was held with Brent regarding their proposed draft Egdware Town Centre management plan where it was agreed to work collaboratively on the framework, in particular, the junction, urban realm and bus routing improvements.

Transport - Outcomes

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA28	Proportion of trips made by public transport	Reduce the proportion of trips made by car from a baseline (currently 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 2013/14, 2016/17, 2019/20, & 2022/23

3.63 The London Travel Demand Survey (2013) shows that 20% of journeys are made by public transport within Harrow (bus 12%, underground 6%, rail 1% and taxi 1%). A further 29% are made by bike or walking. Currently 51% of journeys are still made by car - a reduction of 0.9% on baseline.

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 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

3.64 During 2012/13 there were five (Honeypot Lane, Goodwill To All, Mill Farm Close, Rayners Lane Estate, Douglas Close) applications approved for major development in areas of low public transport accessibility that did not enhance the PTAL of the site.

Green Grid

3.65 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 £200,000 per annum, with this sum being matched by contributions from developers, grants and work in kind provided by volunteers.

3.66 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 two years has promoted volunteering across the borough and involved the planting of over 17,000 bulbs, nearly 12,000 trees, shrubs, wildlife attracting perennials, ferns and some street trees across the borough.

Objective Number	Indicator Number	Indicator	Target	Status	Trigger
Strategic Objective 2	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
CS1 Objective 5					Less than 60% of projects funded and/or implemented by 2021/22
CS4 Objective 5					

3.67 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.

Project Number and Name	Status
11.1.01 Belmont Trail	Biodiversity and path Improvements 2011 - 13, ongoing
11.1.02 Links at north end of trail to Green Belt	Improvements
11.1.03 Harrow town centre, Byron Recreation Ground and Kenton Recreation Ground	Outstanding
11.1.04 Kenton Recreation Ground	3 entrance improvements at Kenton Recreation Ground
11.1.06 Temple Pond	Outstanding
11.1.07 Bernays Gardens	Listed Building Consent for works to wall 2011-12
11.2.01 River Crane: The Yeading, The Roxbourne and Roxbourne Return Arm)	Biodiversity Improvements, new path and signage 2011-13
11.2.02 Yeading walk trail system	Outstanding
11.2.02 Roxbourne Park to Headstone Manor/Pinner	Outstanding
11.2.03 Yeading Brook and Roxbourne Park (regeneration and restoration)	Path restoration 2011-13
11.2.05 Headstone Manor Recreation Ground	Stage 1 report complete, works to commence in 2014
11.2.06 River Pinn: Celandine route links	Biodiversity Improvements, new path and signage 2011-12
11.2.07 Pinner Park Farm corridor and Woodridings brook	Outstanding
11.2.09 Harrow Arts Centre	Outstanding

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11.2.10 Montesoles Playing Fields and Grim's Ditch	Planting work undertaken 2011-12
11.2.13 Roxborough Bridge	Hard & soft landscape complete
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
11.3.04 Canons Park and Lakes	Habitat creation Railway Woodland 2011-12, Entrance improvements Canons Park Extension and New path aside Canons Drive 2012-13
11.3.05 Dalkeith open space	Outstanding
11.3.06 Queensbury Recreation Ground	New fencing and footpath 2012- 13, new pond, watercourse realignment and improvements scoped to commence in 2014
11.4.05 Land at Bentley Priory	Management Plan drafted for Bentley Priory open space including SSSI & Registered Park & Garden
11.4.07 Pinner Hill golf course	Outstanding
11.4.10 London Loop	New stiles and gates and ongoing
11.5.01 Street Tree Planting	Planting undertaken on Canons Drive, Carlton Ave, Pinner Road. Remaining programme is ongoing

Table 6 Green Grid Projects

3.68 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. In 2012/13, work had commenced on the delivery of 61% of Harrow's Green Grid projects.



Picture 3.3 New Footpath as part of the Green Grid

Town Centres and Retail Development

3.69 Harrow town centre is classified as a Metropolitan centre and is one of only 12 such centres across London. They serve multi-borough catchments, comprise around 100,000 square metres of retail and office floorspace with a high proportion of comparison shops, enjoy good public transport accessibility and accommodate a mix of other employment and leisure uses. In addition to Harrow town centre, the Borough's network of town centres comprises: part of one major centre⁰; nine district centres⁰; and five local centres⁰.

New Retail Floorspace

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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Major centres serve a borough-wide catchment, comprise around 50,000 square metres of retail floorspace including a high proportion of comparison shops, and may also have a mix of other employment, leisure or civic uses. Edgware major centre is predominantly located in the London Borough of Barnet but with some secondary frontage and tertiary components extending into the London Borough of Harrow. District centres serve areas within a borough, comprise between 10-50,000 square metres retail floorspace and provide mainly convenience shops and local services or specialist functions. Burnt Oak district centre straddles the boundary with the London Borough of Barnet (also part of Brent) and Kenton district centre straddles the boundary with the London Borough of Brent. Kingsbury district centre is predominantly located within the London Borough of Brent but with some secondary frontage and tertiary components extending into the London Borough of Harrow. South Harrow, Rayners Lane, North Harrow, Pinner, Stanmore and Wealdstone district centres are all wholly contained within Harrow.

Local centres serve a localised catchment and provide mainly convenience shops and local services or specialist functions. Sudbury Hill local centre straddles the boundary with the London Borough of Ealing. Hatch End, Harrow Weald, Queensbury and Belmont Circle local centres are all wholly contained within Harrow.

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Strategic Objective 2	TCR1	Pipeline supply of new retail floorspace (comparison and convenience)	44,000 m² net additional retail floorspace by 2026		Less than 15,000 m² by end 2016/17 Less than 29,000 m² by end 2020/21
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3.70 Since 2009 (the beginning of the plan period), there has been a net increase in retail floorspace of 7,719 sqm across the Borough (see table below). The only major retail scheme to completed in the current plan period was the new Morrisons at Neptune point, which accounts for the majority of the net increase shown. Retail schemes that have gained planning approval but have not yet commenced, and therefore are included as pipeline supply, include the Tesco's Harrow extension (3,020m²) granted in 2010, and the Lyon House development (500m²) and Kodak (up to 5,000m²) development sites which were granted in the current monitoring period.

	2009/10	2010/11	2011/12	2012/13
A1 Retail (m2)	2,063	-2,445	5,667	2,434

Table 7 New Retail Floorspace (Net)

Retail Floorspace Pipeline Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR2	Pipeline supply of new retail floorspace (comparison only) in Harrow town centre	22,500 m² net additional retail floorspace by 2026		Less than 7,000 m² by 2016/17 Less than 14,500 m² by 2020/21
CS1 Objective 11					
CS2 Objective 2					
CS2 Objective 9					

3.71 To date there has been an additional 4,992m² new comparison floorspace delivered, which is on target to reach 7,000m² by 2017. As noted above, the Lyon House mixed use development on Lyon Road also includes provision for 500m² of new retail floorspace.

Objective Number	Indicator Number	Indicator	Target	Trigger
Strategic 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
CS1 Objective 11				
CS2 Objective 2				

3.72 During 2012/13 there was one applications approved for major retail development in out of centre locations which was for a supermarket on the Kodak site. This is in line with the Site Allocation Local Plan allocation for the Kodak site, and thus should not trigger a policy review.

Hotel Development

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger

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Strategic Objective 2 CS1 Objective 11 CS2 Objective 2	TCR4	Number of hotel bedspaces in Harrow town centre⁽¹⁾	Increase the number of hotel bedspaces to 500 within the town centre by 2026 (using September 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
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3.73 There was no increase in the number of hotel bedspaces within Harrow town centre during 2012/13. However there are a number of sites where pre-application discussions have taken place about the potential for hotel development, and it is expected that some of these may materialise in the next monitoring year.

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 September 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

3.74 There was no increase in the number of hotel bedspaces within Wealdstone district centre during 2012/13. However as with Harrow town centre there are a number of sites where pre-application discussions have taken place about the potential for hotel development, and it is expected that some of these may materialise in the next monitoring year.

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): <ul style="list-style-type: none"> • Borough-wide • Wealdstone district centre • South Harrow district centre • North Harrow district centre • Stanmore district centre 	No increase of vacancy rates in Primary Shopping frontage from 2009 to 2026 (Borough-wide) No more than 10% vacant frontage (in centres)		An increase in vacant retail frontage of more than 5% in any centre over a rolling five year period

3.75 The table below, shows the vacancy rates in the Primary Shopping Frontage for all of the borough's Metropolitan, Major and District Centres. It now stands at 3.62%, the lowest since 2008/09, and can in part be attributed to the improving economy, but is also due to the large decrease in vacancy in North harrow, which is a result of the Local Development Order there allowing a wider range of uses in certain frontages, and targeted activities by Harrow's Economic Development Team aimed at attracting new investment and increasing footfall.

Based on a telephone survey in September 2011 there were 342 bedspaces in 3 hotels serving Harrow town centre

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Town Centre	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)	2010/11 Vacancy Rate (%)	2011/12 Vacancy Rate (%)	2012/13 Vacancy Rate (%)
Harrow Town Centre	3.37	4.18	4.48	5.19	8.44
Burnt Oak (part)	2.37	8.51	2.86	0.00	0.00
Edgware (part)	n/a	n/a	n/a	n/a	n/a
Kenton (part)	n/a	n/a	n/a	n/a	n/a
Kingsbury (part)	n/a	n/a	n/a	n/a	n/a
North Harrow	31.67	40.48	29.58	19.13	3.75
Pinner	5.08	4.53	4.76	5.04	5.42
Rayners Lane	10.85	5.68	8.32	6.12	7.86
South Harrow	4.03	5.95	2.13	3.25	4.07
Stanmore	0.00	0.00	0.00	0.00	0.00
Wealdstone	16.93	14.55	14.05	12.37	10.38
Average Rate	6.75%	7.63%	6.02%	4.65%	3.62%

Source: Harrow Council, Economic Development, Research & Enterprise

Table 8 Percentage of Vacant Primary Shopping Frontage in District Centres & Harrow Town Centre

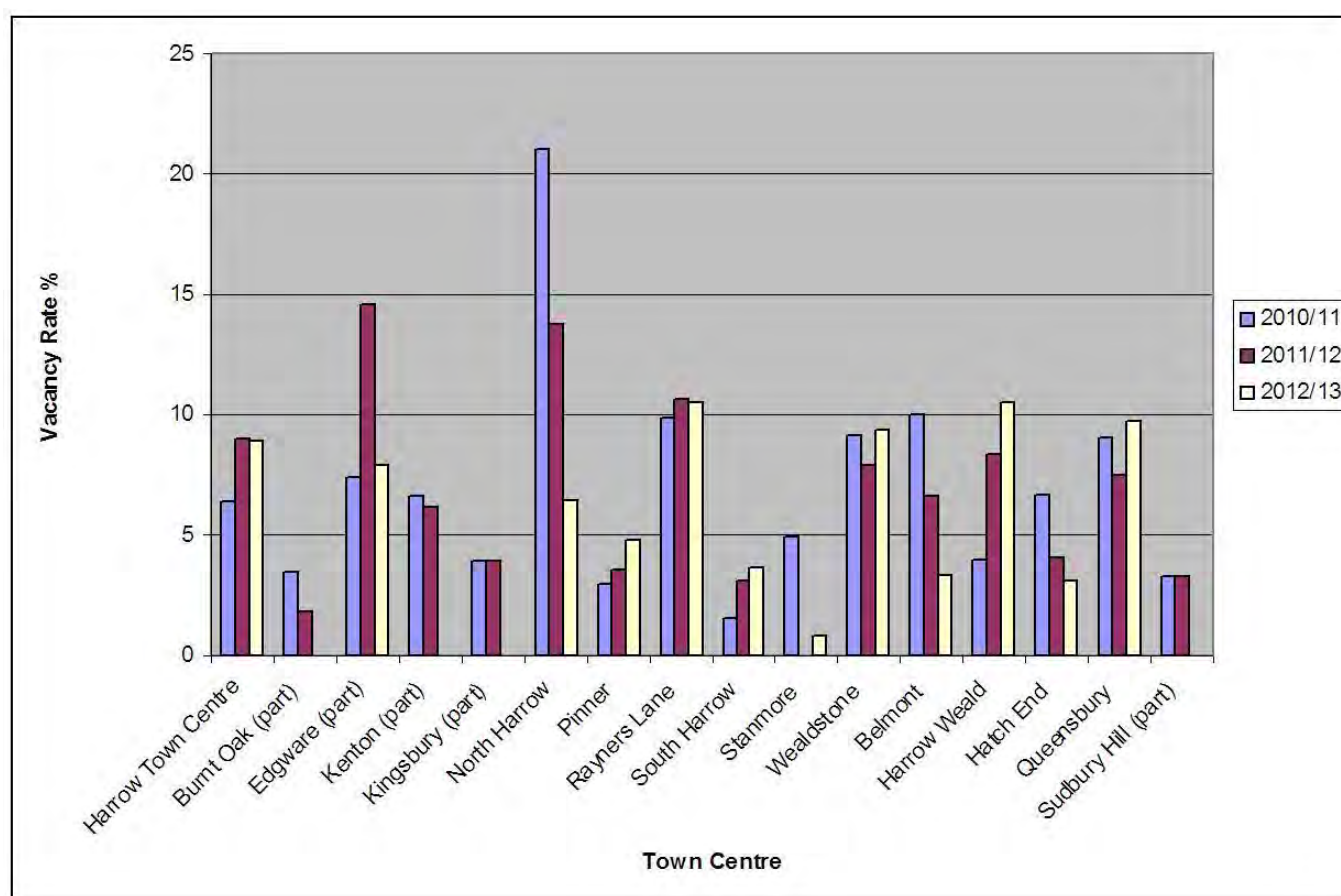
3.76 The table and graph below shows the vacancy rates for all of the Borough's town centres. The average vacancy rate now stands at 4.94%, with three centres having no vacancies (although all these centres are only partially located in Harrow, and the figures only cover those units in Harrow). This reduction in vacancy is largely down to the drop in vacancy from 13% to 6% in North Harrow.

Town Centre	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)	2010/11 Vacancy Rate (%)	2011/12 Vacancy Rate (%)	2012/13 Vacancy Rate (%)	% Change Over Rolling Five Year Period
Harrow Town Centre	5.62	7.77	6.41	8.95	8.91	4.12
Burnt Oak (part)	6.28	8.21	3.49	1.84	0.00	-6.73
Edgware (part)	6.70	7.33	7.41	14.58	7.88	-0.65
Kenton (part)	1.59	8.29	6.59	6.18	0.00	-11.65
Kingsbury (part)	3.92	0.00	3.92	3.92	0.00	0.00
North Harrow	15.52	23.09	21.03	13.77	6.47	-8.26
Pinner	3.58	3.63	2.99	3.55	4.80	2.38
Rayners Lane	10.34	11.83	9.87	10.66	10.54	1.81
South Harrow	4.49	4.34	1.49	3.08	3.65	-2.12
Stanmore	1.65	0.80	4.95	0.00	0.80	-2.56
Wealdstone	9.75	10.44	9.15	7.92	9.35	-0.30
Belmont	11.04	12.66	10.01	6.60	3.33	-6.01
Harrow Weald	3.21	3.21	3.98	8.35	10.52	6.77

Town Centre	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)	2010/11 Vacancy Rate (%)	2011/12 Vacancy Rate (%)	2012/13 Vacancy Rate (%)	% Change Over Rolling Five Year Period
Hatch End	3.17	7.13	6.66	4.06	3.11	-2.14
Queensbury	5.58	5.06	9.08	7.50	9.68	4.44
Sudbury Hill (part)	0.00	6.27	3.27	3.27	0.00	-3.33
Average Rate	5.78%	7.50%	6.89%	6.51%	4.94%	-0.02%

Source: Harrow Council, Economic Development, Research & Enterprise

Table 9 Percentage of Vacant Retail Frontage in Local Centres, District Centres & Harrow Town Centre



Objective Number	Indicator Number	Indicator	Target	On Target	Trigger		
Strategic Objective 2	TCR7	Average footfall in Metropolitan and district centres:	Not to fall more than 10% below 2009/10 levels		Footfall more than 10% below 2009/10 levels in:		
CS2 Objective 3						<ul style="list-style-type: none"> Borough-wide 	<ul style="list-style-type: none"> any centre over five years (rolling)
CS4 Objective 2						<ul style="list-style-type: none"> Wealdstone district centre 	<ul style="list-style-type: none"> Wealdstone district centre over five years (rolling)
CS5 Objective 1						<ul style="list-style-type: none"> South Harrow district centre 	<ul style="list-style-type: none"> South Harrow district centre over five years (rolling)
CS7 Objective 5							

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		<ul style="list-style-type: none"> • North Harrow district centre • Stanmore district centre 			<ul style="list-style-type: none"> • North Harrow district centre over five years (rolling) • Stanmore district centre over five years (rolling)
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3.77 The tables and graph below shows the results for pedestrian counts for all of the Borough's town centres⁰. Whilst some centres, notably Wealdstone and South Harrow have seen a slight increase since the 2009 baseline, most centres have remained reasonably consistent, or have slightly decreased footfall. Overall footfall is down 3.2% since 2009 baseline. The exceptions to this are Stanmore and Rayners Lane, which have seen a nearly 10% and 20% drop in footfall respectively. The reasons for this decrease are unclear at present, as the vacancy rate in Stanmore is one of the lowest in the Borough, whilst in Rayners Lane it is the highest at 10.54% but is not significantly higher than a number of other centres who's footfall has remained fairly constant. Therefore in respect of Rayners Lane, further work will be done to establish whether this lower footfall and higher vacancy rate are signs the centre needs further support, or is part of a natural cycle of retail activity in the area.

Note not all town centres surveyed in every year.



Picture 3.4 Rayners Lane Town Centre

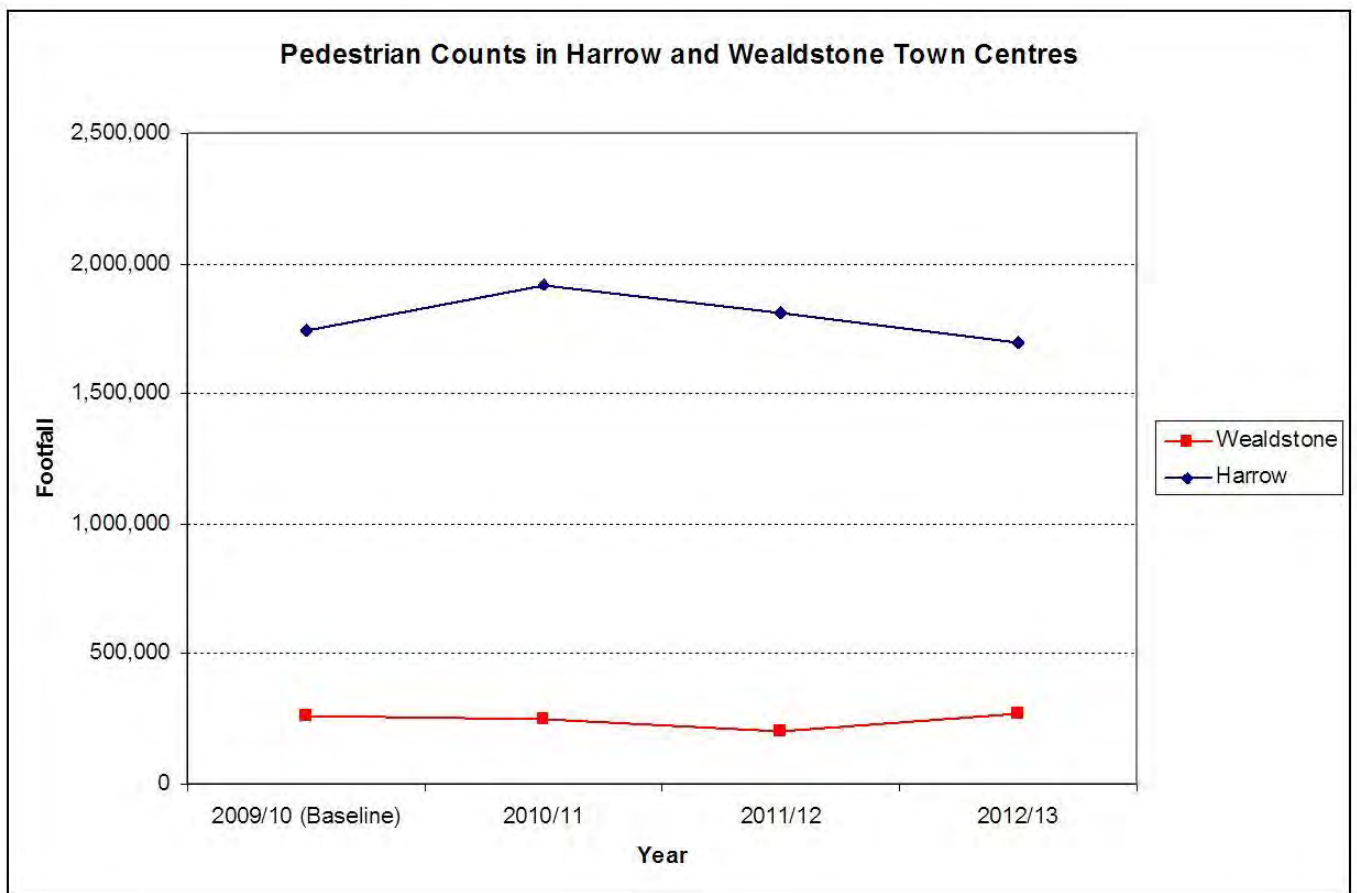
Town Centre	2009/10 (Baseline)	2010/11	2011/12	2012/13
Harrow	1,744,605	1,914,880	1,807,860	1,692,785
Burnt Oak	180,885	176,355	-	183,225
North Harrow	127,545	116,460	106,920	105,750
Pinner	247,020	-	222,885	252,900
Rayners Lane	195,060	178,815	177,735	157,245
South Harrow	259,710	304,710	289,530	263,505

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Town Centre	2009/10 (Baseline)	2010/11	2011/12	2012/13
Wealdstone	260,310	249,945	200,820	271,140
Hatch End	68,085	-	67,050	69,315
Kenton	86,940	-	90,255	81,225
Stanmore	139,320	130,530	-	126,390

Source: Harrow Council, Economic

Development, Research & Enterprise
Table 10 Pedestrian Counts in Harrow's Metropolitan, District & Local Centres



Picture 3.5

Town Centre	2009/10 (Baseline)	2011/12			2012/13		
		Total Footfall	Actual Change	% Change	Total Footfall	Actual Change	% Change
Harrow	1,744,605	1,807,860	63,255	3.6%	1,692,785	-51,820	-2.9%
Burnt Oak	180,885	176,355	-4,530	-2.5%	183,225	2,340	1.3%
North Harrow	127,545	106,920	-20,652	-16.2%	105,750	-21,795	-17%
Pinner	247,020	222,885	-24,135	-9.8%	252,900	5,880	2.4%
Rayners Lane	195,060	177,735	-17,325	-8.8%	157,245	-37,815	-19.4%
South Harrow	259,710	289,530	29,820	11.5%	263,505	3,795	1.5%

Wealdstone	260,310	200,820	-59,490	-22.8%	271,140	10,830	4.1%
Hatch End	68,085	67,050	-1,035	-1.5%	69,315	1,230	1.8%
Kenton	86,940	90,255	3,315	3.8%	81,225	-5,715	-6.5%
Stanmore	139,320	13,0530	-8,790	-6.3%	126,390	-12,930	-9.3%
Overall	3,309,480	3,269,940	-39,540	-1.2%	3,203,480	-106,000	-3.2%

Source: Harrow Council, Economic Development, Research & Enterprise

Table 11 Actual & Percentage Change in Town Centre Footfall 2011/12 & 2012/13 Compared to 2009/10 Baseline

Strengthening Harrow Town Centre's Role

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 three year period

3.78 In 2012/13 there were five applications for development or change of use of B1 offices within Harrow town centre. Of these the majority included change of use to D1 or D2 use (education or places of worship) and therefore did not include replacement office provision, but still make provision towards employment use of the existing floorspace. Only one application included the redevelopment of office floorspace for non-employment use - the Lyon Road mixed use development of Equitable and Lyon houses - which included re-provision of some 1,500m² of replacement office floorspace, representing 20% of those applications.

3.79 In May 2013 the Government amended the General Permitted Development Order to allow for the conversion of existing office space to residential development as permitted development for a three-year time limited period. While the Council sought to have the Harrow & Wealdstone Intensification Area, including Harrow town centre, excluded from this change, this request was not successful. As a result, it is anticipated that a significant quantum of Harrow town centre's office floorspace will be lost to residential change of use. 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.

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 to 10% by 2026		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

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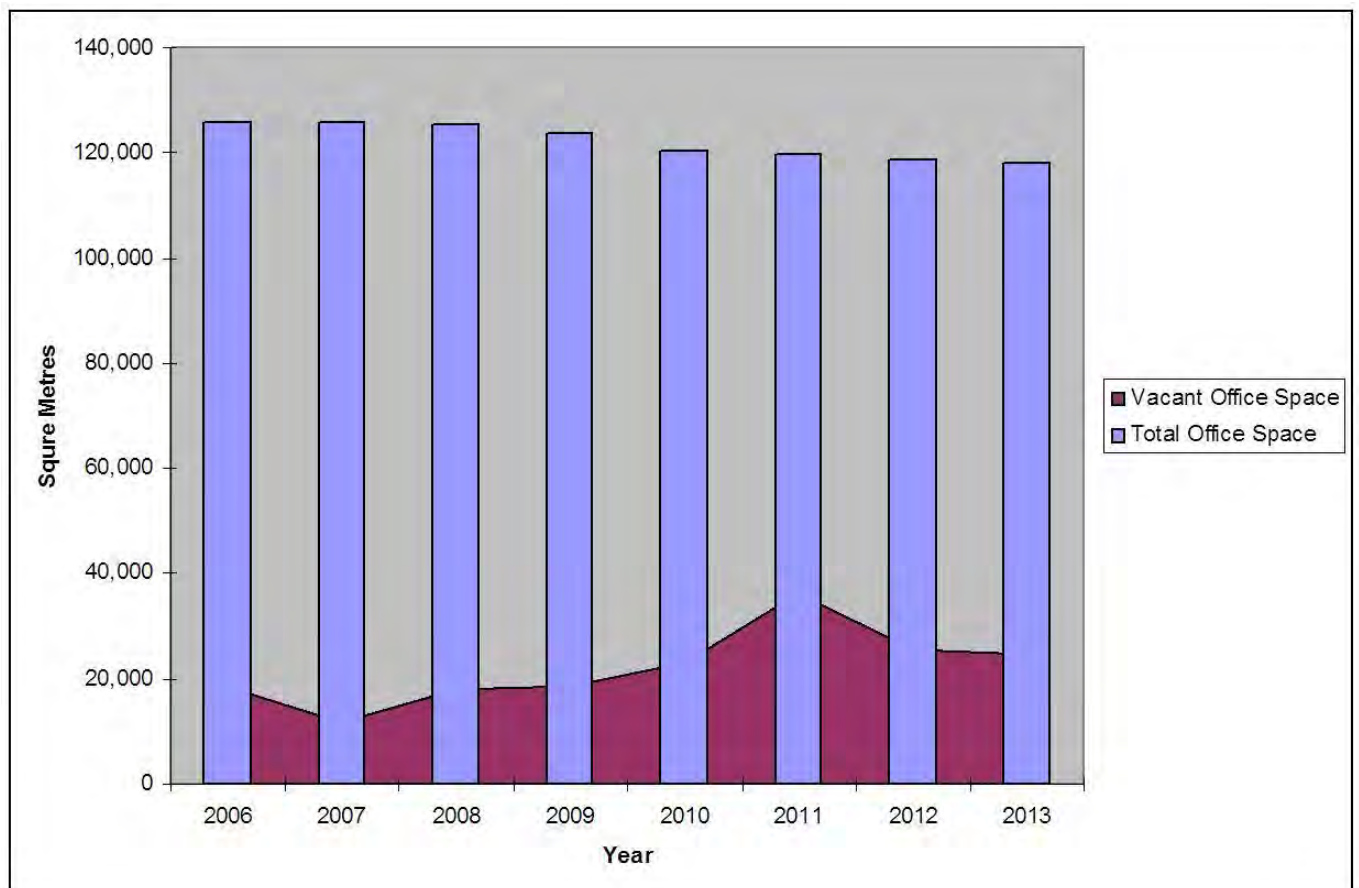
3.80 The table and graph below shows office vacancy rates in Harrow town centre since 2006. The vacancy rate in 2012/13 remained fairly constant to that experienced in 2011/12 at just above 20%, which is still double the target vacancy rate sought over the life of the Local Plan. However, it is anticipated that this will dramatically change as a result of the new permitted change of use of office floorspace to residential development, with developers and landowners looking to take advantage of this relaxation of planning policy.

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	Vacant (%)
2006	107,422	18,255	125,677	14.53
2007	114,197	11,480	125,677	9.13
2008	107,653	17,907	125,560	14.26
2009	105,261	18,451	123,712	14.91
2010	97,599	22,916	120,515	19.02
2011	83,699	36,048	119,747	30.10
2012	93,248	25,618	118,866	21.55
2013	93,632	24,576	118,208	20.79

Note: Based on surveys carried out in March

Source: Harrow Council, Economic Development, Research & Enterprise

Table 12 Amount of Office Floorspace & Vacancy Rates in Harrow Town Centre 2006 - 2013



Picture 3.6

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

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

3.81 In 2012/13 there were no major applications approved for 100% residential development in Harrow town centre.

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

3.82 In 2012/13 the only new major retail development to be delivered in Harrow was the new Morrison's store in Harrow town centre, which accounted for 87% of all retail delivered. The indicator is therefore met.

3.83 In 2012/13 there was a net loss of 2,584 m² office floorspace within Harrow town centre and no new office floorspace delivered.

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

3.84 In 2012/13 there was no identified site and no plans to deliver a new Civic Centre.

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

3.85 On 31st October 2012 the Council granted planning permission for the mixed use redevelopment of the Equitable House/Lyon Road site within Harrow town centre. The approved scheme makes provision for 1,548m² A1-A3 and D1 uses with the option that the D1 element be made available for a new health clinic.

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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR14	Delivery of new central library within Harrow town centre	Provision of a 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

3.86 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. Pre-application discussions are on-going but as yet not further planning applications have been submitted for this site.

Enhancing Other Centres

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 1	TCR15	Adoption of a local development order for ground floor shop premises in North Harrow district centre	Local development order adopted by end 2012/13	Met	No progress on preparation of local development order by end 2011/12

3.87 The North Harrow Local Development Order became effective on 1st July 2012. Details of the Order including conditions and exclusions can be found on the Council's website:

http://www.harrow.gov.uk/info/856/local_plan/594/north_harrow_local_development_order

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)

3.88 In 2012/13 there were no major applications approved for 100% residential development in Rayners Lane district centre.

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

3.89 The Council's Estate's Team undertook to tender the redevelopment of the Stanmore car park and Anmer Lodge site in 2012/13. The Council has now appointed a successful bidder, and a planning application for redevelopment of the site is expected in 2014, the grant of which will complete the required sales arrangements.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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Enhance the infrastructure, environment and other resources which make Harrow a desirable place to live, work and visit **3**

CS7 Objective 5	TCR18	Planning permission granted for 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
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3.90 In 2012/13 the Council appointed a successful bidder for the tender redevelopment of the Stanmore caprk and Anmer Lodge site. A planning application for redevelopment of the site is expected in 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	TCR19	Positive response to consultations from London Borough of Barnet on proposals for appropriate retail development	100% positive response on appropriate proposals		Negative response on proposals for appropriate retail development

3.91 During 2012/13 there were no consultations from the London Borough of Barnet on retail development proposals within Edgware major centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 2	TCR20	Positive response to consultations from London Boroughs of Barnet or Brent on proposals for appropriate retail development	100% positive response on appropriate proposals		Negative response on proposals for appropriate retail development

3.92 During 2012/13 there were no consultations from the London Boroughs of Barnet and Brent on 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 industrial land released for redevelopment to other uses

3.93 The two tables below shows the amount of industrial land released to other uses since 2009/10. On designated Industrial Land, there has only been a loss of 0.067 hectares, which is in line with policy objectives. However the second table shows losses Borough wide that are not on protected Industrial Land. This shows there has been a modest decline of 1,45 hectares, much of this coming in the last year. This is a result of the Neptune Point development on the former Travis Perkins goods yard. 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.

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	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)
Loss of Industrial Floorspace	B1(c)	0.000	0.000	0.000	0.000
	B2	0.000	0.000	0.000	0.000
	B8	-0.067	0.000	0.000	0.000
Total		-0.067	0.000	0.000	0.000

Table 13 Loss of Employment Floorspace on Designated Industrial Land (completions)

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)
Loss of Industrial Floorspace (Use Classes B1(c),B2,B8) Borough wide:	B1(c)	0.000	0.000	0.000	-0.111
	B2	-0.020	-0.170	0.000	0.002
	B8	-0.174	-0.114	-0.010	-0.853
Total		-0.194	-0.284	-0.010	-0.962
					Overall Loss = -1.450
<small>Note: Light Industry; B2 - General Industry; B8 - Storage or Distribution</small>					

Table 14 Loss of Employment Floorspace (completions)

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 definitions and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any limit (hectares) 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)

3.94 The Harrow & Wealdstone Area Action Plan provides for the release of strategic industrial land from the Wealdstone Preferred Industrial Location. This release reflects the approved redevelopment of the Kodak site in Wealdstone. The Plan was adopted on 4 July 2013. No applications on sites other than the Kodak site and involving the release of Wealdstone SIL land to non-conforming uses were approved in 2012/13.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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Enhance the infrastructure, environment and other resources which make Harrow a desirable place to live, work and visit 3

CS8 Objective 8 CS9 Objective 2	ELM3	Hectares of allocated strategic industrial location (SIL) 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 limit (hectares)		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)
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3.95 During 2012/13 there were no applications were approved for non conforming uses on sites forming part of the Honeypot Lane SIL.

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

3.96 No work to develop a strategy for the environmental improvement of the Honeypot Lane SIL was undertaken during 2012/13. It is anticipated that this work will commence in the next financial year.

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

3.97 No new floorspace was delivered on SIL designated land in 2012/13. The Kodak site was granted planning permission in June 2012 and includes re-provision of up to 35,975m² of new business and development floorspace. However, this is likely to be developed out in the latter stages of the scheme and therefore towards the end of the current plan period.

Allocated Business and Industrial Use Land

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

3.98 There was no new floorspace delivered on designated business use and industrial & business use land for economic development uses during 2012/13.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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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)
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3.99 The Harrow & Wealdstone Area Action Plan designates 5.2 hectares of business use and industrial & business use land for redevelopment. The Plan was adopted in July 2013. No applications on designated land for non-economic development uses were approved in 2012/13.

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 m² new/refurbished floorspace by 2020/2021		No planning permission or pre-application proposal by 2017/18

3.100 No new or refurbished floorspace for economic development uses at Brember Road industrial estate was proposed or completed during 2012/13.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8 CS4 Objective 3	ELM9	Percentage of premises that are vacant within: <ul style="list-style-type: none"> the Brember Road industrial estate South Harrow Arches 	Less than 10%		More than 10%

3.101 There are 18 units within the Brember Road Industrial Estate and, of these, 3 were vacant on 31st March 2013. This represents a vacancy rate of 16.67%.

3.102 There are 54 units within the South Harrow Arches business use and industrial & business use areas and, of these, 11 were vacant on 31st March 2013. This represents a vacancy rate of 20.37%.

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

3.103 The Stanmore Business & Innovation Centre (the incubator space at Honeypot Lane) opened in November 2013, and includes 55 incubator units (comprising a total of 1,394m² floorspace for business use). Of these, 6 were vacant on 31st March 2013. This represents a vacancy rate of 10%.

Office

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger

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Strategic Objective 2	ELM11	Gross change in square metres of office (B1a) floorspace	40% reprovision (new or refurbished) upon redevelopment of existing office floorspace within the town centre		Less than 40% over a rolling three year period
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3.104 There was no new office floorspace delivered during 2012/13. However there was a net loss of 895 sqm across the Borough, 658 sqm of which were in Harrow town centre.

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

3.105 The table and graph below below shows office vacancy rates in the Borough since 2006. The vacancy rate is slightly higher in previous years, out of a reduced amount of office floorspace, reflecting the weaker demand for office accommodation in the Borough, and the recent prior approval conversions to residential use.

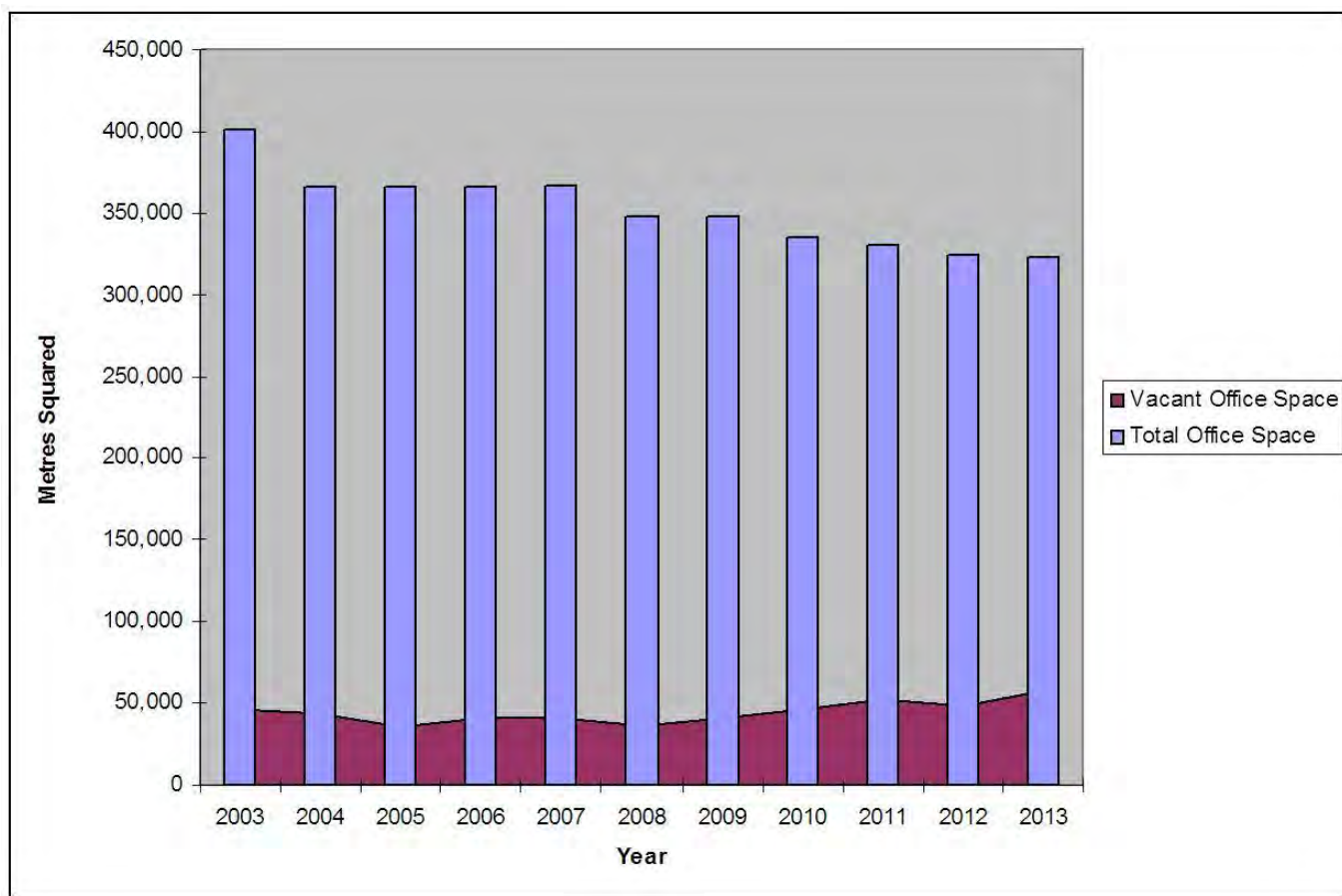
Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	Vacant (%)
2003	354,466	46,135	400,601	11.52
2004	321,529	44,105	365,634	12.06
2005	330,128	35,571	365,699	9.73
2006	325,376	40,240	365,616	11.01
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	306,981	40,457	347,438	11.64
2010	288,131	46,186	334,317	13.82
2011	278,079	52,257	330,336	15.82
2012	275,705	48,468	324,173	14.95
2013	265,942	57,336	323,278	17.74

Note: Based on surveys carried out in March

Source: Harrow Council, Economic Development, Research & Enterprise

Table 15 Amount of Office Floorspace & Vacancy Rates in Harrow 2003 - 2013

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



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: <ul style="list-style-type: none"> Northolt Road business use area North Harrow and Rayners Lane offices Ballard Mews 	Provision of new floorspace for economic uses by 2026		No floorspace for economic uses approved by 2020/21

3.106 During 2012/13 no applications were approved for enabling development for economic uses within the Northolt Road business use area.

3.107 During 2012/13 no applications were approved for enabling development for economic uses within the North Harrow District Centre.

3.108 During 2012/13 no applications were approved for enabling development for economic uses within the Rayners Lane District Centre.

3.109 During 2012/13 no applications were approved for enabling development for economic uses within the Ballard Mews business use area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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CS8 Objective 5	ELM14	Square metres of new/refurbished floorspace at Spring Villa estate for economic development uses	A minimum of 1,000 m ² new/refurbished floorspace by 2020/2021		No planning permission or pre-application proposal by 2017/18
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3.110 No new or refurbished floorspace for economic development uses at Spring Villas Business Estate was proposed or completed during 2012/13.

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%

3.111 There is 5,287sqm of floorspace within the Spring Villas Business Estate and, of this, 358sqm was vacant on 31st March 2013. This represents a vacancy rate of 6.77%.

Housing Delivery and Supply

3.112 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 85,450 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.

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

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Picture 3.7 New Housing - Stanmore

Housing Delivery

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)

3.114 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. The table below shows the number of new homes completed each year since 2009/10 (excluding non-conventional supply and long-term vacant properties brought back into residential use).

3.115 In 2012/13 a further 753 net new homes were completed in the borough, bringing the number of homes delivered within the current Local Plan period to 2,157, exceeding the cumulative minimum housing target of 1,500 homes by 657 homes. The 753 net homes delivered in 2012/13 comprised 736 homes

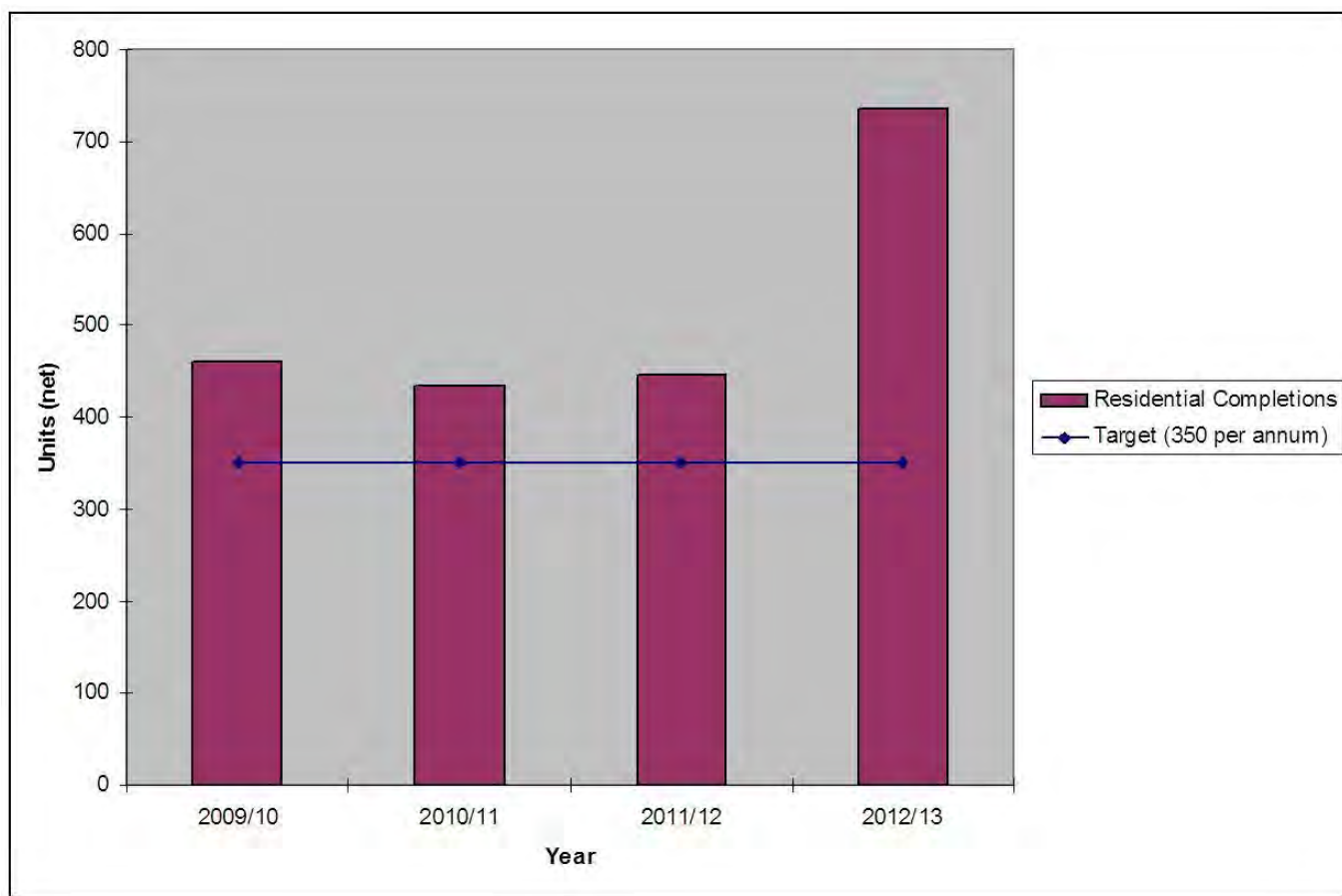
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from conventional supply (see table below), 29 long-term vacant (over 6 months) properties brought back into residential use, and a loss of 12 units of non-conventional supply through conversion or redevelopment of residential care accommodation and HMO premises. Major developments to completed in 2012/13 were Honeypot Lane (a further 163 units), Peel Road (45 Units), Neptune Point (146 Units), Railway Approach (34 Units), Goodwill to All (42 Units), Mill Farm Close (63 units), Rayners Lane Estate phase F (27 Units), Douglas Close (31 Units) and Strongbridge Close (40 Units). As shown in the table below, conversions and changes of use to residential dwellings continue to make a small but cumulatively significant contribution to Harrow's overall housing delivery.

Type of Development	2009/10	2010/11	2011/12	2012/13
New Build				
Total no. of existing units	108	103	215	80
Total no. of completed units (gross)	490	457	573	767
Net no. of completions	382	364	358	687
No. of sites	42	31	37	35
Conversions/Change of Use				
Total no. of existing units	49	40	32	32
Total no. of completed units (gross)	127	110	122	81
Net no. of completions	78	70	90	49
No. of sites	56	45	41	36
Total				
Total no. of existing units	157	143	247	112
Total no. of completed units (gross)	617	577	695	848
Net no. of completions	460	434	445	736
No. of sites	98	76	78	71
<i>Source: London Development Database/Housing Monitoring Database, Harrow Council</i>				

Table 16 Net Additional Dwellings

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Borough Sub-Area Housing Delivery

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 10	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

3.117 Between 2009/10 and 2012/13, 85 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub area. 14 of the 85 new homes were added in the last monitoring period, including 7 units on Roxborough Park and 4 on Wood End Road. Delivery is therefore well on target.

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 of 2020/21
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3.118 329 net new homes have been completed since 2009/10 within the South Harrow Core Strategy sub area. Residential development along Northolt Road in particular has contributed significantly to this total, including a further 50 units in 2012/13 through completion of the development at 332 Northolt Road. 61 net new dwellings were completed in total in 2012/13. Delivery is significantly exceeding the trigger milestones against the overall housing target for this sub-area.

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

3.119 Within the Pinner Core Strategy sub area a total of 125 net new homes have been completed between 2009/10 and 2012/13. The vast bulk of completions comes from the estate renewal of Mill Farm Close, which contributed a further 63 net units in 2012/13. Delivery is significantly exceeding the trigger milestones against the overall housing target for this sub-area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 6	HOU1	Net additional dwellings in the Harrow and Wealdstone Intensification Area from 2009	Minimum 2,800 new homes		Less than 1,400 delivered by 2018

3.120 Within the Harrow and Wealdstone Intensification Area a total of 411 net new homes have been completed between 2009/12 and 2012/13. A significant number of these are on the Neptune Point Development which contributed 146 units. Delivery is expected to significantly exceed the trigger, due to the number applications with permission in this area yet to complete, and the pipeline of available sites.

Housing Supply

3.121 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 housing projections are based.

Five Year Housing Supply

3.122 As of the end of March 2013, the Council anticipates that completions over the next five years (2014/15 - 2018/19) will significantly exceed London Plan targets. There are 3,576 net units identified in the Five Year Housing Supply. Sites with planning permission account for 1,958 net units, while 1,618 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 1,750 (1,838 including the NPPF 5% buffer) by 1,826 units (or by 1,739 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

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land over the next five years to meet 9.7 years of its annualized housing target. This picture is further improved when past over delivery of homes is taken into account. As set out at paragraph 3.116 above, over the plan period to date Harrow has exceeded its cumulative housing target requirement by 657 dwellings since 2009/10. Applying the Liverpool Method, this oversupply reduces the five year requirement between April 2014 and March 2019 to 1,550 dwellings (including the 5% buffer) and results in housing supply of 11.5 years.

Housing Trajectory

3.123 The Housing Trajectory show 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.

3.124 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 2012/13
- 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)

3.125 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 also included within the trajectory, in line with the methodology agreed for the London Housing Capacity Study, 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 31/03/2013, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites with permission, but subject to legal agreement as at 31/03/2013
- Potential deliverable sites, based on the Harrow's recently adopted site allocations

3.126 The Housing Trajectory shows an overall potential housing supply for the Borough of 8,363 dwellings between 2009 and 2026, exceeding the current Local Plan target of 6,050 by 2,313 dwellings. As outlined above, 2,157 dwellings have already been delivered between 2009/10 and 2012/13, and the borough has a strong forecast of housing supply over the next five years to 2018/19, with outstanding planning permissions of 1,958 net new dwellings.

3.127 While housing delivery performance is currently exceeding Harrow's strategic housing target requirement, it is worth noting in this AMR that the Greater London Authority, in conjunction with all London boroughs, commenced work on a new London Housing Capacity Study in 2013, which will inform an early review of the London Plan (2011). Early indications are that, across London, a minimum of 40,000 new homes are required per annum to keep pace with London's housing needs. By comparison, the current target in the London Plan is 32,210 units per annum. The implications for Harrow are that our existing strategic housing target of 350 net new homes per year is likely to almost double. While this may have implications of the achievement of Harrow's strategic spatial vision for the borough, it also means that the surplus in housing delivery already achieved, as well as that currently forecast over the plan period, is likely to be offset by projected deficits in the latter years due to the increased housing target, netting back to almost a zero position by 2026. The alterations to the London Plan are due to be published for consultation at the beginning of 2014 but will not come into effect until the 2015/16 monitoring year.

Affordable Housing Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 7	HOU5	Proportion of affordable housing from 2009	40% (2,420) of housing delivered between 2009 and 2026 to be affordable		Less than 500 by 2014/15 Less than 1,000 by 2018/19 Less than 1,600 by 2022/23

3.128 Harrow's Core Policy CS1J sets an ambitious target of 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.

3.129 The table below shows the net number of affordable homes completions for each monitoring year since 2009/10. In 2012/13 a further 364 affordable dwellings were completed bringing the number of new affordable homes delivered between 2009/10 and 2012/13 to 853. In respect of the 40% plan target, which equates to a minimum of 600 new affordable homes by 2012/13, this is currently exceeded by 253 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this is currently at 39.5%, which is a significant achievement given both the impact of the recession on development viability and the overall quantum of housing that has been completed in the borough over the past four years. Some of the schemes that contributed to the 2012/13 affordable housing figure include Peel Road (46); Neptune Point (42); Goodwill to All Public House (43); Railway Approach (34); 332 Northolt Road (42); Honeypot Lane (23) and the estate renewal schemes at Strongbridge Close (40) and Mill Farm Close (56).

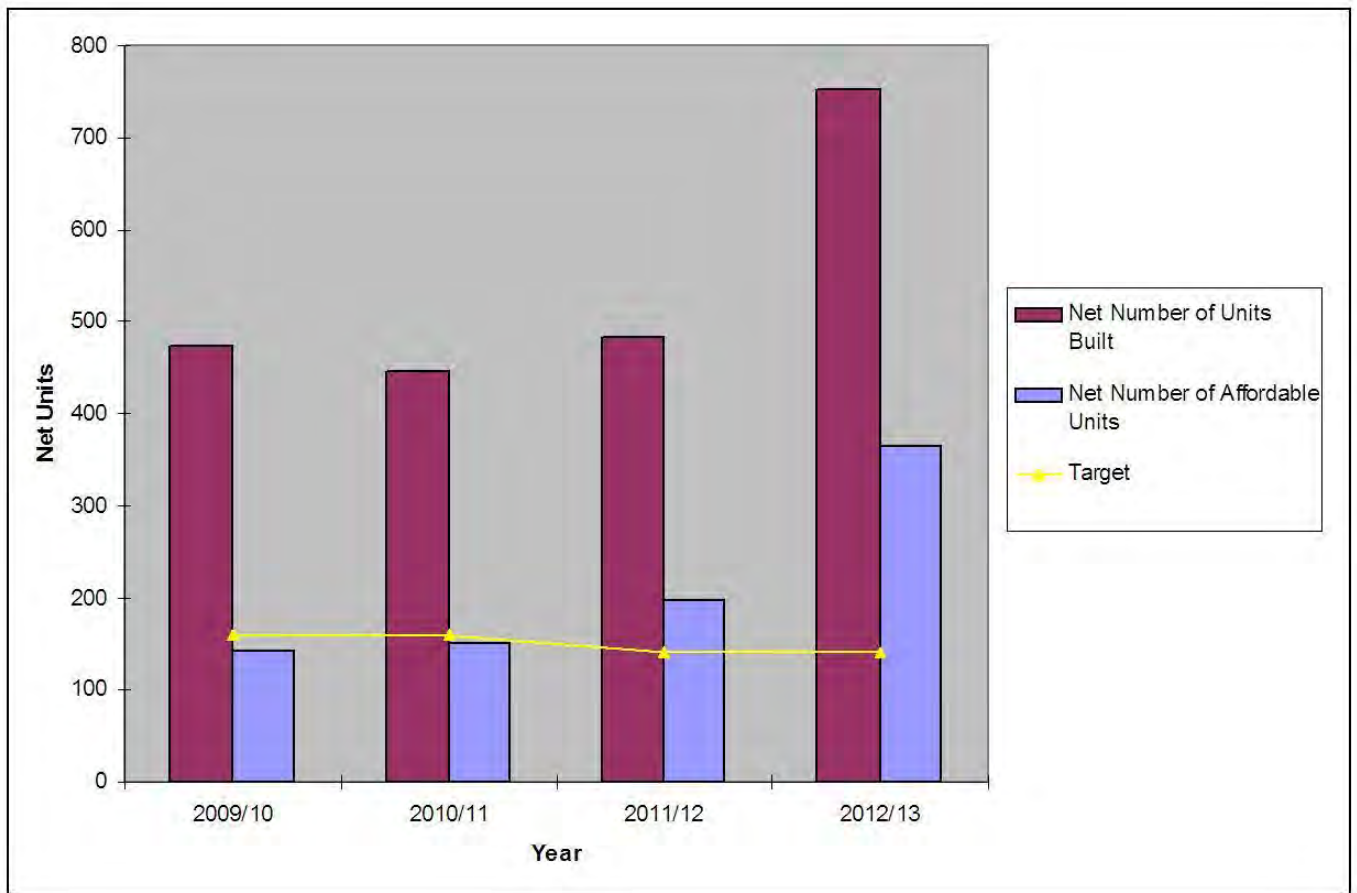
Monitoring Year	Net Number of all Units Built	Net Number of Affordable Units	% Affordable Units	% of Core Strategy Policy CS1J Target (140 affordable units per annum)
2009/10	474	143	30.2	89.4
2010/11	446	149	33.4	93.1
2011/12	484	197	40.7	140.7
2012/13	753	364	48.3	261.4
Total	2,157	853	39.5	142.5

NB: For years 2009/10 and 2010/11 Harrow's strategic housing target in the London Plan was 400 units p.a. Therefore the application of the 40% affordable housing target in CS1J equates to 160 affordable units per annum for these years.

Source: Core Strategy Policy CS1J Development Database/Housing Monitoring Database, Harrow Council

Table 17 Affordable Housing Completions 2009/10 - 2012/13

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Picture 3.8

Affordable Housing Mix

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU6	Proportion of 1, 2, 3, 4 and 5+ bedroom social/affordable rent units	Proportion in accordance with up-to-date target mix; currently: 7% one bedroom 36% two bedrooms 30% three bedrooms 17% four bedrooms 10% 5+ bedrooms		More than a 10% variance over a five year rolling to any target within an up to date target mix

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU7	Proportion of 1, 2, 3 and 4+ bedroom intermediate units	Proportion in accordance with up-to-date target mix; currently: 35% one bedroom		More than a 10% variance over a five year rolling to any target within an up to date target mix

			30% two bedrooms 21% three bedrooms 14% four+ bedrooms	
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3.130 Harrow's Core Strategy Policy CS11 requires new residential development to provide a mix of housing in terms of size and tenure. Within affordable housing, the Council's Housing Strategy contains a target mix of provision based on current needs and priorities within both social/affordable rent and intermediate housing tenures as outlined above. The table below provides a breakdown of the mix of affordable housing (social/affordable rent and intermediate homes) completed during 2012/13. As shown by the percentages, neither currently accords with the target mix. However, this new indicator and the data represents only the first year of monitoring. It is therefore heavily influenced by the nature of development schemes that came forward over 2012/13, which included a high proportion of flatted development, in respect of those schemes delivering affordable housing. This accounts for the higher than expected proportion of 1 & 2 bedroom affordable homes. The Council will therefore continue to monitor these indicators closely to see if, having built up a number of years data, the variances between existing and target mix provision narrows.

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	1	0	0	0
1 Bedroom	64	22.6	38	47.0
2 Bedrooms	152	53.7	41	50.6
3 Bedrooms	41	14.5	1	1.2
4 Bedrooms	21	7.4	1	1.2
5 + Bedrooms	4	2	0	0
	283		81	

Table 18 Affordable Housing Mix 2012/13

Supply of Family Housing

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU8	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

3.131 The table below provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2012/13. It shows that flatted development makes 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 1 & 2 bedroom units which is expected given the nature of the development, typically town centre locations and constrained by site size. It may also reflect the fact that 1 & 2 bedroom units offer an alternative to the 3 bedroom, two storey, semi-detached houses that makes up the vast majority of Harrow's existing housing stock. House prices are also likely to be a significant factor. With regard to the mix of houses, this too remains consistent, with 3+ bedroom houses accounting for 82% of the new houses delivered. Overall however, the greater proportion of flatted

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development skews the overall completion figures, and means that only 20.2% of new dwellings are 3 or more bedrooms. This is short of 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. Again, the Council will need to monitor this indicator closely over the coming years to ensure this shortfall improves. Developments, such as that proposed at Kodak and ColArt, will certainly aid in addressing this current trend.

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
Studios	96	4.2	0	0	96	3.5
1 Bedroom	920	40.5	7	1.5	927	33.9
2 Bedrooms	1,086	47.8	76	16.4	1,162	42.4
3 Bedrooms	148	6.5	205	44.3	353	12.9
4 Bedrooms	14	0.6	144	31.1	158	5.8
5+ Bedrooms	10	0.4	31	6.7	41	1.5
Totals	2,274		463		2,737	

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

Table 19 Gross Bedroom Breakdown of all Completions (Conversions, Changes of Use and New Builds) from 2009/10 to 2012/13

Open Space

Quantity

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"> Borough-wide Kingsbury & Queensbury sub area 	No net loss of open space to development		One application approved involving a net loss of open space to development over a rolling five year period

3.132 During 2012/13 there were two developments resulting in the loss of open space anywhere in the Borough. These were at West House Museum, Pinner, to enable a new link to be constructed between buildings to help the viability of the museum, and at Kenton lane Farm, Belmont, which was for enabling residential development on part of the open space to fund the restoration of the listed farm buildings, and to provide public access to the remaining open space. Whilst these developments breach the monitoring trigger, it is felt that the enabling nature of these developments are special cases which should not necessitate a review of the policy, as otherwise it has functioned as intended.

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 2013/14

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3.133 On 11th April 2013 the Council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan.

Quality

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 4 CS3 Objective 9	OS3	% of 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

3.134 The table below shows the number of existing sites for each open space typology and the number meeting the recommended quality standard, based on Harrow's Open Space, Sport and Recreation Study (the PPG 17 Study) 2010. It will only be possible to measure improvements to the quality of each site in each typology when a new PPG17 study is commissioned to independently score the sites. This is likely to happen in 2015/16. Before this ongoing works will improve the quality in many of these typologies but scoring is not quantifiable until a new study is produced.

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 GreenSpace	Quality 72.5% and Value 80%	71%
Outdoor Sport Pitches	Football 71%, Cricket 84%, Rugby 71%	85% 55% 72%
Allotments	Quality 77.1%	68%

Table 20 Open Space Standards

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	OS4	Quality improvements to PPG 17 open space typologies within Kingsbury & Queensbury sub area	Identify opportunities for quality improvements in new open spaces strategy		Opportunities for improvements not included in open space strategy by end 2014/15

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3.135 On 11th April 2013 the Council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. It identifies three parks as priorities for quality improvements, specifically Centenary Park, Chandos Park and Queensbury Recreation Ground within the South East sub area.

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

3.136 It will only be possible to measure improvements to the accessibility of each site in each typology when a new PPG17 study is commissioned to independently score the sites. This is likely to happen in 2015/16. Green grid projects will help improve the accessibility of many sites before this date, and it is expected this indicator will be on target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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

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

Workplace Training

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

3.138 During 2012/13 there were 6 Planning Obligations completed relating to major development schemes. Of these 5 included provisions relating to workplace training.

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

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Efficient Land Use

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU1	Net additional dwellings from 2009 within the Harrow & Wealdstone Intensification Area	In excess of 2,800 net additional dwellings by end 2025/26		Less than 1,000 by end 2015/16
CS1 Objective 1					Less than 2,000 by end 2020/21
CS2 Objective 6					

4.1 The table below shows the number of new homes completed since 2009/10 within the Harrow & Wealdstone Intensification Area. In 2012/13 a further 276 new homes were completed, bringing the total number of homes delivered within the Intensification Area to 390. This is still well short of the trigger of a 1,000 net homes by 2015/16 and therefore the indicator is currently shown as amber. However, it should be noted that a number of large schemes have been granted planning permission within the Intensification Area but are yet to commence. These include the Lyon House & Equitable House development (287 units), Kodak (985 units) and the ColArt site (195 units). Also missing from the completions is the stalled Bradstowe House scheme delivering a further 177 units, which is anticipated to complete 2014/15. Therefore, there is a strong supply of housing to meet the Intensification Area housing target but delivery has and is being impacted by the current financial climate.

Development Site	2009/10 - 2011/12	2012/13
91 High Street, Wealdstone	2	
3A High Street, Wealdstone	2	
152-154 High Street, Wealdstone	14	
108A High Street, Wealdstone	1	
2 High Street, Wealdstone	2	
14-20 High Street, Wealdstone	63	
61 High Street, Wealdstone	2	
51A High Street, Wealdstone	4	
109 Herga Road	1	
24 Froggnal Avenue	1	
190-194 Station Road	2	
62-64 Station Road	7	
4 Hines Road	4	
4-6 Peterborough Road	2	
17 St Anns Road, Sheridan House	6	
11 Grove Hill	2	
18 St Anns Road	-1	
Peel Road, Former Mortuary and Parks Depot Site		45
Headstone Drive, Goodwill to all Public House		42

Development Site	2009/10 - 2011/12	2012/13
19 Pinner Road, Former Travis Perkins (Neptune Point)		146
24 Railway Approach		34
31 High Street, Wealdstone		1
56 High Street, Wealdstone		1
48 Whitefriars Avenue		1
28 Greenhill Way		1
14 Cecil Road		1
102-104 Station Road		2
61 High Street, Wealdstone		2
Totals	114	276

Table 21 Net New Homes Delivered within the Harrow & Wealdstone Intensification Area 2009/10 - 2012/13

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)

4.2 In 2012/13 100% of new homes completed were on allocated or previously-developed sites. 100% of new homes completed in the 2011/12 and 2010/11 monitoring periods were also on allocated or previously developed land.

Residential Density

4.3 Map 4.1 below shows the location of all the major developments with 10 or more units completed in 2012/13. Table 22 show average density on residential developments for the nine major schemes completed in 2012/13. In 2012/13 the average density of completions in new residential developments (10 or more units) was 434 habitable rooms per hectare (HRPH). This is an increase from 404 rooms per hectare in the 2010/11 AMR.

Development Site	Site Area (ha)	Gross Number of Units	Density (HRPH)	Good, Very Good or Excellent PTAL level
Boxtree Lane, Boxtree Public House	0.19	14	264	
Burnt Oak Broadway, 415	0.12	14	317	Yes
Douglas Close, 1-26, 28 & 30*	0.77	31	112	
Headstone Drive, Goodwill To All Public House	0.25	43	445	
Honeypot Lane, former Government Buildings*	0.88	163	508	
Mill Farm Close*	0.83	63	234	

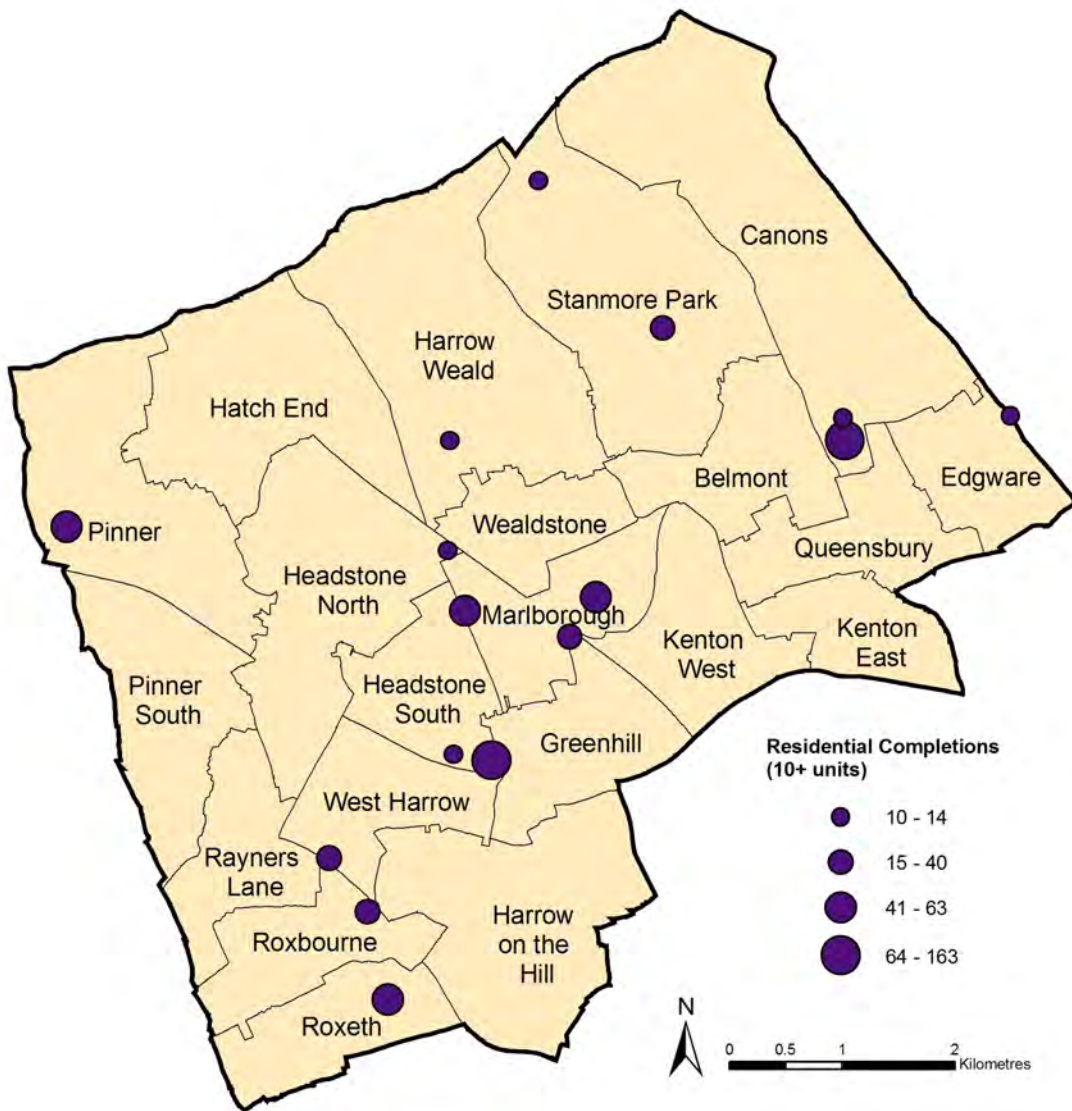
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Northolt Road, 332	0.23	50	543	Yes
Peel Road, Former Mortuary and Parks Depot Site	0.47	46	294	Yes
Pinner Park Gardens, 27-30	0.42	13	100	
Pinner Road, 19, former Travis Perkins (Neptune Point)	0.35	146	1097	Yes
Pinner Road, 90-100	0.06	12	581	
Railway Approach, 24	0.08	34	1600	Yes
Rayners Lane Estate, Phase F, 1-14 & 15-38 Swift Close and 1-8 & 9-16 Drinkwater Road*	0.28	27	250	
Strongbridge Close*	0.45	40	267	
The Common, Bentley Priory*	0.70	10	56	
Whitchurch Lane, 287, 289, 291, 293	0.15	14	273	
* Part completion in 2012/13 monitoring year. Site area represents the number of units completed as a proportion of the total site area.				
Source: London Development Database/Housing Monitoring Database, Harrow Council				

Table 22 Completed Residential Developments (10+ units) showing Density Rate 2012/13

4.4 In 2012/13, all sites with ten or more units were completed at a density of more than 50 dwellings per hectare (DPH). In recent years there has been a trend towards building at increased density. This is consistent with the council's commitment, through housing objectives, to raise average densities in sustainable locations.

Major Developments Location Map

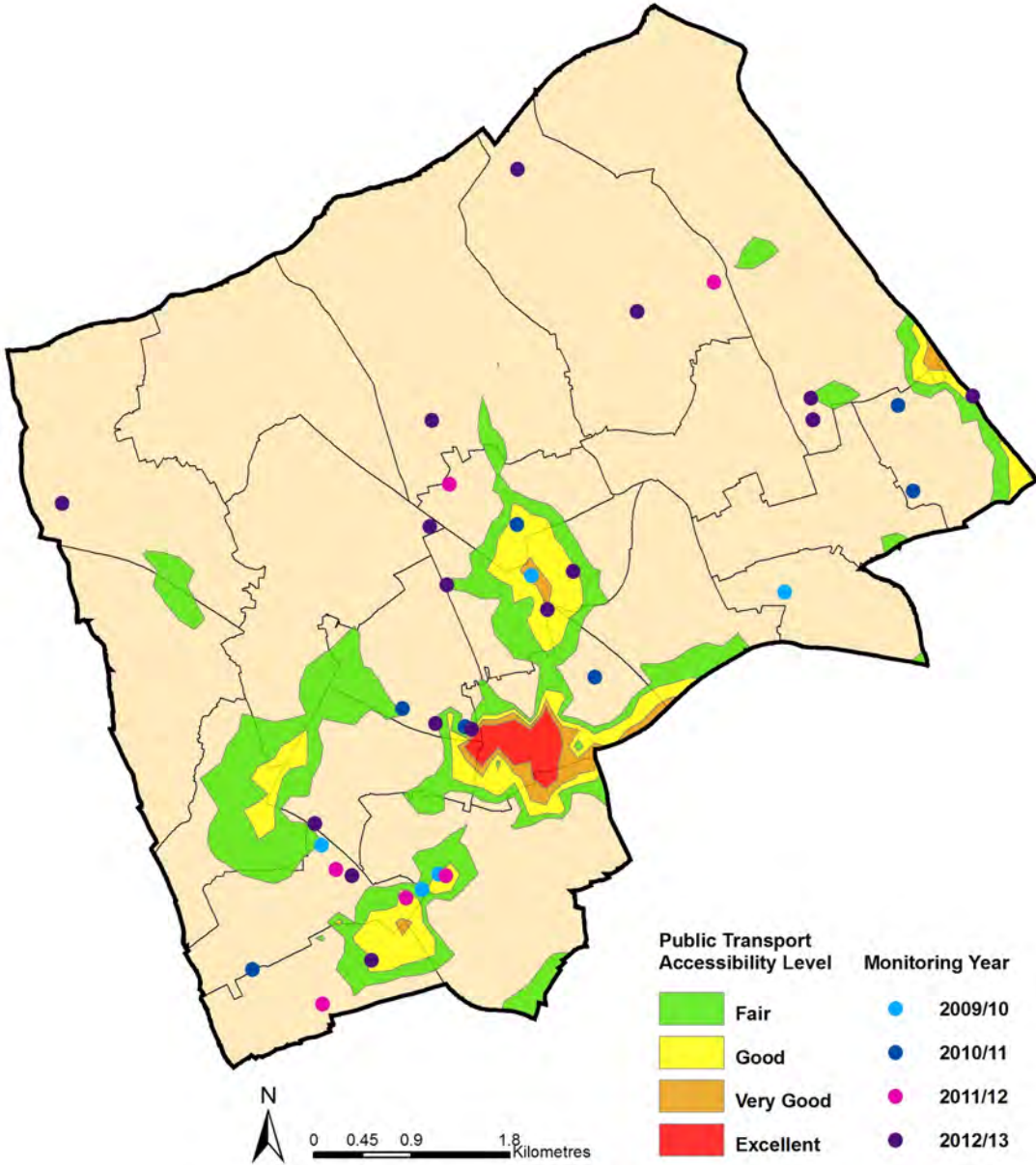


Map 4.1

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Objective Number	Indicator Number	Indicator	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

4.5 The map below shows the public transport accessibility levels across the borough and the location of new major developments completed since 2009/10. In 2012/13 there were nine applications approved for major development in areas of low public transport accessibility that did not enhance the PTAL of the site.

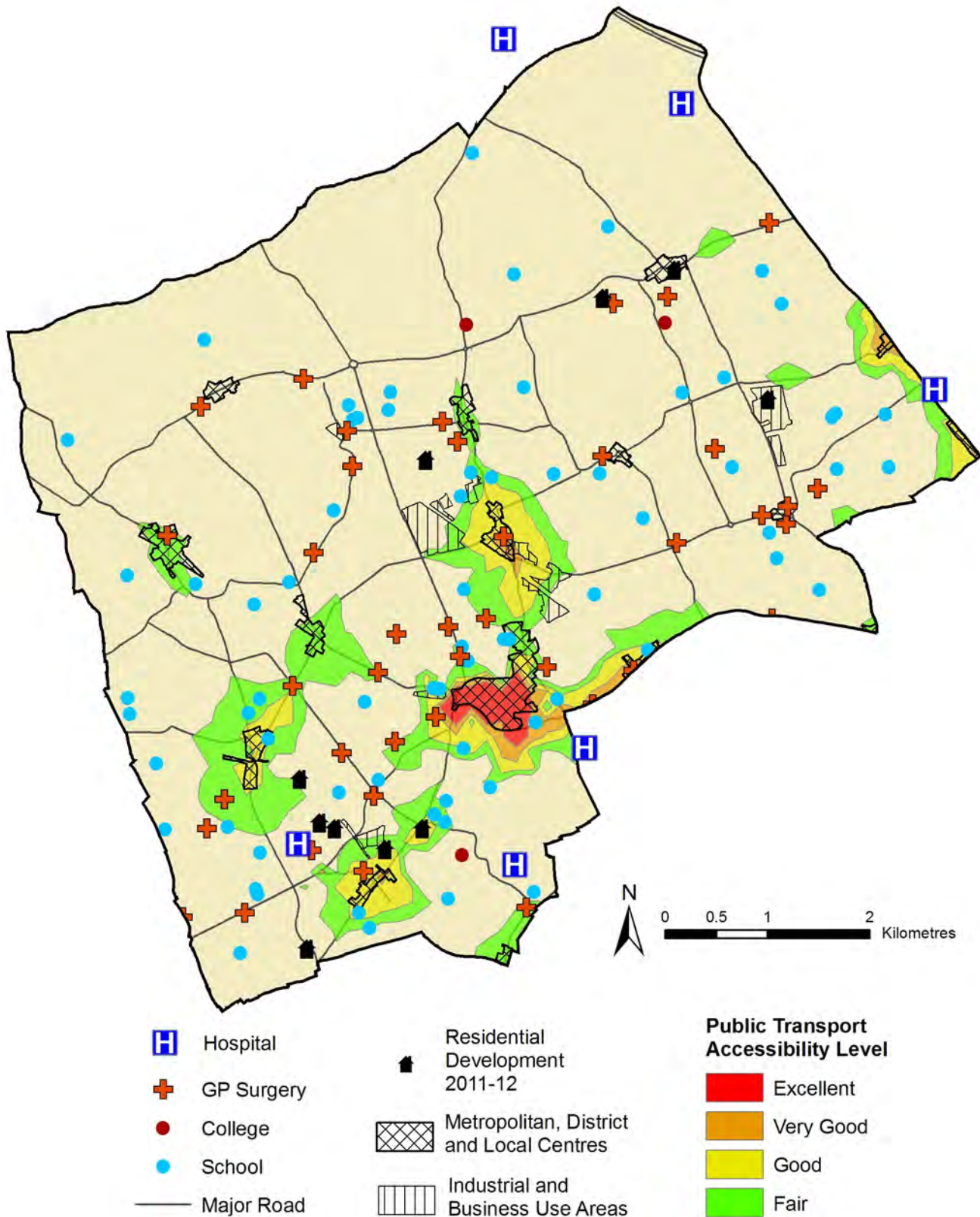


Map 4.2 New Residential Development (10+ Units) & Transport Accessibility

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

4.6 The accessibility of new development to primary services is shown in the map below. The excellent bus and tube network serving the borough ensures that all residents of new development are less than 30 minutes, by public transport, from the primary services.



Map 4.3 Public Transport Accessibility 2011/12

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Climate Change Mitigation

Strategy

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 2013/14		Area action plan and development management sustainable design and construction policies not in place by end 2013/14

4.7 On 4 July 2013 the Council adopted the Harrow & Wealdstone Area Action Plan and the Development Management Policies Local Plan document. 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	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 2013/14		Area action plan not in place by end 2013/14

4.8 On 4 July 2013 the Council adopted the Harrow & Wealdstone Area Action Plan. The Plan includes Policy AAP 10: Harrow & Wealdstone District Energy Network.


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

4.9 Last revised and issues (following public consultation) in March 2013. Delivering Warmer homes (HECA) report to SoS for Energy and Climate change also published in March 2013

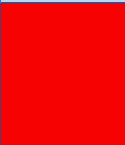
Sustainable Design

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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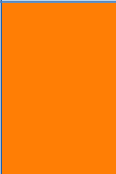
Manage the Borough's contribution to climate change and increase resilience to flooding 4

Strategic Objective 3	CCM4	Number of major applications approved which incorporate combined heat and power infrastructure	80%		Less than 65% over a rolling three year period
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4.10 In 2012/13 there was one applications approved incorporating combined heat and power infrastructure, which was the Kodak site. It is anticipated this figure will increase rapidly once a Combined Heat and Power network is established in the Intensification Area.

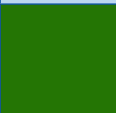
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM5	Number of applications approved which incorporate renewable energy generation infrastructure	80%		Less than 65% over a rolling three year period

4.11 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. However, 12 applications have detailed this in the last year. This is an issue for all Local Authorities and it is likely that, for the foreseeable future, this Indicator will continue to be largely unreported.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM6	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

4.12 This data is currently not recorded for all developments as it is a new indicator, but from the records kept, two developments are indicated to have achieved this target which equates to 8% of major applications. Further work on obtaining this data for all applications will be undertaken in the next monitoring period.

Emissions

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM7	Per capita carbon dioxide emissions in the Borough	Reduce by 4% per annum (improvements on 1990 baseline)⁰		Less than 3% over two consecutive years

4.13 Indicator published by DECC. Latest figures cover the period 2005 to 2011. This shows a 25% reduction over six years which equates to just over a 4% reduction each year. During 2012/13 the per capita carbon dioxide emissions in the Borough was 3.38 tonnes. This indicator is therefore on target to be met.

Waste

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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4 Manage the Borough's contribution to climate change and increase resilience to flooding

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	

4.14 The table below shows the amount of municipal waste arising in the Borough during 2012/13 and previous years. There has been another slight decrease in this year's monitoring period, bringing the total reduction since 2009 to nearly 8,000 tonnes, and well below the maximum target.

Monitoring Year	Total Waste
2007/08	113,669
2008/09	108,097
2009/10	104,243
2010/11	100,882
2011/12	101,659
2012/13	100,407

Source: Harrow Council, Climate Change

Table 23 Amount of Municipal Waste Arising (tonnes)

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	

4.15 The table below shows the amount of commercial arising in the Borough during previous years. The data for 2012/13 is not currently available as this is a new combined indicator, but will be for the next monitoring period.

Waste Distribution	2007/08 Weight (tonnes)	2008/09 Weight (tonnes)	2009/10 Weight (tonnes)	2010/11 Weight (tonnes)	2011/12 Weight (tonnes)
Commercial Waste Collected	7,800	6,760	6,760	6,760	6,760
Commercial Waste Delivered to the Refuse tip by Traders	1,847	1,244	835	741	673
Non Household Waste Delivered to the Refuse tip (construction/demolition waste)	4,525	3,883	4,326	3,695	2,635

Source: Harrow Council, Climate Change

Table 24 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)

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

4.16 In the 2012/13 monitoring period 40.7% of municipal waste was recycled or composted. This is well on target to meet 50% by 2020.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 16	WAS4	Construction and demolition waste recycled	95% by 2020		Less than 80% by 2014/15 Less than 85% by 2017/18

4.17 This data is not currently available as this is a new combined indicator, but will be for the next monitoring period..

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)

4.18 In 2012/13 the amount of the Borough's waste going to landfill was 30,661 tonnes. The amount sent to landfill during 2009/10 (the baseline year) was 60,754 tonnes therefore this represents a 50% reduction.

Flooding

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 applications approved over a rolling five year period

4.19 In 2012/13, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in the last four 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	FLO2	Proportion of applications approved which achieve greenfield run off rates	75% of qualifying applications		Less than 60% over a rolling three year period

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

4.20 This is a new indicator and details of this measure are not readily available at present. However the data held shows that four proposals achieved greenfield run-off rates. This indicator's data will be obtained for the next monitoring period.

Air Pollution

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	AP1	Annual mean value of nitrogen oxide (NO ₂) and particulates (PM ₁₀)	Achieve 20 ug m ³ by 2020		Not achieved 25 ug m ³ by 2015

4.21 As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2012 and not the report monitoring period 2012/13. Part IV of the Environment Act 1995 places a statutory duty on local authorities to review and assess the air quality within their area and take account of Government Guidance when undertaking such work. The Council has previously declared the whole borough an Air Quality Management Area, and produced an associated Action Plan in pursuit of the National Objectives (health based limits) set for these pollutants. The National Objective for both these pollutants is an annual mean of 40 µg/m³.

4.22 In terms of the monitoring results shown below, the results from Harrow 1 will be more indicative of levels experienced at a large proportion of homes within the borough than those from Harrow 2. This is because pollution levels from traffic rapidly decline with distance down to background levels. Background levels will mostly reflect London-wide and regional pollution levels, with only a relatively small contribution from local traffic. The results below show there has been very little change of the last few years, however both sites are on track to meet the 2015 target, with Station 2 just meeting it this year.

Site	Classification of site	Annual mean NO ₂ µg/m ³	Annual mean PM ₁₀ µg/m ³
Harrow 1 Stanmore	Background	25	18
Harrow 2 Pinner Road	Roadside	47	25

Table 25 Monitoring Site Summary

London Air Quality Network (LAQN) Site	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Annual mean µg/m ³ (Objective is 40 µg/m ³)	23.0	24.0	19.7	20.0	21.2	19.8	18.2	17.2	17.1	20.0	18

Source: Harrow Council, Environmental Protection

Table 26 Annual mean concentrations for PM₁₀ (µg/m³) at Harrow 1 continuous monitoring site (background)

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009	2010	2011	2012
Annual mean µg/m ³ (Objective is 40 µg/m ³)	29.3	28.4	30.3	29.0	28.1	25.0	23.1	25.0	25

Source: Harrow Council, Environmental Protection

Table 27 Annual mean concentrations for PM₁₀ (µg/m³) at Harrow 2 continuous monitoring site (roadside)

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	AP2	Major applications that include the installation of electric charging points	90%		Less than 75% over a rolling three year period

4.23 In 2012/13 there were five major applications approved for development that included the installation of electric charging points, representing 20% of all major applications approved during the period. This should increase during future monitoring reviews as electric car use becomes more widespread and the policy requirement becomes more viable.

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

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Employment

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 ⁰	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

5.1 In 2012/13 it is estimated that there were 68,100 jobs in the Borough, an increase of 100 from 68,000 in 2010.

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 & 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

5.2 The data from the ONS is not split into ward areas, and so it is not possible to estimate the net additional jobs created in the Harrow & Wealdstone Intensification Area for this year. A revised Local Economic Assessment is being produced which will determine this figure for the next AMR

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

5.3 Harrow's Local Economic Assessment records that there were 9,265 VAT registered businesses in the Borough in 2011. In 2012/13 the Office for National Statistics recorded that there were 10,425 VAT registered businesses in the Borough, a rise of 12%. However most of these are small home grown businesses, with many larger organisations such as Col Art moving out of the Borough, thus the overall number of jobs in the Borough has remained fairly constant at around 68,000

Housing Need

Gypsies and Travellers

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
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⁰ Including those created within the Harrow & Wealdstone Intensification Area

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

Strategic Objective 4 CS1 Objective 7	HN1	Number of additional G&T pitches	At least three additional pitches by end 2017/18		No site allocation or deliverable proposal(s) for three additional pitches by end 2014/15
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5.4 There were no new pitches or sites completed and no pitches or sites lost in 2012/13. Three new pitches are allocated through the Site Allocations Local Plan which was only adopted in July 2013.

Residential Quality and Accessible Homes

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

5.5 In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. However, in 2010/11 and 2011/12 no assessments were carried out as the council no longer retains a trained BfL Assessor. Options are being explored for the next monitoring period, re sharing resources with neighbouring boroughs, and it should be possible to do some retrospective assessments to backfill this data void.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN3	Homes approved that comply with Lifetime Home 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

5.6 The number of units granted planning permission that comply with Lifetime Homes standards is 687. This means Lifetime Homes accounted for 93.3% of all permissions granted in 2012/13.

5.7 In the majority of cases where Lifetime Homes standards are not met in full the development is a residential conversion. In these cases Lifetime Homes cannot be reasonably expected due to the constraints inherent in this type of development but Harrow's Accessible Homes SPD nonetheless requires reasonable efforts to be made to make newly converted flats as accessible as possible.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN4	Homes approved that comply with Wheelchair Home standards	10% of new homes by 2025/26		More than five applications approved for residential development that do not achieve 100% of homes complying with Wheelchair Home standards over a rolling five year period

5.8 The number of units granted planning permission that comply with Wheelchair Homes standards is 69. This means Wheelchair Homes accounted for 9.4% of all permissions granted in 2012/13.

Supported Housing

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

5.9 In 2012/13 there were no additional leasehold sheltered dwellings completed in the Borough.

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

5.10 In 2012/13 there were no additional leasehold supported housing units for people with learning difficulties completed in the Borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 7	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

5.11 In 2012/13 there were no additional leasehold supported housing units for people with mental health problems completed in the Borough.

Estate Renewal

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

5.12 No opportunity to renew Grange Farm Estate was identified during 2012/13.

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

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

5.13 A further two phases of the Rayners Lane estate renewal programme were completed within this monitoring period, "Big E" and "F" providing 145 new affordable units. These sites already had 128 and 38 affordable units respectively which were redeveloped with the site, therefore at these sites there has been a net gain of seven and net loss of 28 respectively. The net loss should be taken within the context of the scheme as a whole, which comprises of 735 gross units, of which 564 are affordable; an overall net gain of 174 affordable units. The private housing portion of the scheme is now underway and should be completed by 2014/15. Despite missing the target completion date in the Plan, the indicator is green as this development is well underway and will developed out completely in the next few years.



Picture 5.1 Rayners Lane Estate Regeneration

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 2013/14

5.14 The redevelopment of Mill Farm Estate was well underway during 2012/13. The redevelopment is scheduled for completion 2014/15.

Health and Wellbeing

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 2013/14; maintain or increase thereafter		Average proportion of residents' trips by walking less than 30.5% over five years (rolling)

5.15 During 2012/13 the proportion of all trips in the Borough made by walking was 28%.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW2	Mode share of residents: percentage/number of trips by cycling	1.5% of residents' trips by cycling by end 2013/14; maintain or increase thereafter		Average proportion of residents' trips by cycling less than 1.5% over five years (rolling)

5.16 During 2012/13 the proportion of all trips in the Borough made by cycling was 1%.

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		17% by 2015/16

5.17 The table below shows the proportion of Harrow's adult population who participated in sport and active recreation, at moderate intensity, for at least 30 minutes at least 3 times a week. In 2012/13 the Sport England survey suggests that 35.1% of adults in Harrow were actively participating in sports. Since 2009/10 there has been a 2% increase, however, the small size of the data set means that statistically there has been no change and the indicator is therefore amber.

2009/10		2010/11		2011/12		2012/13	
%	Base	%	Base	%	Base	%	Base
33.1	507	34.2	500	33.6	499	35.1	478

Source: Sport England (June 2013)

Table 28 Participation in Sport 2009/10 - 2012/13

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 (29 th in London, where first is most deprived)		No improvement in Harrow's ranking by end 2017/18

5.18 The Government's 2010 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with a ranking of 184 out of 326 districts in England. The 2009 local government restructure means in order for the 2010 Indices to be comparable to 2007 Indices the new data must be

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

re-evaluated along the old boundaries. Under that system Harrow is ranked 203rd out of 354 districts, an improvement on the 2007 Indices, when the borough was ranked in 196th place. This situation is mirrored in the London rankings too, with a ranking of 27th (out of 33), compared to 25th in 2007, where 1st is the most deprived. The table below shows Harrow's ranking between 2000 and 2010 in terms of the national deprivation ranking as well as Harrow's ranking in terms of the 33 London boroughs. While Harrow's ranking has improved within London, it has dropped nationally, and therefore the indicator remains amber at this stage until such time as the next set of data is published in 2014.

	2000	2004	2007	2010
England	222nd	233rd	196th	184th
London	27th	29th	25th	27th
Source: London Datastore: Indices of Multiple Deprivation, Borough				

Table 29 Harrow's Rank Nationally and Regionally for Multiple Deprivation

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 1 CS4 Objective 2	HAW5	Up-to-date sustainable community strategy in place	Renew the Harrow sustainable community strategy by end 2014/15	Met	No draft replacement sustainable community strategy in place to being prepared by end 2013/14

5.19 The Core Strategy, adopted in February 2012, replaces the Sustainable Community Strategy and runs to 2026.

Monitoring Harrow's Community Infrastructure Levy 6

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6 Monitoring Harrow's Community Infrastructure Levy

Community Infrastructure Levy

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

6.2 The Harrow Community Infrastructure Levy Draft Charging Schedule was consulted on from 15 November - 20 December 2012. The examination by an independent examiner was subsequently held in May - June 2012 and it was formally adopted by Council on 16 September 2013. The CIL applies Borough wide for certain uses of over 100sqm gross internal floor space. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly. Harrow's CIL charges are:

- Residential (Use Class C3) - £110 per sqm;
- Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;
- 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 sqm.
- All other uses - nil.

6.3 The above changes are in addition to the Mayor's CIL to fund Crossrail, which is £35 per sqm in Harrow for all types of development

6.4 Subsequent AMR's will report on the level of CIL receipts received and how this has been used to fund new and enhanced infrastructure.

Neighbourhood Planning 7

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Neighbourhood Plans in Harrow

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

7.2 There have been no applications for a neighbourhood forum and thus no plan designation in the 2012/13 monitoring period, and none to date.

Duty to Co-operate 8

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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. During the period covered by this AMR the council prepared and consulted upon the following draft local plan documents:

- Development Management Policies (27th July - 7th September 2012)
- Site Allocations (27th July - 7th September 2012)
- Harrow & Wealdstone Area Action Plan (27th July - 7th September 2012)

8.6 The mechanisms for and evidence of co-operation and engagement during this period are set out below.

Cross Boundary Consultee	How we co-operate	Outcomes
Neighbouring Authorities	Letters sent inviting representations and responses received West London Alliance (planning officers group from 6 West London boroughs)	Details of representations received and the council's actions detailed in DPD consultation statements No major cross boundary issues identified

Cross Boundary Consultee	How we co-operate	Outcomes
	<p>Group memorandum of understanding</p> <p>London – Luton Corridor Forum</p> <p>Planning Officer meetings with Hertsmere</p> <p>Planning Officer Meetings with Three Rivers</p>	<p>Updates given by respective boroughs on Local Plan progress. Memorandum of Understanding signed to give effect to cross boundary co-operation.</p> <p>Meetings to progress the London–Luton growth corridor which will result in a joined up approach to managing and attracting growth in this area. No major cross boundary issues identified arising from Harrow's DPDs.</p> <p>Meetings scheduled for every quarter</p>
Environment Agency	<p>Letters inviting representations and responses received</p> <p>Meetings at council offices</p>	<p>Details of representations received and the council's actions detailed in consultation statements. Issues raised regarding policies dealing with flood risk and management and river corridors.</p> <p>Meetings centred around the Level 1 and Level 2 SFRA extents. Advice given on the wording of flooding policy and the use of SUDS.</p> <p>Resolved to remove 3b designation from previously developed sites</p> <p>EA provide flood mapping for the borough</p>
English Heritage	<p>Letters inviting representations and responses received</p> <p>Written communications between the council and English heritage</p> <p>Draft copies of heritage policies sent before formal consultation</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Advice on heritage policies given</p> <p>Heritage policies amended in light of specialist advice</p>

8 Duty to Co-operate

Cross Boundary Consultee	How we co-operate	Outcomes
Natural England	<p>Letters inviting representations and responses received</p> <p>Written communications between the council and Natural England</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Advice on biodiversity policies given</p>
Civil Aviation Authority	<p>Letters inviting representations and responses received</p>	<p>Details of representations received and the council's actions detailed in consultation statements. No major issues raised.</p>
Greater London Authority	<p>Joint management structure involving senior members of both organisations</p> <p>Letters inviting representations and responses received</p> <p>Officer from the GLA on secondment to the Local Plan Team</p> <p>GLA Housing Study meetings and work</p> <p>Liaison with specialist officers for policy development regarding affordable housing and sustainability</p> <p>London Wide Green Grid project</p>	<p>Joint working on preparation of the Harrow & Wealdstone Area Action Plan, including joint sign-off to final draft document</p> <p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Officer providing advice on policy development to ensure there are no conflicts with the London Plan</p> <p>Participation in the London wide SHLAA and SHMA evidence base studies</p> <p>Discussions held and advice sent to ensure consistency with the London Plan</p> <p>Meetings and joint working undertaken to establish a Harrow Green Grid as part of the wider London Green Grid</p>
Primary Care Trust	<p>Letters inviting representations and responses received</p> <p>Infrastructure delivery meetings and correspondence</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Consulted on evidence base documents and provided information to inform future service delivery</p>
Highways Agency (TfL)	<p>Inclusion in joint management structure for development of the Area Action Plan</p> <p>Letters inviting representations and responses received</p> <p>Liaison with TfL regarding transport study modelling and findings</p> <p>Infrastructure delivery meetings and correspondence</p>	<p>Details of representations received and the council's actions detailed in consultation statements</p> <p>Agreed the methodology for modelling certain junctions and the results of the findings of the study, using TfL data</p> <p>Consulted on evidence base documents and provided information to inform future infrastructure provision</p>

Cross Boundary Consultee	How we co-operate	Outcomes
Network Rail	Letters inviting representations and responses received	Details of representations received and the council's actions detailed in consultation statements. No major issues raised.

Table 30 Duty to Co-operate - Engagement Undertaken 2012/13

8.7 The consultation statements referred to in Duty to Co-operate - Engagement Undertaken 2012/13 can be found on the council's website, via the following links:

- http://www.harrow.gov.uk/downloads/file/12286/consultation_statement_for_the_area_action_plan
- http://www.harrow.gov.uk/downloads/file/12287/consultation_statement_for_the_development_management_policies_dpd
- http://www.harrow.gov.uk/downloads/file/12288/consultation_statement_for_the_site_allocations_dpd

8.8 Paper copies of the statements are available to view at the duty planner office at Harrow Civic Centre, Station Road, Harrow, HA1 2UY. The Council commented on the following applications from neighbouring authorities.

8.9 In addition to the above, the Council also engage neighbouring authorities in the consideration of detailed planning applications dealt with during 2012/13, as follows:

Barnet

P/0239/13

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: RESERVED MATTERS APPLICATION SEEKING APPROVAL FOR SCALE, APPEARANCE AND LANDSCAPING FOR CHARACTER ZONES 3 AND 8 OF THE REDEVELOPMENT OF STONEGROVE AND SPUR ROAD ESTATE PURSUANT TO CONDITION 2 OF THE PLANNING PERMISSION W13582/07 AS RENEWED BY H/0/3635/11 DATED 07/12/11)]

P/0552/13

[DEMOLITION OF EXISTING GARAGES FOLLOWED BY ERECTION OF TWO STOREY SINGLE FAMILY DWELLING INCLUDING ROOMS IN ROOFSPACE]

P/2114/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: RESERVED MATTERS APPLICATION SEEKING APPROVAL FOR SCALE, APPEARANCE AND LANDSCAPING FOR CHARACTER ZONES 2 (PART), 4, 5B AND 7 OF THE REDEVELOPMENT OF STONEGROVE AND SPUR ROAD ESTATE PURSUANT TO CONDITION 2 OF THE PLANNING PERMISSION W13582/07 AS RENEWED BY H/0/3635/11 DATED 07/12/11]

P/2315/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: ERECTION OF SECURITY GATES AND FRONT BOUNDARY WALL TO REPLACE EXISTING FRONT WALL]

P/2603/12

8 Duty to Co-operate

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: IN CONNECTION WITH THE CREATION OF AN ERUV IN MILL HILL, AND AS AN AMENDMENT TO APPLICATION H/01834/10 DATED 6TH JULY 2010, THE CONSTRUCTION OF POLE AND WIRE GATEWAYS, 1M HIGH POSTS KNOWN AS 'LECI' AND FENCING AT A NUMBER OF LOCATIONS]

P/2832/12

[CONSULTATION FROM NEIGHBOURING AUTHORITY: CHANGE OF USE OF EXISTING OFFICE BUILDING (B1) TO MUSLIM COMMUNITY CENTRE (D1) INCLUDING INTERNAL ALTERATIONS]

P/2978/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: ERECTION OF TWO-STOREY SINGLE FAMILY DWELLINGHOUSES FOLLOWING DEMOLITION OF EXISTING GARAGES]

P/3145/12

[DEMOLITION OF EXISTING BUILDING AND ERECTION OF A TWO STOREY BUILDING WITH ROOMS IN ROOF SPACE TO CREATE 10 SELF-CONTAINED UNITS]

Brent

P/0525/13

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: CHANGE OF USE OF ESTATE AGENTS (USE CLASS A2) TO A CAB OFFICE (SUI GENERIS)]

P/0832/12

[CONSULTATION FROM A NEIGHBOURING BOROUGH: INTERNAL AND EXTERNAL WORKS TO ENABLE PART OF GROUND FLOOR TO BE USED AS A CAFÉ]

P/0840/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: PROPOSED BOILERMASS BOILER INSTALLED IN THE SERVICE YARD]

P/1956/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND THE ERECTION OF A PART 1, PART 2 AND PART 3 STOREY BUILDING IN ORDER TO PROVIDE A NEW ACCIDENT AND EMERGENCY DEPARTMENT ON LAND ADJACENT TO BLOCKS G AND E OF NORTHWICK PARK HOSPITAL. PROPOSALS INCLUDE A PARTIAL REALIGNMENT OF THE EXISTING ACCESS ROAD, THE CREATION OF NEW ACCESS ROADS, NEW AMBULANCE AND PUBLIC DROP OFF AREAS, AN UNDERCROFT PARKING AREA, PEDESTRIAN RAMPS AND FOOTPATHS, PLANT ROOM, NEW RETAINING WALLS AND LANDSCAPING]

P/1977/12

[DEMOLITION OF EXISTING COMMERCIAL UNITS AND ERECTION OF 4 X FOUR STOREY BUILDINGS, COMPRISING APPROXIMATELY 140 SELF-CONTAINED APARTMENTS, 1800M2 OF COMMERCIAL FLOORSPACE (USE CLASS B1) AND 4 LIVE/WORK UNITS, WITH 100 CAR-PARKING SPACES, BICYCLE AND BIN STORAGE AND ASSOCIATED LANDSCAPING]

P/2001/12

[CONSULTATION FROM NEIGHBOURING AUTHORITY: TWO STOREY SIDE AND REAR EXTENSION REAR DORMER WINDOW ONE ROOF LIGHT TO THE FRONT AND ONE ROOF LIGHT EACH ON EITHER SIDE OF THE ROOF SLOPE TO DWELLING HOUSE]

P/2602/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: PROPOSED CHANGE OF USE OF GROUND FLOOR PREMISES FROM SOLICITORS OFFICE (USE CLASS A2) TO DENTAL SURGERY (USE CLASS D1)]

P/2768/12

[CONSULTATION FROM NEIGHBOURING AUTHORITY: DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND THE ERECTION OF A PART 1, PART 2 AND PART 3 STOREY BUILDING IN ORDER TO PROVIDE A NEW ACCIDENT AND EMERGENCY DEPARTMENT ON LAND ADJACENT TO BLOCKS G AND E OF NORTHWICK PARK HOSPITAL. PROPOSAL INCLUDES A PARTIAL REALIGNMENT OF THE EXISTING SITE ACCESS ROAD THE CREATION OF NEW ACCESS ROADS, NEW AMBULANCE AND PUBLIC DROP OFF AREAS, PEDESTRIAN RAMPS AND FOOTPATHS, PLANT ROOM, NEW RETAINING WALLS AND LANDSCAPING]

P/2791/12

[CONSULTATION FROM A NEIGHBOURING AUTHORITY: CONSULTATION FROM A NEIGHBOURING AUTHORITY: REDEVELOPMENT OF THE SITE WITH ERECTION OF MIXED-USE SCHEME TO PROVIDE 144 RESIDENTIAL UNITS (CLASS C3), 1800 SQ/M OF EMPLOYMENT WORKSPACE (CLASS B1), 5 LIVE/WORK UNITS (SUI GENERIS) AND ASSOCIATED PARKING, AMENITY SPACE, LANDSCAPING AND ACCESS]

P/3067/12

[CONSULTATION FROM A NEIGHBOURING BOROUGH: FULL PLANNING PERMISSION THE ERECTION OF A 7,817SQM GROSS EXTERNAL AREA (GEA) CLASS A1 RETAIL FOODSTORE WITH ASSOCIATED SERVICE AND DELIVERY YARD; 5,207 SQM GEA OF NEW ORIENTAL AND FAR EASTERN FLOORSPACE TO INCLUDE SHOPS, FINANCIAL AND PROFESSIONAL SERVICES, RESTAURANTS AND CAFES, DRINKING ESTABLISHMENTS, HOT FOOD TAKEAWAYS AND NON-RESIDENTIAL INSTITUTIONS (CLASS A1, A2, A3, A4, A5, B1 AND D1); PODIUM SLAB ALONG AIRCO CLOSE; A SITE-WIDE ENERGY CENTRE; ASSOCIATED CAR PARKING SPACES; MOTORCYCLE PARKING SPACES AND CYCLE PARKING SPACES; ASSOCIATED LANDSCAPING AND PUBLIC REALM WORKS; NEW VEHICULAR ACCESS FROM GROVE PARK AND VEHICULAR ACCESS FROM PLAZA WALK AND ASSOCIATED HIGHWAY WORKS; AND OUTLINE PLANNING PERMISSION (PHASES 2 AND 3) COMPRISING RESIDENTIAL FLOORSPACE (CLASS C3, ACCOMPANIED BY ILLUSTRATIVE RESIDENTIAL ACCOMMODATION SCHEDULE INDICATING 183 RESIDENTIAL UNITS), ASSOCIATED CAR PARKING SPACES AND CYCLE PARKING SPACES, ASSOCIATED LANDSCAPING AND NEW VEHICULAR ACCESS FROM AIRCO CLOSE (PHASE 2, ALL MATTERS RESERVED) AND TWO FORM OF ENTRY PRIMARY SCHOOL AND NURSERY (CLASS D1, PHASE 3, ALL MATTERS RESERVED)]

Local Plan Timetable **Appendix 9**

Authority's Monitoring Report 2012-2013

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 5) was finalised in June 2012 and is published on the council's website. The LDS timetables for the production of the remaining Local Plan documents that make up Harrow's Local Plan, which is outlined below and can also be viewed on the council's website at: <http://www.harrow.gov.uk/ldf>.

Delivering the Local Development Scheme

9.3 The following table provides an update on the council's performance for the 2012/13 monitoring period. Specifically, it provides a summary of the planning documents and details their progress to date.

Document/LDS Reference	Priority	Summary	Notes
Statement of Community Involvement	A	Sets out the consultation techniques that may be used and the approaches that will be applied consistently to all the Local Development Documents (LDDs) to be prepared by the council, as well as setting the framework for consultation relating to the determination of planning applications.	Adopted in August 2006
Local Development Scheme	A	Sets out the timetables for the production of development plan documents and identifies the supplementary planning documents that the council intends to produce.	LDS revised and updated in June 2012
RAF Bentley Priory SPD	A	This SPD is a response to development interest in the site and to ensure that clear guidance details the council's expectations for the site.	Adopted in October 2007
Access For All SPD	A	Guidance on access within and into buildings for all development.	Adopted in April 2006

Appendix 9 Local Plan Timetable

Document/LDS Reference	Priority	Summary	Notes
Core Strategy DPD	A	The Core Strategy sets out the vision, objectives and spatial strategy for accommodating the borough's growth and development needs over the period 2009 to 2026. It establishes the Harrow & Wealdstone Intensification Area and sets out policies for this area and for eight 'sub areas' throughout the rest of the borough, as well as an over-arching thematic policy dealing with local character, open space, housing, town centres, economic development, transport, flooding, waste management, Gypsy and Traveller accommodation and infrastructure.	Adopted in February 2012
Sustainable Building Design SPD	A	This SPD aims to encourage sustainable measures to be built into all development within the borough.	Adopted in May 2009
Community Infrastructure Levy (CIL)	A	The Harrow CIL will raise funds from certain types of development to contribute funding towards the delivery of social and physical infrastructure made necessary by growth and development in the borough over the plan period.	Implemented October 2013.
Accessible Homes SPD	A	Guidance on Lifetime and Wheelchair Homes Standards for residential development and conversions.	Adopted March 2010
Residential Design Guide SPD	A	Guidance on design for residential development, conversions and domestic extensions.	Adopted December 2010
Site Allocations Local Plan	A	This DPD will allocate sites to deliver development and infrastructure in accordance with Harrow's spatial strategy. It will replace the HUDP proposal sites.	Adopted July 2013
Development Management Policies Local Plan	A	This DPD will set out local development management policies to work in conjunction with the National Planning Policy Framework (NPPF), the London Plan (2011) and Harrow's Core Strategy (2012) for making decisions on planning applications.	
Policies Map	A	This will accompany the DPDs and illustrate allocations of land for development and policy areas to which a specific policy designations will be applicable.	
Harrow and Wealdstone Area Action Plan (AAP)	A	The AAP will apply to the Harrow & Wealdstone Intensification Area, to deliver the Core Strategy objectives for the area including 2,800 homes and 3,000 jobs over the plan period, by allocating sites for development and by including bespoke area-based development management policies.	

Document/LDS Reference	Priority	Summary	Notes
West London Waste Plan	H	Identifies the land use needs for waste management facilities (recycling, reuse and disposal) required to manage West London's waste arisings within West London. It also includes policies to safeguard sites and existing waste treatment capacity, and against which proposals for new waste management facilities will be assessed.	<p>Consultation undertaken on draft Issues and Options between February to March 2009.</p> <p>Following consideration of responses, consultation undertaken on the draft Plan (Proposed Sites and Policies) between 9th February to 25th March 2011.</p> <p>It is anticipated that the final draft Plan will be published for consultation in Spring 2014.</p>
Pinner Conservation Areas SPD	A	Provides overarching policy guidance for the management of the historic environment and heritage assets of the 12 designated Conservation Areas within Pinner. The SPD also includes the Character Appraisals and Management Strategies prepared for each conservation area.	Adopted in December 2009
Harrow on the Hill Conservation Areas SPD	A	Provides overarching policy guidance for the management of the historic environment and heritage assets of the 8 designated Conservation Areas within Harrow on the Hill. The SPD also includes the Character Appraisals and Management Strategies prepared for each conservation area.	Adopted in May 2008
Stanmore/Edgware Conservation Areas SPD	A	Provides overarching policy guidance for the management of the historic environment and heritage assets of the 6 designated Conservation Areas within the Stanmore and Edgware area. The SPD also includes the Character Appraisals and Management Strategies prepared for each conservation area.	Adopted in December 2013
Harrow Weald Conservation Areas SPD	H	Will provide the overarching policy guidance for the management of the historic environment and heritage assets for the 2 designated Conservation Areas within the Harrow Weald area. The SPD also includes the Conservation Area Appraisals and Management Strategies prepared for each conservation area.	Publication for public consultation by Summer 2014

Appendix 9 Local Plan Timetable

Document/LDS Reference	Priority	Summary	Notes
Garden Land Development SPD	A	The council has produced an SPD to support the implementation of a local presumption against garden land development that has come into effect upon the adoption of Harrow's Core Strategy (see above).	Adopted April 2013
Planning Obligations SPD	A	Sets out the Council's approach, policies and procedures in respect of the use of planning obligations and clarifies the relationship between Harrow's Community Infrastructure Levy and seeking of obligations to mitigate the site specific impacts of proposed development.	Adopted October 2013
Harrow School SPD	M	The Council is working with the school to produce an masterplan which will outline the future development requirements at the school.	Consultation on a draft SPD scheduled for Spring 2014
Priority Key: A - Adopted, H - High Priority, M - Medium Priority, L - Low Priority			

Table 31 Summary of Local Plan Documents and Supplementary Planning Documents

9.4 In addition to the documents mentioned above, the evidence base has been expanded. Key evidence base documents include:

- Strategic Housing Land Availability Assessment (GLA, 2009)
- West London Strategic Housing Market Assessment (2010)
- Strategic Flood Risk Assessment Level 1 (2009)
- Strategic Flood Risk Assessment Level 2 (2011)
- Strategic Flood Risk Assessment Level 2 Addendum Report (2012)
- Transport Study (2010)
- Character Assessment of Harrow's Residential Areas (2011)
- Financial Viability Assessment of Developments (2011)
- Employment Land Study (2011)
- Retail Study (2009)
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation Study (2011)
- Local Economic Assessment (2010)
- Harrow Views Assessment (2012)

9.5 Full details of Harrow's Local Plan evidence base can be found on the council's website at: http://www.harrow.gov.uk/info/856/local_development_framework_policy/1923/evidence_base_documents.

Five Year Housing Supply **Appendix** **A**

Authority's Monitoring Report 2012-2013

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 explain 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 2014 and March 2019. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2013 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 31/03/2013 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 permission has been granted, subject to legal agreement, as at 31/03/2013 which are expected to complete within the five year period
- Potential deliverable sites (without planning permission as at 31/03/2013) likely to complete within the five year period

A.5 Schedules 1 to 5 (summarised below) demonstrate that Harrow has a sufficient supply of housing land to meet its Five-Year Housing Supply targets plus 5%. Sites with planning permission (commitments) account for 1,958 units . In addition, 1,618 units are expected to come forward from allocated and other identified sites within the five year period (Schedules 5 & 6). Overall, the supply of new homes to be delivered between April 2014 and March 2019 is calculated at 3,576, exceeding the overall five year London Plan target for Harrow of 1,750 by 1,826 units (or by 1,739 taking into account the NPPF 5% buffer). Harrow therefore has a supply of housing land over the next five years to meet 9.7 years of its annualized 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 Harrow has exceeded its cumulative housing target requirement by 657 dwellings since 2009/10. Applying the Liverpool Method⁰, this oversupply reduces the five year requirement to 1,550 dwellings (including the 5% buffer) and results in supply of 11.5 years.

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning Permission (not under construction)	Schedule 1	New Build sites	1,555	18.92
	Schedule 2	Conversions / Changes of Use	101	2.25

One of two methods defined as good practice examples in the *Land Supply Assessment Checks* report (DCLG) May 2009

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning Permission (under construction)	Schedule 3	New Build sites	302	13.23
	Schedule 4	Conversions / Change of Use	0	0
Sites with Legal Agreement	Schedule 5		0	0
Potential Future Sites	Schedule 6	Allocated sites without planning permission	1,618	31.83
Total from Deliverable Sites			3,576	66.23

Table 32 Summary of Harrow's Five Year Housing Supply (2014/15 - 2018/19 as at 31/03/13)

A.6 Sites which have planning permission and are forecast to complete in 2013/14 are not included in the Five-Year Supply.

A.7 Sites without planning permission which are forecast to complete after 2018/19 are not included in the Five-Year Supply.

A.8 Sites which are forecast to partially complete outside the period April 2014 to March 2019 are included in the schedules that follow, but only units projected to complete within the period contributing to the Five-Year Supply.

A.9 Full details of all 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: 1/3 of units in 2015/16; 2/3 of units in 2016/17
- New builds already started: All units in 2014/15
- Conversion/Change of Use permissions: 2/3 of units in 2014/15; 1/3 of units in 2015/16
- Conversion/Change of Use already started: All units in 2013/14

A.11 As a result, the Conversion/Change of Use permissions which have already begun are not included in the Five-Year Supply. All other small sites fall within the Five-Year Supply period.

Schedule 1

Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/3/13)							
Large Sites (10+ units proposed)							
Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1354	1.00	P/2450/11	Honeypot Lane, Government Buildings, Phases 7-9	120	120	19/03/2012	Redevt. to provide 213 resid. units, A1/A2/A3/A4/A5/D1 & D2 f/s; Class B1(a),(b),(c) f/s incl. a business incubator centre; new access onto Whitchurch Lane (Appeal 3635). (215 units from 6/6/13 P/1291/13)

Appendix A Five Year Housing Supply

1444	0.56	P/0431/08	Rayners Lane, Rayners Lane Estate Big G, Phases 3&4	13	-27	07/05/2010	O/L: Redevt. of Rayners Lane Estate (area bounded by Rayners Lane, Maryatt Avenue, Coles Crescent, Eliot Drive and Austen Road, Phases E to H) to provide 162 houses, 177 flats etc. Analysis represents remainder of site with Outline Plg Perm (ie Phases 3 & 4). O/L perm (P/1208/12) will supersede in 2013/14.
1775	0.12	P/1966/09	Bridge Street, land rear of 65	26	26	17/12/2010	Demolition of existing disused timber-framed, steel-roofed buildings and redevelopment for 26 flats (13x 1 bed, 13x 2 bed) with associated amenity space & 1 disabled parking space
1778	0.57	P/1444/10	Jubilee House, Merrion Avenue	35	35	23/05/2011	2 & part 3 storey extension to office building to provide 35 flats. Alterations to existing elevations, landscaping, enhanced car parking and cycle storage
1863	1.27	P/4126/07	Gayton Road Car Park, Gayton Library and Sonia Court, Gayton Road	383	374	02/10/2009	Redevelopment to provide 383 flats in 5 blocks ranging between 4&10 storeys in height, 200 public car parking spaces and 81 residents parking spaces in the basement, 383 covered cycle parking bays, 13 motorcycle spaces, landscaping, amenity and playspace
1889	1.22	P/1941/07	Burnt Oak Broadway, Edgware Town Football Club	189	189	22/04/2010	Development to provide 189 dwellings (outline)
1963	0.73	P/2336/11	Pinner View, St George's Playing Field	27	27	10/02/2012	Outline application: 7x1 bed flats; 8x2 bed flats; 4x3 bed houses; 8x4 bed houses. Provision of 0.69Ha of open space.
1967	0.14	P/0832/11	Station Road, Tesco	14	14	30/03/2012	2.22ha dev, 2.08ha non-res; 0.135ha residential: 2-storey extension to front and side of store. Decked car park at first floor level. New 4-storey building: 4 mixed use units (A1/A2/A3) and 14 flats.
1997	0.14	P/3418/11	High Street, 9-17, Edgware	31	31	30/03/2012	Demolition of existing buildings; development to provide 31 flats and 110sqm of class A2 or A3 floorspace in a part 4/5/6 storey building
2000	1.04	P/1778/12	Rayners Lane, Rayners Lane Estate Phase Big G, Phases 1&2 - Blocks 1,2,3	82	18	01/10/2012	Redevelopment to provide 82 new dwellings comprising of a mix of houses and flats within 2,3 and 4 storey buildings, car parking and open space.
2001	0.99	P/3118/11	Lyon Road, Equitable House and Lyon House	287	287	31/10/2012	Demolition of existing buildings and the erection of 7 new buildings of various heights. Mixed use development to provide 238 private and 49 affordable residential units and 3,050sqm of commercial floorspace
2003	0.08	P/1226/12	Station Road, 321	22	22	23/11/2012	Extension to provide four storey building fronting Station Rd, extn of basement and part redevt to provide part single/part five-storey building fronting Havelock Place with 1,139 sq m of retail (A1) and 22 residential units (resident permit restricted)
2009	4.40	P/3405/11	Kodak, Headstone Drive & Harrow View	360	360	21/12/2012	O/L: Comprehensive, phased, mixed use development, as set out in the Development Specification (March 2012). Includes up to 985 residential units (C3); up to 220 student units (SG); senior living (C2) and assisted living care home (C2)
	12.26			1589	1476		

Five Year Housing Supply Appendix A

Some of the sites listed above may partially complete in 2013/14. Units expected to complete in 2013/14 do not count towards the Five-Year Supply and have been excluded on the Housing Trajectory (see Housing Trajectory for further details).							
Small Sites (less than 10 units proposed)							
Site Number	Net Site Area	Appl.Number	Address	Prop	Gain	Date Granted	Development Description
891	0.22	P/3384/10	Nugents Park, White Lodge, 6	2	0	08/12/2011	Extension of time of planning permission P/2887/07 dated 21/12/2007 for 'redevelopment: two, two storey detached houses with double garages'. (Appeal 4374)
1298	0.19	P/2638/10	Stonegrove, Canons Court	9	9	19/01/2011	4th and 5th storey extensions to provide 9 additional flats, external alterations to building to include new lift and staircase at rear, alterations to rear parking area, new entrance gates at side of building
1384	0.05	P/3063/11	Ass House Lane, 1 & 2 Bankfield Cottages, Old Redding	2	0	21/08/2012	Two two-storey semi-detached houses with parking
1599	0.01	P/1682/10	Marlborough Hill, 1, Masters House	2	2	22/09/2010	Redevelopment to provide three storey with habitable roofspace building to create office floorspace (B1 at first and second floors) and two flats at third floor and parking at ground floor (revised)
1611	0.07	P/2178/10	Gayton Road, land rear of 47-49	2	2	27/10/2010	Two semi-detached bungalows with habitable roofspace, forecourt parking and access from Northwick Park Road (Resident permit restricted)
1664	0.05	P/0599/12	High Street, Site of Dove Cottage, Harrow School, Harrow on the Hill	1	0	25/04/2012	Extension of time to P/1050/09 dated 06/07/2009 for 'two storey detached building to provide residential accommodation for Harrow School'
1706	0.07	P/2469/11	Temple Mead Close, 11	1	0	22/11/2011	Redevelopment to provide 1 and 2-storey detached house with parking (extension of time application)
1728	0.19	P/2823/11	West Drive Gardens, 3	1	1	20/12/2011	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1736	0.09	P/0258/09	High Road, 224	9	8	11/09/2009	Part two and part three storey building comprising eight flats (and a studion unit) with associated car parking; landscaping and widening of vehicle access to High Road
1764	0.02	P/0061/11	Station Road, 320	2	2	14/03/2011	Extension of time to permission P/3826/07/DFU for 2 storey extension above commercial building to provide 2 flats; ext. staircase and first floor roof terrace
1765	0.09	P/0975/12	Oakhill Avenue, 25, Littlecote	1	0	06/06/2012	Extension of time to P/1404/09 dated 23/09/2009 for 'demolition of existing bungalow and redevelopment to provide a single and two storey detached dwellinghouse with accom. in the roofspace and two rear dormers (revised)

Appendix A Five Year Housing Supply

1819	0.07	P/1889/11	Bolton Road, 30	2	1	23/09/2011	Reserved matters application for access appearance landscaping layout and scale attached to outline permission P/1596/08 dated 15/07/2008 for redevelopment for two detached houses (all matters reserved)
1822	0.20	P/1565/08	Imperial Drive, 204 - 226 (Talbot House)	9	9	17/10/2008	Roof extension to existing three-storey office building to create fourth storey to provide 9 flats, new enclosed rear staircase and external alterations (Resident Permit Restricted)
1823	0.10	P/0223/11	Green Lane (Waitemata)	1	0	28/03/2011	Demolition of existing dwelling house, replacement two storey dwelling with basement and rooms in roof space
1829	0.03	P/2095/11	Stanley Road, 19	2	1	14/10/2011	New detached 2-storey building to provide 2 flats. Existing dwelling already demolished.
1830	0.08	P/0598/12	Northwick Park Road, 2 - 12, Comfort Inn Hotel	0	-3	25/05/2012	Extension of time to P/0181/09 dated 23/04/2009 for extensions and alterations to existing hotel to provide 34 additional bedrooms & relocation of existing conference bar and restaurant facilities (no additional conference floorspace)
1835	0.06	P/0768/12	Pinner Hill Road, 14	3	2	09/05/2012	Extension of time to P/3976/08 dated 27/03/2009 for demolition of existing detached dwelling house and redevelopment to provide 3 terraced dwelling houses
1858	0.10	P/1141/12	Bellfield Avenue, 1	1	0	22/08/2012	Demolition Of Existing Bungalow And Detached Garage At Rear; New Detached Two Storey Dwellinghouse With Habitable Roofspace And Construction Of Single Storey Detached Garage At Rear
1869	0.07	P/1604/10	Jubilee Close, 22E	1	1	23/09/2010	Single and two storey attached dwellinghouse plus basement and accommodation in loft space with rear dormer and parking (revised application)
1875	0.08	P/2983/12	West End Lane, 69	6	6	28/01/2013	Extension Of Time To Planning Permission P/2001/09 Dated 15/01/2010 For 'Demolition Of Nursery School Building; Replacement Two Storey Building With Habitable Roof Space Providing 6 Flats; New Vehicle Access'
1883	0.45	P/0070/10	Cedar Drive, 51	1	0	27/04/2010	Redevelopment: two storey detached single dwelling house, with associated parking; landscaping and refuse storage; demolition of existing dwellinghouse
1884	0.26	P/0612/12	Park Drive, Braeside	1	0	29/03/2012	Demolition of existing dwellinghouse; construction of replacement detached 2-storey dwellinghouse with basement, habitable roofspace & integral garage
1886	0.02	P/0308/10	Ravenswood Crescent, 74	1	1	07/04/2010	Outline application: details of access and scale for new two storey end of terrace dwellinghouse attached to side of existing dwellinghouse (revised)
1891	0.02	P/0854/09	High Street, 19A & 19B, land rear of	2	2	29/04/2010	Two storey building to provide two self contained flats at rear of existing building, incorporating new courtyard amenity area for existing and new flats (Appeal 4078)
1893	0.03	P/0335/10	Uxbridge Road, 56	1	1	12/05/2010	Two storey detached dwellinghouse adjacent to no.56 with parking and access; new vehicle access to No.56 (revised)

Five Year Housing Supply Appendix A

1896	0.12	P/0450/10	Warren Lane, West Lodge	1	0	07/06/2010	Replacement two-storey dwellinghouse with single storey rear projection (revised)
1897	0.13	P/1022/10	Dennis Lane, 33	1	0	15/06/2010	Demolition of existing dwellinghouse, construction of replacement 2/3 storey dwellinghouse with basement, alterations to front garden layout (revised)
1898	0.01	P/1602/09	Veldene Way, 7	1	1	01/06/2010	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)
1903	0.09	P/1102/09	Oakhill Avenue, 32, 'Novembers Eve'	2	1	15/07/2010	Demolition of existing dwellinghouse and redevelopment to provide 2x2 storey detached dwellings with integral garages and basements; new vehicular access (Appeal 4096)
1909	0.14	P/1609/10	Brookshill Drive, Red Corners	1	0	17/08/2010	Redevelopment to provide detached two storey plus semi-basement dwellinghouse; provision of parking; refuse and landscaping
1914	1.18	P/1429/09	Brookshill Drive, Copse Farm	7	3	11/10/2010	Demolition of all existing non-locally listed bdgs: construction of principal dwelling house at Copse Farm; part redevelopment of Brookshill Farm Courtyard including demo of locally listed stable and farm office bdgs and replacement with 4 staff houses
1918	0.16	P/2155/10	Adelaide Close, 26	1	0	05/10/2010	Redevelopment to provide two/three storey dwellinghouse with part basement incorporating swimming pool (revised)
1920	0.02	P/2356/10	Corbins Lane, 27	1	1	29/10/2010	Extension of time to planning permission P/2782/04/DFU granted on appeal dated 12/10/2005 for 'single storey side extension to form an additional dwelling; parking at front'
1921	0.04	P/1032/09	Hindes Road, 86	3	2	17/05/2010	Two storey detached building with single storey rear section and habitable roof space to provide 3 flats (Appeal 4182)
1923	0.11	P/2342/10	Waxwell Lane, 103	2	1	25/11/2010	Extension of time to planning permission P/2245/07/DFU dated 10/09/2007 for 'redevelopment to provide 2x part single and two storey dwellinghouses with basements and accommodation at roof level'
1924	0.11	P/2604/10	Brockley Hill, Green Cottage	1	0	17/11/2010	Extension of time to planning permission P/2748/07/DFU dated 16/10/2007 for 'redevelopment to provide replacement two storey house with basement'
1926	0.04	P/0869/11	Wakehams Hill, 8	1	0	03/06/2011	Replacement single and 2-storey detached dwellinghouse with basement and landscaping
1928	0.35	P/1953/10	Station Road, North Harrow Assembly Hall	0	-5	12/01/2011	Demolition of buildings on site and erection of a community centre with sports hall, gym, prayer hall, library and ancilliary café/restaurant and children's play area
1939	0.07	P/0455/11	Cambridge Road, 34-36	1	1	28/04/2011	New 2 storey dwellinghouse; car parking & landscaping
1940	0.07	P/3243/12	Glanleam Road, 30	1	0	06/03/2013	Demolition of existing dwelling and replacement with two storey detached dwelling with integral garage, basement, terrace with railings at rear
1953	0.20	P/1251/11	Lower Priory Farm, Clamp Hill	1	1	12/09/2011	Demolition of existing workshops and industrial buildings; new 2-storey house; associated landscaping

Appendix A Five Year Housing Supply

1955	0.13	P/3429/10	Aylmer Drive, 3	1	0	27/10/2011	Replacement detached house with basement (single/two storey), existing garage to be retained (Appeal 4334)
1957	0.13	P/2318/11	Kenton Lane, 647-649	8	6	18/11/2011	Demolition of 2 dwellinghouses and redevelopment to provide part-2, part-3 storey building comprising 8 flats. Landscaping, refuse, cycle stores, etc
1961	0.02	P/3038/11	Belmont Road, 72A	2	2	23/12/2011	Redevelopment of the site to provide a two storey detached building comprising 2 flats; provision of two parking spaces
1962	0.04	P/3424/10	Whittington Way, 182	2	1	02/12/2011	Demolition of existing dwelling; redevelopment to provide detached 2-storey building with habitable roofspace comprising 2 dwellings; car parking, landscaping, etc. (Appeal 4355)
1964	0.05	P/0417/12	Bessborough Road, r/o 100 (Andrews Close)	2	2	05/04/2012	Construction of 2x2 storey semi-detached houses; vehicular access from Andrews Close; refuse storage and parking and two detached outbuildings in rear gardens to be used as cycle storage
1966	0.01	P/0503/12	Stanley Road, 21	2	0	23/04/2012	Two storey detached building comprising two flats (resident permit restricted)
1968	0.26	P/2559/11	Alexandra Avenue, 219, Matrix Public House	0	-1	18/11/2011	Construction of 1 4-storey building to provide an 87 bedroom care home; landscaping and parking
1975	0.06	P/1449/12	Rowlands Avenue, 87	1	0	17/07/2012	Demolition of existing dwelling house; new two storey detached dwellinghouse with attached garage and rear dormer to provide accomodation in roof space; two solar panels; landscaping, boundary treatment and refuse storage
2002	0.03	P/0474/12	Capthorne Avenue, 48, Rayners Lane	2	2	04/12/2012	Demolition of existing garage; new detached single/two storey building comprising two flats; provision of parking, refuse and landscaping (Appeal 4578)
2004	0.11	P/2328/12	Paines Close, 19	1	0	22/11/2012	Demolition of existing bungalow and construction of new detached chalet bungalow (including rear dormers)
2005	0.05	P/2455/12	Gordon Avenue, 95	4	4	07/11/2012	Change of use from residential care home (Class C2) to 4 self contained flats; single storey side and rear extensions, first floor rear extension, roof alterations; etc
2007	0.09	P/2652/12	Kenton Lane, 36	8	8	29/11/2012	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)
2008	0.09	P/2766/11	Alma Row, The Bungalow	4	3	18/12/2012	Redevelopment: construction of four two storey homes with parking spaces, refuse and landscaping (Appeal 4569)
2012	0.11	P/3182/12	South Hill Avenue, Tall Trees	1	0	30/01/2013	Erection of replacement two storey detached dwellinghouse and alterations to landscaping/hardsurfacing
2013	0.04	P/3305/11	Warham Road, 33	1	1	28/01/2013	Two storey two bedroom house attached to No.33 Warham Road and alterations to roof of existing house; landscaping; refuse and provision of one parking space (Appeal 4601)
	6.66			127	79		

All of these sites contribute to the Five-Year Supply							

Schedule 2

Schedule 2: New Build Sites under construction (as at 31/3/13)							
Large Sites (10+ units proposed)							
Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1349	0.32	E/106/01/FUL	Headstone Road, 'Bradstowe House'	177	176	16/09/2005	Demolition of extg. bdgs: 4-10 storey bdg. to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340). Subsequently amended to 177 through a variation to Condition 18.
1713	0.43	P/3171/06/CFU	Strongbridge Close	43	16	06/12/2007	Redevelopment for 254 units: flats, houses, roads, parking, and open space. 66 previously completed, 34 completed in 2010/11; 27 completed in 2011/12; 40 completed in 2012/3; total gross completions to date 167 units (59 net). 87 remaining (33 net). 147 SR complete to date, 0 SR remaining.
1900	0.76	P/2203/06	Wood Lane, Wood Farm	6	6	26/11/2009	Demolition of buildings and construction of 10 dwellings, refurbishment of house and dairy and associated entrances, roadways and landscape works and change of use of farm to country park/open space
1912	4.66	P/1452/08	The Common, Bentley Priory	69	69	16/09/2010	Change of use from defence establishment to provide a museum/education facility (D1 use), 103* dwellings with associated car parking, ancillary service/accommodation, energy centre, open space, part demolition of Mansion House, extn of bdg 7 etc. 10 units completed 2012/13 - 108 remaining
		22/12/2011				Amendment to P/1452/08: 4 additional dwellings. 2 houses in Area 3 (east) and 2 houses in Area 4 (south and east)	
		20/12/2011				Amendment to P/1452/08: combine 2 units (1x 2bed,3HR, 1x 2 bed 4HR) to create 1x 2bed, 6HR. In Walled Garden. *Total units now 118 (but P/0877/13 granted on 18/6/13, will amend to 114).	
	6.17			295	267		
Some of the sites listed above may partially complete in 2013/14. Units expected to complete in 2013/14 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)							

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Site Number	Net Site Area	Appl.Number	Address	Prop	Gain	Date Granted	Development Description
1099	0.02	39937/89/FUL	Ruskin Gardens 127A-B	2	2	01/08/1990	Extn to form 2 flats
1371	0.01	E/965/98/FUL	Station Road, 24-34	3	0	01/06/2000	(Mosque) and ancillary facilities including resident permit restricted flats
1748	0.08	P/1238/11	Sheepcote Road, Chester Court, garages rear of	3	3	19/09/2011	Demolition of existing garages, construction of 3x2 bed houses
1761	0.30	P/0031/09	Wakehams Hill, 11	3	2	01/05/2009	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	08/04/2008	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches , banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1820	0.06	P/1813/08	Maxted Park, 5	1	1	29/07/2008	New dwelling house adjacent to existing dwelling house
1828	0.02	P/3294/08	Walton Avenue, 92	1	1	15/12/2008	Single and two storey side to rear extension to form new attached dwellinghouse with parking at front and refuse storage at rear; single storey rear extension to existind dwelling
1840	0.20	P/0395/11	Nugents Park, Bellevue	1	0	27/04/2011	Detached 2-storey dwelling house; demolition of existing house, new vehicular access
1846	0.29	P/1952/11	Priory Drive, Bentley Hyde	1	0	14/10/2011	Demolition of existing house and erection of replacement dwelling. 2 storey detached house with rooms in roofspace. Detached outbuildings and swimming pool.
1847	0.05	P/0711/09	Hill House Avenue, land adjacent to Highfield	1	1	30/06/2009	Detached two storey house (garden land)
1849	0.18	P/1217/08DFU	Uxbridge Road, land rear of 106 Uxbridge Road and Laureston Park Drive	1	1	02/06/2009	Detached dwelling house and detached double garage; demolition of existing garage (Appeal 3908)
1868	0.14	P/0995/12	Reenglass Road, Pippins	1	0	14/08/2012	Demolition of existing house, redevelopment to provide replacement two storey house with basement and rooms in the roofspace
1878	0.02	P/2378/09	Field End Road, 807	1	1	18/01/2010	Single and two storey side extension to form new dwellinghouse with parking at front; new vehicle access for existing dwellinghouse
1881	0.66	P/2653/10	Uxbridge Road, 16A	3	2	22/11/2010	Two storey building with rooms in roofspace to provide three flats, with parking and access (revised application)
1882	0.09	P/2978/09	Uxbridge Road, 24	1	1	18/02/2010	Extension of time of planning permission granted by appeal APP/M5450/A/06/2016013 dated 29/01/2007 (P/933/05/DFU) for

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							additional detached house and two detached double garages in garden (revised)
1908	0.01	P/0643/10	Chantry Place and land between 21 Chantry Lane	1	1	19/08/2010	Two storey dwellinghouse; provision of parking, refuse and landscaping.
1916	0.02	P/1767/10	Station Parade, Northolt Road, rear of 10-12	2	2	19/10/2010	Two x two storey dwellinghouses at rear of 10-12 Station Parade (semi-detached) and provision of access balcony from Station Parade; associated car parking behind 10 Station Parade
1935	0.01	P/1565/10	London House, Canons Corner	3	3	17/03/2011	Additional floor at seventh storey level to create 3 additional flats (Appeal 4269)
1937	0.03	P/3505/10	Kenton Lane, 776	1	1	23/03/2011	2 storey detached dwellinghouse, associated parking, refuse and landscaping
1942	0.36	P/0730/11	Oxhey Lane, Cedars	1	0	01/06/2011	Replacement detached 2-storey dwellinghouse with basement; assoc. parking, landscaping & refuse storage
1943	2.80	P/0797/11	Brookshill, Timbers	1	1	21/06/2011	Demolition of double garage. Construction of 2-storey dwellinghouse, detached double garage; landscaping
1946	0.16	P/0548/11	Pinner Hill, Castlewood	1	0	07/07/2011	Demolition of existing dwellinghouse and part of garage. Redevelopment to provide detached single dwellinghouse with accomm in roofspace
1950	0.11	P/2741/10	Bentley Way, 22	1	1	15/08/2011	2 storey dwellinghouse on land adjacent to 22 Bentley Way.
1952	0.00	P/3027/09	High Street, 26-28, Wealdstone	6	4	03/12/2010	2/3 storey rear extension including dormer windows on side elevation; new commercial unit for retail use, business or medical use on ground floor (UCO A1-A5, B1 or D1); COU of 1st floor office use and use of upper floors as 6 flats; bin store; cycle park (Appeal 4157)
1954	0.02	P/2313/11	High Street, 85, Edgware	1	1	11/10/2011	1st floor rear extension to provide an additional flat; 2 external staircases; external alterations
1956	0.05	P/2921/10	Old Lodge Way, 7	1	0	14/09/2011	Redvelopment to provide a detached 2-storey dwellinghouse with accommodation in the roofspace (Appeal 4335)
1959	0.16	P/2763/11	Dennis Lane, 11	1	0	16/12/2011	Demolition of existing dwellinghouse; new detached 2-storey dwellinghouse with basement and accommodation in roofspace
1960	0.47	P/2953/11	Gerard Road, 53	1	0	22/12/2011	Redevelopment to provide a 2 storey dwelling, basement and accommodation in roofspace
1971	0.09	P/3193/11	Wood End Road, 21	4	3	23/04/2012	Demolition of existing bungalow; redevelopment comprising new two storey building to provide four flats; parking, refuse and landscaping
1972	0.01	P/3038/12	Stanley Road, 23	2	1	18/01/2013	Redevelopment To Provide Two Storey Terraced Dwelling Comprising Two Flats With Associated Landscaping Refuse And Cycle Storage
1974	0.03	P/0679/12	Portland Crescent, 247	2	1	04/07/2012	Alterations to existing dwelling house and ground floor flat in side extension to form 2x2 story dwellinghouses; two new doors to front elevation and external alterations

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1998	0.07	P/1938/12	Glanleam Road, 9, Stanmore	1	0	06/09/2012	Redevelopment to provide a detached two storey dwelling house plus accommodation in roofspace; associated landscaping
1999	0.22	P/1988/12	Dennis Lane, 46, Stanmore	1	0	19/09/2012	Detached two storey plus basement dwellinghouse; associated landscaping and parking; demolition of existing bungalow
2011	0.16	P/2986/12	Rose Garden Close, 6	1	0	08/01/2013	Construction Of New Two Storey Detached Dwellinghouse With Side And Rear Dormers To Provide Accommodation In Roofspace; Demolition Of Existing Dwelling & Conservation Area Consent: Demolition Of Existing Dwellinghouse
2014	0.09	P/0846/12	Adelaide Close, 33	1	0	27/12/2012	Demolition of the existing dwelling and replacement with a two storey detached dwelling with integral garage, basement, terrace with railings at rear and attached garage (Appeal 4597).
	7.06			57	35		
All of these sites contribute to the Five-Year Supply							

Schedule 3

Schedule 3: Conversions/Changes of Use with Planning Permission and not yet under construction (as at 31/3/13)							
Small Sites (less than 10 units proposed)							
Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
10706	0.03	P/0875/10	Wellesley Road, 16	2	1	04/06/2010	Extension of time of planning permission P/561/05DFU dated 27/04/2005 for extension of roof to form end gable and rear dormer; conversion of dwellinghouse to two self contained flats
10930	0.01	P/1013/12	Kenton Road, 150a	2	1	31/05/2012	Conversion of first and second floors and roof space to two self contained flats; rear dormer incorporating two rooflights in front roofslope
10987	0.13	P/0563/10	Clamp Hill, Priory House	1	1	07/07/2010	Extension of time of P/2299/06/CFU, dated 17/8/07 for conversion of stable block into s/c dwelling house
11029	0.01	P/0310/11	Bridge Street, 36A	2	1	13/04/2011	Extension of time to permission P/3943/07 for conversion of 1st & 2nd floor flat into 2 flats
11060	0.03	P/1012/11	Boxmoor Road, 21	2	1	16/06/2011	Extension of time to P/2613/07. Single storey rear extension and conversion of dwellinghouse to 2 flats
11092	0.04	P/2481/11	Kingsfield Avenue, 39	2	1	29/02/2012	Conversion of dwelling house to two flats
11126	0.03	P/0298/13	Francis Road, 26	2	1	22/04/2013	Conversion of dwelling to two flats

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11141	0.09	P/1831/12	Vernon Drive, 6	2	1	31/05/2013	Extension of time to P/0732/09 dated 29/06/2009 for single/two storey side extension & conversion of extended dwellinghouse to two dwellinghouses (Appeal 4679)
11171	0.03	P/1129/12	Rayners Lane, 470	2	1	17/07/2012	Conversion of dwellinghouse to two flats
11187	0.03	P/0282/10	Roxeth Grove, 34	2	1	16/04/2010	Conversion of dwellinghouse to two flats
11193	0.02	P/2246/09	Uxbridge Road, 383-385	6	4	04/05/2010	Alterations to roof to create mansard roof with four front dormer windows; rear extension at first, second and third floor levels to provide an additional four flats
11198	0.01	P/2031/09	Merivale Road, 2 and 2A	2	2	15/06/2010	Conversion of shop into two flats; 2 x two storey front extensions to form bay windows to ground floor flats and first floor flat; front boundary wall and external alterations.
11199	0.03	P/2182/09	Hindes Road, 128	2	1	22/06/2010	Conversion of dwellinghouse into two flats
11205	0.02	P/1409/10	Long Elmes, 144	2	1	26/08/2010	Extension of time to planning permission P/0284/07 dated 08/06/2007 for conversion of dwellinghouse into two flats with external alterations
11217	0.03	P/1982/10	Long Elmes, 23	2	1	29/09/2010	Conversion of dwellinghouse into two flats
11219	0.06	P/2439/09	Bengarth Drive, 14	3	2	10/09/2010	Conversion of single family dwelling to three self-contained residential units and use of existing outbuilding as storage spaces for three flats (Appeal 4135)
11229	0.03	P/2591/09	High Street, 125-129, Edgware	8	8	17/11/2010	Two storey front extension to provide retail/financial/professional business uses in association with change of use of part of existing ground and first floors, addition of third floor extension with conversion of existing second floor to provide 8 flats
11236	0.04	P/1059/10	Hindes Road, 83A	1	1	16/02/2011	Alterations to roof to form end gable and rear dormer. One window in front roofslope and one window in end gable flank wall. Provide additional studio flat in roofspace. (Appeal 4245)
11251	0.15	P/0423/11	Uxbridge Road, 388	2	2	13/04/2011	COU and conversion of 1st & 2nd floors from a solicitor's office to 2 flats
11252	0.04	P/0580/11	Uxbridge Road, 542	1	1	17/05/2011	COU of detached garage into a dwelling house; removal of garage doors and replacement with a door, external alterations
11256	0.07	P/0571/11	Kenton Road, 17	1	1	06/06/2011	COU: Hostel (SG) to 8-bed HMO (SG) and 1x1 bed flat
11257	0.05	P/0872/11	Rayners Lane, 317b	1	1	10/06/2011	COU: Lower ground floor from storage (B8) to studio flat (C3)
11263	0.01	P/1164/11	South Parade, 42a	2	1	15/07/2011	Conversion of 1st and 2nd floors of maisonette into 2 flats, new entrance at rear
11264	0.01	P/1172/11	South Parade, 41a	2	1	15/07/2011	Conversion of 1st and 2nd floors of maisonette into 2 flats, new entrance at rear
11267	0.01	P/2775/10	Streatfield Road, 262a	2	1	15/07/2011	Conversion of 1st & 2nd floors into 2 flats (Appeal 4314)

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11269	0.03	P/1127/11	Radnor Avenue, 13	2	1	23/09/2011	Conversion of dwellinghouse into 2 flats. Front porch, landscaping, refuse, front ramp.
11278	0.01	P/2455/11	Marsh Road, 151	2	1	15/11/2011	Conversion of 1st floor flat into 2 self-contained flats. Alterations to roof to form rear dormer, 3 roof lights, external alterations
11285	0.03	P/3109/11	High Street, 7, Pinner	1	1	11/01/2012	COU of 1st floor showroom (A1) to 1 flat
11286	0.03	P/3251/11	Barchester Road, 37	2	1	27/01/2012	Conversion to 2 flats; single storey side to rear extension; front porch; alterations to roof to form end gable and rear dormer; demolition of outbuilding
11288	0.03	P/2779/11	Christchurch Avenue, 101	2	1	27/02/2012	Conversion of property into 2 flats. Single storey front, side and rear extension. 2-storey side to rear extension.
11290	0.02	P/3488/11	High Street, 158, Wealdstone	2	2	16/02/2012	COU from A2 into 2 self-contained flats
11295	0.09	P/3497/11	Silverdale Close, 1	6	6	02/03/2012	COU: Children's residential home & contact centre (C2/D1) to 6 residential dwellings. New windows and doors; external alterations; car parking; landscape and refuse
11297	0.03	P/0415/12	Radstock Avenue, 50	2	1	05/04/2012	Conversion of dwelling into two flats
11298	0.03	P/2670/11	Streatfield Road, 244, 1st & 2nd floors	4	2	24/11/2011	Conversion of first and second floors into four flats
11303	0.05	P/1018/12	Harrow View, 87A	2	1	03/07/2012	Conversion of dwelling house into two flats with insertion of entrance door in side elevation.
11306	0.01	P/1200/12	Rayners Lane, 326	2	1	20/07/2012	Conversion of maisonette to two self contained flats; external alterations (resident parking permit restricted)
11307	0.06	P/1346/12	Argyle Road, 50-52	4	2	05/07/2012	Conversion of each property into two flats (4 in total); single storey rear extension to 50 Argyle road; parking; landscaping and refuse; cycle shed at rear
11312	0.03	P/1465/12	Bonnorsfield Lane, 65	2	2	21/08/2012	Change of use from house in multiple occupaiton (Sui Generis) with 8 beds to two self contained flats
11314	0.01	P/1538/12	Marsh Road, 195A	1	1	07/08/2012	Change of use of first floor office/storage (used ancillary to the ground floor retail unit) to one residential flat, external alterations
11316	0.08	P/1634/12	West Street, 3, Harrow	1	1	03/08/2012	Change of use from café to single family dwelling house A3 to C3
11317	0.03	P/1797/12	Welldon Crescent, 7	3	1	23/08/2012	Conversion of loft to provide one self contained flat
11318	0.01	P/1830/12	Bridge Street, 30	1	1	24/08/2012	Change of use and conversion of upper floors from storage/office into residential flat
11320	0.02	P/3281/11	Bolton Road, 59	2	1	03/08/2012	Conversion of dwelling into two flats (Appeal 4524)

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11323	0.03	P/1660/12	Warden Avenue, 25	2	1	17/09/2012	Conversion of dwelling to two rear self contained flats
11326	0.07	P/2017/12	Barchester Road, 21	2	1	13/09/2012	Conversion of dwellinghouse into two flats; single storey rear extension
11327	0.01	P/0963/12	Station Road, 367a, Harrow	2	1	29/10/2012	Conversion of upper floors from a maisonette into two flats (Appeal 4576)
11329	0.03	P/1953/12	Kenton Road, 498	2	1	30/10/2012	Conversion into 2 flats
11331	0.02	P/2301/12	Herga Road, 104	2	1	19/10/2012	Conversion of dwelling into two flats, external alterations
11333	0.02	P/1694/12	Merlin Crescent, 91	2	1	01/11/2012	Conversion of dwellinghouse into two flats; front porch
11334	0.03	P/2090/12	Nibthwaite Road, 79	3	2	22/11/2012	Conversion of dwellinghouse to three self contained flats
11335	0.04	P/2319/12	Cedar Drive, 25	2	1	06/12/2012	Conversion of dwelling into two self-contained flats
11336	0.02	P/2358/12	Merivale Road, 4	2	2	07/11/2012	Change of use of ground floor from shop to studio flat at front/ office at rear (class a1 to class c3/b1); conversion of first and second floor to two bed duplex flat
11340	0.04	P/2558/12	Kenmore Road, 93	2	1	21/11/2012	Conversion of dwelling to two flats
11341	0.04	P/2573/12	Streatfield Road, 36	2	1	16/11/2012	Conversion of dwelling into two flats
11342	0.03	P/2757/12	Cheyneys Avenue, 120	2	1	12/12/2012	Conversion of dwelling to two flats
11344	0.03	P/2780/12	Peterborough Road, 10-14	3	3	17/12/2012	Conversion of first and second floors of all three premises from office use to 3 maisonettes with rear dormers and solar panels above dormers (A2 to C3); new shopfront to no.10 Peterborough Road
11345	0.01	P/2782/12	Station Road, 298	2	2	14/12/2012	Construction of new second floor with glass balustrading to front to form one studio flat (C3); change of use of first floor retail unit to self-contained studio flat (A1 to use C3)
11348	0.04	P/3487/11	Marlborough Hill, 65	2	1	15/11/2012	Conversion of dwellinghouse to two flats (resident permit restricted)
11352	0.03	P/2579/12	Lodge Avenue, 28	2	1	02/01/2013	Conversion of dwelling to two flats
11357	0.01	P/3000/12	Station Road, 50	1	1	09/01/2013	Change of use of first floor from minicab and courier services (Sui Generis) to one self contained flat (C3)
11362	0.03	P/0012/13	Nibthwaite Road, 104	3	2	19/03/2013	Conversion of dwellinghouse into 3 flats
11363	0.05	P/0035/13	Woodberry Avenue, 97	3	2	19/03/2013	Conversion of dwellinghouse to 3 flats
11366	0.01	P/0253/13	Pinner Road. 517a	2	1	28/03/2013	Conversion of first and second floors from one flat to two self contained flats
11367	0.06	P/2124/12	Sackville Close, 2	2	1	28/03/2013	Conversion of dwellinghouse into two flats
11369	0.00	P/3002/12	Station Road, Harrow, 276	2	2	15/02/2013	Change of use of first and second floors from office to two self contained flats (B1 to C3); external alterations; second floor infill extension

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11370	0.03	P/3229/12	Station Road, 303-305	4	4	06/02/2013	Change of use and conversion of first floor from fitness and slimming club (D2) to two flats (C3) and conversion of second and third floors to two flats (C3)
11371	0.02	P/3267/12	Lowlands Road, 60	2	1	20/03/2013	Conversion of dwellinghouse to two flats; single storey rear extension; external alterations
11372	0.01	P/3291/12	Fairholme Road, 15	2	1	26/03/2013	Conversion of dwellinghouse to two flats; external alterations; landscaping, bin and cycle storage
	2.25			152	101		
All of these sites contribute to the Five-Year Supply							

A.12 Schedules 4 and 5 are not replicated here as they have zero supply.

Schedule 6

Schedule 6 - Allocated Sites (without planning permission as at 31/3/13)						
Harrow & Wealdstone Intensification Area (Heart of Harrow)						
Site Number	Allocated Site Number	Net Site Area	Address	Estimated Units (net)	Previous Use	Other Proposed Uses/Notes
1340	Site 7	4.98	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site	60	Public leisure centre, associated car parking & vacant former Driving Centre	Reprovision/refurbishment of recreational uses, community facilities and car parking
1780	Site 5 (part)	0.50	High Street, George Gange Way, Wealdstone Infills	21	Collection of small sites	Mixed use development site
1786	Site 17	1.05	College Road, 19-51 including former Post Office	400	Former Royal Mail sorting office and post office, baptist church	Mixed use development site. Previous application dismissed at appeal on design grounds
1792	Site 9	4.10	Station Road, Civic Centre	50	Civic Centre, reference library and car parking	Mixed use development site
1804	Site 6	0.54	George Gange Way, land fronting & Palmerston Road car parks	30	Multiple sites around Palmerston Road roundabout and bridge over Masons Avenue	Mixed use development site
1976	Site 12	0.29	Greenhill Way, Car Park North	35	Offices and surface car parking	Consented schemes for 37 unit residential development (now lapsed) on the western portion of the site and a 101 bed hotel on the eastern portion of the site
1977	Site 18	0.12	Station Approach, Car Park West	45	Multi-storey car park	Mixed use development site

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1978	Site 4	2.40	Whitefriars Avenue, ColArt	195	Former industrial premises	Mixed use development site
Rest of Borough						
Site Number	Allocated Site Number	Net Site Area	Address	Estimated Units (net)	Previous Use	Other Proposed Uses/Notes
579	H19	0.07	Lowlands Road, 16-24	9	Vacant land	
1246	H10	1.45	London Road, land at Stanmore Station	44	Station car park	Retention of adequate car parking provision
1338	R4	0.67	Coverdale Close, Anmer Lodge	105	Car park and disused care home/hostel	Retail and community use
1783	H2	0.03	Northolt Road, 205-209	7	Derelict	
1899	GB1	10.32	Brockley Hill, Royal National Orthopaedic Hospital	280	Hospital & accommodation	New hospital, multi-storey car park, surface car parking, public open space
1968	H4	0.28	Alexandra Avenue, 219, former Matrix PH	28	Vacant site, formerly a public house	Has permission for a care home (see Schedule 1& 9)
1980	H15	0.26	Bacon Lane, Hill's Yard, Edgware	28	Lock-up garages and B1/B2 industrial uses	
1982	H16	0.13	Buckingham Road, 19-25, Edgware	7	Council offices	Community uses
1983	H17	0.41	Donnefield Avenue, Canons Park Station	17	Station car park	Retention of adequate car parking provision
1990	G06	0.74	Kenton Lane, Kenton Lane Farm	31	Dairy	Open space (0.69 ha)
1992	EM1	2.60	Northolt Road Business Use Area (North and South), South Harrow	150	Offices, incl South Harrow Police Station	Employment-led mixed use development site
1994	H7	0.14	Pinner Road, Enterprise House, 297	6	Formerly Harrow in Business premises (B1)	
2021	H1	0.64	Sudbury Hill, 1-5	49	5 detached houses	
2022	H11	0.11	Elizabeth Gardens, Paxfold	21	Sheltered accommodation and open space	Expansion of existing sheltered housing devt. to provide additional 28x1 bed extra care flats, new communal facilities etc
		17.85		782		

This list contains only the allocated sites which are forecast to deliver part, or all of their 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.

Harrow's Housing Trajectory **Appendix** **B**

Authority's Monitoring Report 2012-2013

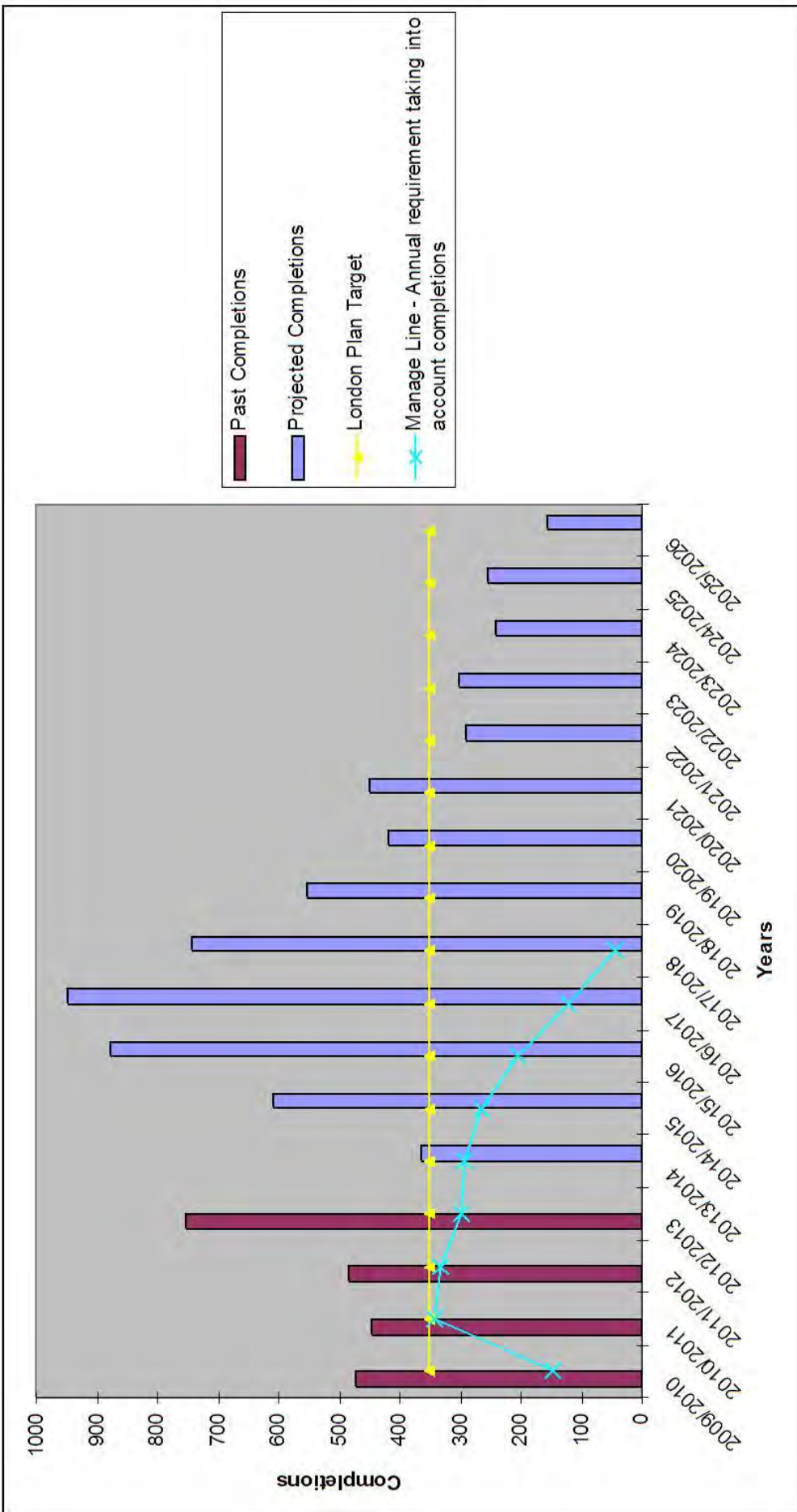
- B.1** The Housing Trajectory show Harrow's progress towards meeting its strategic housing target. The council has followed CLG guidance in producing the Housing Trajectory, which uses a plan, monitor and manage approach, presented in the table below.
- B.2** The London Plan (Consolidated with Alterations 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 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 new strategic housing target for Harrow came into effect in 2011/12, and is therefore relevant for this current monitoring period and onwards.
- B.4** In 2012/13 736 net homes were completed in Harrow as conventional supply. 12 bed spaces were lost to the non-conventional supply and 29 units were added that had been identified as long term vacant (more than 6 months) and were brought back into use.
- 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 2012/13
 - 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 possible phasing of development. An assumption of windfall capacity is also included within the trajectory from 2017/18 onward, in line with the methodology agreed for the London Housing Capacity Study, 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 31/03/2013, both currently under construction and not yet started (including new build, changes of use and conversions)
 - Sites with permission, but subject to legal agreement as at 31/03/2013
 - Potential deliverable sites, based on the emerging Site Allocations DPD, the Harrow and Wealdstone Action Area Plan Pre-Submission DPD, and other identified sites, including sites identified in the 2009 Housing Capacity Study

- B.8** As of the end of March 2013 the council anticipates that completions over the next five years (2014/15 - 2018/19) will exceed London Plan targets. There are 3,576 net units identified in the Five Year Housing Supply. Sites with planning permission account for 1,958 net units, exceeding the London Plan target for conventional supply (1,750) by 208 units on permissions alone. In addition, 1,618 net units from other identified sites and sites with legal agreement are also expected to complete in the five year period. This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five Year Housing Supply can be found in **Appendix A**.
- B.9** Housing Trajectory Sites shows the location and the number of units of all developments listed in the Housing Trajectory. Developments which have already been granted planning permission are represented as purple points, while the orange points represent allocated and identified sites. The map shows that development will be concentrated in the area along Station Road and High Street, Wealdstone, between the centres of Harrow and Wealdstone. Developments in this central area account for 40.6% of all units identified in the Housing Trajectory. There are also large developments to the north of the borough including the Royal National Orthopaedic Hospital and Bentley Priory.
- B.10** The Monitor line in the trajectory shows the number of dwellings above or below the planned rate of delivery is at any point in time. It is calculated by totalling completions over time and comparing it to the target rate, using 2009/10 as a baseline. The Monitor line shows Harrow continually exceeding its housing targets in each year of the plan. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by over 2,313 units.
- B.11** The Monitor line demonstrates a bias towards greater development in the early years of the trajectory (with the line continually climbing). This is in part because of difficulties in identifying sites in the final years of the trajectory.
- B.12** The Manage line in the trajectory represents the number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The Manage line shows the pressure to provide new units decreases over time as the over-supply in the early years of the trajectory influences the requirement in the later years. The Manage line should meet the y-axis by 2025/26 (0 left to provide) in order to have met targets. In fact, the Manage line shows Harrow meeting its target between 2017/18.

Map B.1 Housing Trajectory Sites

	Site Area	Net	99-09	10/10	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
Large Sites with pp Not Started (not under construction at end of 2012/13)																				
Rayners Lane, Rayners Lane Estate Big G Phases 1-4	1.60	-9							-9											
Bridge Street, Land rear of 65 (H8)	0.12	26						13												
Merrion Avenue, Jubilee House (H9)	0.57	35											35							
Gayton Road, Car Park, Gayton Library and Sonia Court (AAP22)	1.27	374								94	94	93	93							
Burnt Oak Broadway, Edgware Town Football Club (H14)	1.22	189							63	63	63									
High Street, 9-17, Edgware	0.14	31							31											
Pinner View, St George's Playing Field (GO3)	0.73	27							20	7										
Station Road, Tesco (AAP11)	0.14	14								14										
Harrow View, Kodak and Zoom Leisure (AAP2)	12	985								90	90	90	90	90	90	90	90	90	90	85
Lyon Road, Lyon House and Equitable House (AAP21)	0.99	287							100	100	87									
Station Road, 321 (AAP16)	0.08	22								22										
Large Sites Under Construction (at end of 2012/13)																				
Headstone Road, 'Bradstowe House'	0.32	177							59	59	59									
Honeypot Lane, Government Buildings, including new phases 7-9	6.09	766						121	120											
Wilson Gardens, The Vaughan Centre (H7)	0.14	13						13												
Wood Lane, Wood Farm	1.27	9						3	3	3										

Strongbridge Close	2.88	92																				
High Street, 72, The Case Is Altered PH (AAP5)	0.07	31											16	17								
High Road, 194-6	0.13	10												10								
Village Way East, 23, Rayners Hotel (H5)	0.15	30												30								
Mill Farm Close, 1-110	2.09	50												-19								
St Anns Road, Sheridan House, 17 (Conversion/CoU)	0.06	18												18								
Bentley Priory, The Common (GB1)	7.97	114											34	35								
Canning Road, 20-24 (AAP5)	0.17	48												48								
Allocated and Other Identified Sites (10+) Heart of Harrow Area																						
Christchurch Avenue, Leisure Centre and former Driving Centre (AAP7)	4.98	180														60	60	60				
College Road, 19-51 (incl. former Post Office & sorting office) (AAP17)	1.05	400								200	200											
College Road, 76-132, Harrow (AAP15)	0.52	140																46	47	47		
Greenhill Way, car park north (AAP12)	0.29	35																				
Greenhill Way, car park south (AAP13)	1.2	90																				
Palmerston Road/George Gange Way inc Dellers (AAP6)	0.54	95														30	30	30	35			
Wealdstone, remaining infills (AAP5)	0.5	21																			21	
Station Approach, Harrow-on-the-Hill car park West (AAP18)	0.1	45																				
Station Road, Civic Centre (AAP9)	4.1	250																				
Whitefriars Avenue, ColArt (AAP4)	2.2	195											65	65	65	65						



Picture B.1

Glossary Appendix C

Authority's Monitoring Report 2012-2013

Area Action Plans (AAP): An Area Action Plan is a Local Plan Document that will be used to provide a planning framework for areas of change and conservation.

Authority's Monitoring Report (AMR) (previously known as Annual Monitoring Reports): This is a report produced by the council pursuant to Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The report must contain the title of each Local Plan document and supplementary planning document specified in the council's Local Development Scheme, the timetable and stage reached in the preparation of these documents, the reason(s) in the event that the preparation of any document is behind timetable, and in the event that any of these documents have been adopted within the period of the AMR, a statement of that fact and of the date of adoption. The AMR must also: (i) specify any Local Plan policy not being implemented, and a statement of the reasons and any remedial steps to be taken; (ii) report progress against any Local Plan target for the number of dwellings and affordable dwellings for the period of the report and for the period following the publication of the target; (iii) details of any neighbourhood development order or neighbourhood development plan; (iv) details of any charging schedule prepared under the Community Infrastructure Levy Regulations; and (v) details of any action undertaken by the local planning authority pursuant to the duty to cooperate with other organisations. Authority's Monitoring Reports for Harrow continue to cover the period 1st April to 31st March of each year, although the 2012 Regulations enable more frequent reports to be produced and require local planning authorities to make any up-to-date information collected for monitoring purposes publicly available as soon as possible after the information becomes available.

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

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

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

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

Controlled Parking Zone (CPZ): An area where on-street parking either requires permits or is restricted by single or double yellow lines.

Core Output Indicators (COI): This is a set of indicators formerly devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance, such as housing employment and the environment.

Core Strategy: The Core Strategy is the Local Plan Document that sets out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Harrow's Core Strategy was adopted 16th February 2012.

Development Management Policies: These are policies used by the council when making decisions on planning applications and related planning consent regimes. The planning decisions criteria of the London Plan (2011), together with the policies of the Core Strategy (2012), the Development Management Policies Local Plan (2013) are the adopted development management policies for Harrow.

Development Plan: Under section 38 of the Planning and Compulsory Purchase Act 2004 (as amended) the development plan means (in London) the London Plan and the local planning authority's development plan documents, including the saved policies of the Harrow Unitary Development Plan (2004). Section 38 requires that, if regard is to be had to the development plan for any determination under the planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

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

Employment Rate: The number of people in employment expressed as a percentage of the resident population.

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

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

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

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

H-bar: A road marking, shaped like an elongated 'H' which is placed across a vehicular access or driveway. It is used to remind drivers that it is illegal to park in front of dropped kerb driveways.

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

Listed Building Consent: Consent that needs to be obtained before work is carried out on a listed building. Listed building consent may be needed irrespective of whether or not planning permission is required.

Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. Harrow's fifth LDS was published in June 2012.

Local Plan: Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Local Plan is the collective term for a local planning authority's local planning documents which have 'development plan' status, for the purposes of making planning determinations, under section 38 of the Planning and Compulsory Purchase Act 2004 (see above). In Harrow the following documents for the Local Plan: the Core Strategy (2012); the Heart of Harrow Area Action Plan (2013); the Development Management Policies (2013); the Site Allocations (2013); and the Joint West London Waste Plan (still in draft).

London Plan: The current London Plan was adopted in July 2011 and forms a part of the Local Plan for Harrow.

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

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

Micro Particles (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 (µm) 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.

National Planning Policy Framework (NPPF): Streamlined national planning policy, produced by the Government and published 27th March 2012, which supersedes previous planning policy statements (PPS) and planning policy guidance (PPG) documents. The NPPF is accompanied by a separate national planning policy document for traveller sites.

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

Photovoltaic (PV): A method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect. Photovoltaic power generation employs solar panels composed of a number of solar cells containing a photovoltaic material.

Planning Application: An application to the local planning authority for express planning permission to undertake development.

Policies Map: A graphical illustration of the policy designations and site allocations contained in Development Plan Documents required under Regulation 9 of The Town and Country Planning (Local Planning) (England) Regulations 2012. It also shows the borough's conservation areas and sites of special scientific interest.

Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections, which are widely used by the London Boroughs. GLA projections are generally dwelling constrained (i.e. They use census data as the baseline but then housing completions in each year to provide an estimate of the current population of the Borough and London. The SHLAA-based projections (Strategic Housing Land Availability Assessment) are used to forecast borough populations but, unlike ONS projections, do not account for migration to the same extent.

Public Transport Accessibility Level (PTAL): This is a method used in transport planning to assess the access level of geographical areas to public transport. It is used to calculate the distance from any given point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

Statement of Community Involvement (SCI): Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare an SCI. The SCI sets out how the council will involve the public and other organisations in the preparation of the Local Plan and in the determination of planning applications. The SCI is a local development document but is not a development plan document. Harrow's SCI was adopted in 2006.

Strategic Environmental Assessment/Sustainability Appraisal: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term Strategic Environmental Assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the Local Plan.

Strategic Flood Risk Assessment (SFRA): A local planning authority is required to prepare a Strategic Flood Risk Assessment (SFRA) to inform the sustainability appraisal of its local development documents and to “provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process”.

Supplementary Planning Documents (SPD): These will cover specific thematic or area-based issues on which the plan-making authority wishes to provide more detailed guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. For example they vary often provide design advice for certain types of development, or set out character appraisals and management proposals for conservation areas. SPDs do not form part of the development plan or and are not subject to independent examination in public. However their preparation does involve public consultation and must go through the council's own adoption procedures.

Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the *Town and Country Planning (Use Classes) Order 1987* as amended by the '*Town and Country Planning (Use Classes) (Amendment) (England) Order 2005*' .