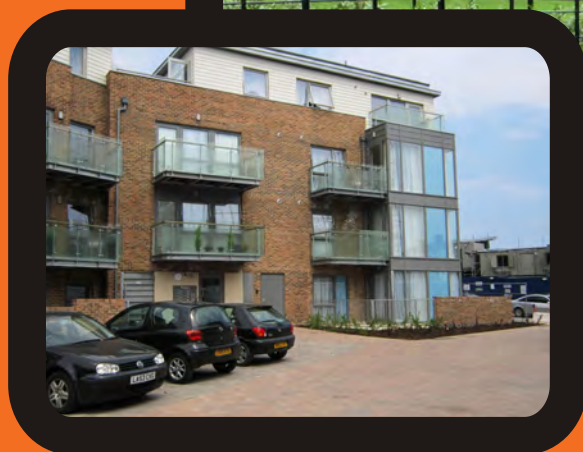
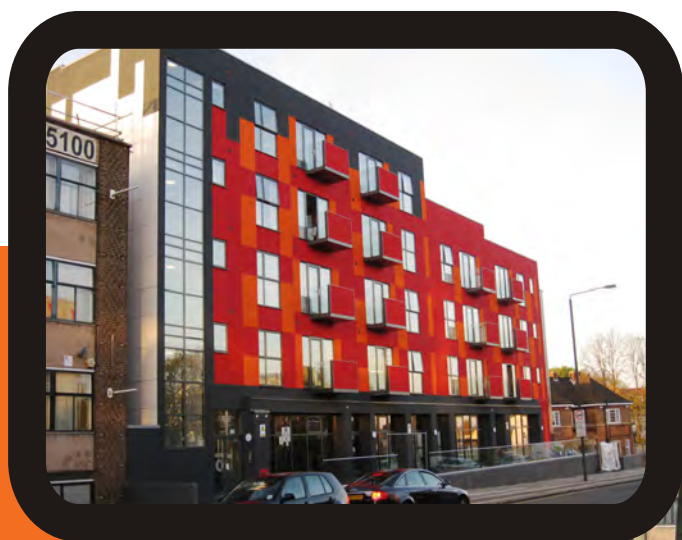


Harrow Local Plan Authority's Monitoring Report



Monitoring Period 1 April 2013 - 31 March 2014

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1 Introduction

1.1 This year's Authority's Monitoring Report is the second 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 tenth AMR that the council has prepared. All previous reports are available to view and download from the council's website: <http://www.harrow.gov.uk/planning>.

1.3 The latest AMR provides an analysis of performance for the period 1st April 2013 to 31st March 2014. 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 2013/14 AMR:

- A further 285 net new homes were completed in the borough, bringing the number of homes delivered within the current Local Plan period to 2,442, exceeding the cumulative minimum housing target of 1,850 homes by 592 homes
- 32 net affordable units were delivered against a plan target of 140 per annum which equates to 22.8%, which is below the target. This is down in part to the high number of affordable completions in the last monitoring period as many large sites built out their affordable component ahead of the private component.
- There are 5,217 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,718 net units, while 1,499 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 3,467 units (or by 3,379 taking into account the 5% buffer).
- There continues to be a loss of office space in the borough of -3,077 m², as older stock gets redeveloped. The level of office loss is likely to continue in the next monitoring period due to office to residential Permitted Development which came into effect in May 2013.
- In 2013/14 there was a net loss of 2,096 m² office floorspace within Harrow Town Centre and no new office floorspace delivered. Most of this floorspace was lost to residential conversion. Office vacancy rates are down to 17.15%, which is the lowest for over five years, mainly as a result of the changes to Permitted Development rights
- Since 2009 (the beginning of the plan period), there has been a net increase in retail floorspace of 5,677 m², however, there was only a net increase of 54 m² completed in the last year
- The average retail vacancy rate now stands at 5.61%, although Wealdstone District Centre remains at around 10%, and has had consistently higher vacancy rates than the borough average for a number of years now.
- All key Green Grid projects for last year were successfully completed
- A new Biodiversity monitoring section has been added to this year's report to help monitor the forthcoming Biodiversity Action Plan, which supersedes the existing plan
- 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
- Air quality targets are consistently being met at our background monitoring site (Stanmore), but at the roadside station (Pinner Road) nitrogen oxide levels are still being breached

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

Green Belt and Metropolitan Open Land

2.1 In total, the Green Belt within Harrow covers over 20% of the total area of the borough and is equivalent to 4.52 ha per 1,000 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



Source: Harrow Council, Planning

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

2.2 In 2013/14 there was no net loss of designated Green Belt or Metropolitan Open Land in the borough.

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

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

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

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



Source: Harrow Council, Planning

Areas of Special Character

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

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

2.7 In 2013/14 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 application approved for a development adversely affecting an identified local view		More than one application approved involving development adversely affecting an identified local view over a five-year rolling period

2.9 There were no applications approved in 2013/14 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 applications approved for development adversely affecting an identified local view of St. Mary's Church		More than one application approved involving development adversely affecting an identified local view of St. Mary's Church over a five-year period

2.10 In 2013/14 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



Source: Harrow Council, Planning

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

2.13 In 2013/14, 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' register.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS3 Objective 1	HER 2	Development adversely affecting the setting of Harrow Hill	No applications approved for development adversely affecting the setting of Harrow Hill		One application involving development adversely affecting the setting of Harrow Hill over a rolling five-year period

2.14 In 2013/14 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 CS1 Objective 18	HER 3	Development adversely affecting a heritage asset (except enabling development)	No applications approved for development adversely affecting a heritage asset		More than one application approved adversely affecting a heritage asset over five years

2.15 In 2013/14 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	HER 4	Development in Edgware centre (LB part) adversely affecting a heritage asset	No application approved for development adversely affecting a heritage asset		More than one application approved adversely affecting a heritage asset over five years

2.16 In 2013/14 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
Strategic Objective 1 CS1 Objective 18	HER 5	Up-to-date list of buildings of local architectural or historic buildings	Review list every five years		No review by end 2016/17 No further review by end 2021/22

2.17 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



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER 6	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.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 6	HER 7	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 2013/14 there were no appeals dismissed and no appeals allowed for development or alterations adversely affecting listed buildings within the Rayners Lane District Centre.

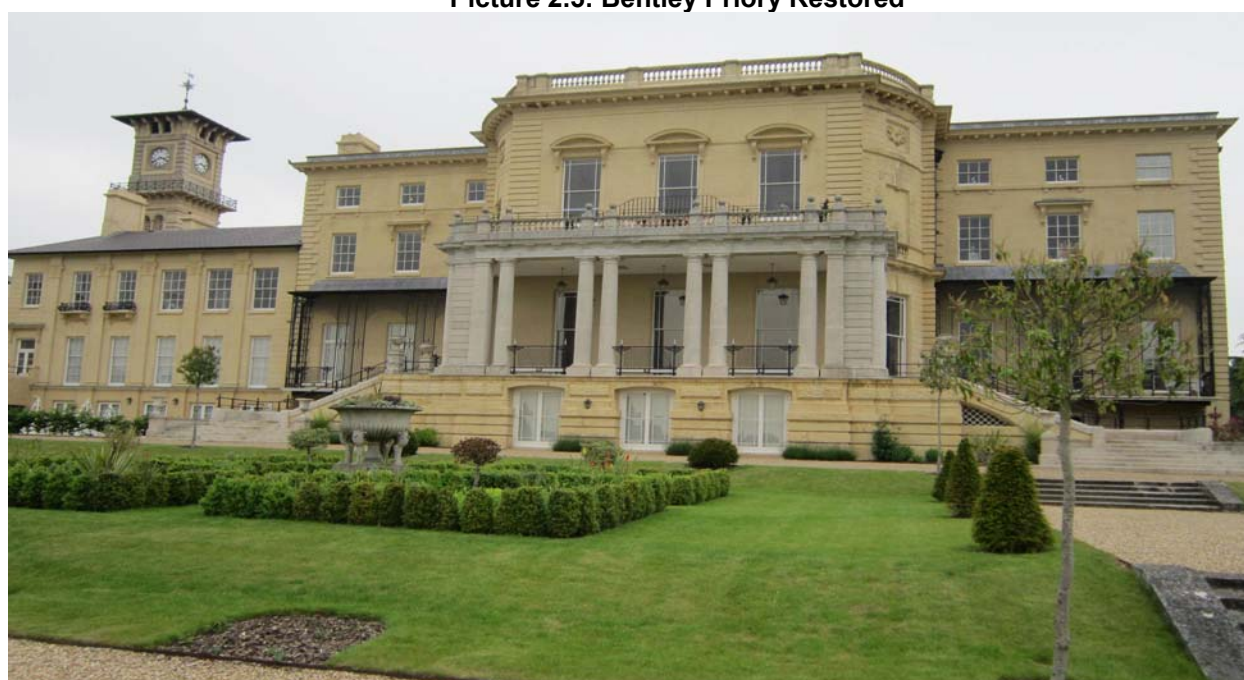
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 6	HER 8	Development adversely affecting the setting of Harrow Arts Centre	None		No site allocation setting clear parameters for development of car park site by 2012/13

2.20 In 2013/14 there were no applications approved for development adversely affecting the setting of Harrow Arts Centre. Harrow's Site Allocations Local Plan document was adopted on July 4th 2013 and sets clear parameters for the development of the Arts Centre car park and ancillary buildings (site G04).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	HER 9	Completion of Bentley Priory restoration and redevelopment	Complete by end of 2013/14		Work stalls by end 2012/13

2.21 In 2013/14 the restoration and redevelopment of the former RAF Bentley Priory site was nearing completion. Completion of the development is scheduled for 2015. The Museum was formally opened in September 2013 and opened for general admission in early 2014.

Picture 2.5: Bentley Priory Restored



Source: Harrow Council, Planning

Heritage Assets - Conservation Areas

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18, CS3 Objective 1, CS5 Objective 6, CS6 Objective 1, CS7 Objective 1	HER 10	Conservation Areas with adopted SPDs and CAAMS	100% by 2017/18		Less than 70% by 2014/15

2.22 Harrow has a total of 28 Conservation Areas across the borough. 26 of these (93%), currently have up-to-date Conservation Area Appraisal and Management Strategies which are afforded weight as a material planning consideration through provision within a recently adopted supplementary planning document. The adoption of the Stanmore and Edgware SPD in December 2013 brought this figure up from 71% in the last AMR, with the final SPD – the Harrow Weald Conservation Area SPD expected to go out for consultation in early 2015, which will result in 100% coverage.

Heritage Assets - Parks & Gardens

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18, CS3 Objective 1	HER 11	Historic Parks and Gardens with an adopted asset management plan	100% by 2025/26		Less than 50% by 2026/17 Less than 75% by 2020/21

2.23 In 2013/14 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, as in the previous year's AMR.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	HER 12	Up-to-date list of Historic Parks and Gardens	Review list every five years		No review by 2026/17 No further review by 2020/21

2.24 Harrow's local list of locally important historic parks and gardens was not reviewed during the last monitoring period. The council is proposing to undertake a review and call for sites in 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	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 2013/14 there were 2 appeals allowed for garden land development. This indicates the SPD is not always being interpreted correctly by Planning Inspectors, as some of these appeals are focusing more on the Character impact, rather than the cumulative, unplanned development argument as espoused in the SPD. Additionally, emphasis is being placed by Inspectors on the new Presumption in Favour of Sustainable Development as introduced in the NPPF. Therefore in the next monitoring period, a review of this SPD may need to be undertaken, taking into account a detailed analysis of all the appeal decisions.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 8	LC 2	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

2.27 In 2013/14 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	LC 3	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 2013/14 there were no appeals allowed for works to protected trees.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 1	LC 4	Area Action Plan for Harrow & Wealdstone Intensification Area	AAP adopted by end of 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 4th 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
- 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	BIO 1	Improve the quality of existing natural and semi-natural open space sites	70% of existing sites meet the recommended local quality standard by 2026 (based on the 2010 PPG17 study)		Less than 60% by 2016/17 Less than 65% by 2021/22 New PPG17 study in 2017/18 identifies material deterioration in quality compared to 2010 study.

2.34 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.

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

2.35 The number of local Sites of Importance for Nature Conservation (SINC's) in the borough increased from 30 to 44 in 2013 as a result of the adoption of the Harrow Local Plan Site Allocations document in July 2013. This resulted in a temporary reduction in the percentage of Local Sites positively managed for nature conservation when compared with previous years. However, 2013/14, saw a further two sites join the 17 recorded in the previous year. Therefore 19 of the 44 SINC's had a management strategy that had been, or was in the process of being implemented, which equates to 43%.

Picture 2.6: Open Space by Harrow School SINC looking out towards London



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	BIO 3	Development adversely affecting the functional floodplain	No application approved for development adversely affecting the functional floodplain		More than 5 applications approved for development adversely affecting the functional floodplain over five years (rolling)

2.36 In 2013/14 there were no applications approved for development adversely affecting the functional flood plain, contrary to EA advice.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 6	BIO 4	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. Indeed in the last two years a number of Green Grid projects have been implemented at Roxeth Recreation Ground which has led to Biodiversity improvements at this site. Harrow's Biodiversity Action Plan will be updated in early 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 3	BIO 5	Implementation of Biodiversity Action Plan programme of actions to improve Biodiversity along the Belmont Nature Walk	Implementation by 2025/26		No delivery or no funded proposals for delivery by 2017/18

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

Other Biodiversity Monitoring Data

Designated Sites

International and National Sites

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

2.40 There has been no change in the number or area of nationally designated sites in Harrow between the current and previous monitoring periods. Neither are there any proposals for new nationally designated sites in Harrow.

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

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

2.42 The two SSSI sites within the borough are:

- Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:
 - 9.17 ha unimproved grassland. This was last surveyed by NE on 5th September 2011 and its condition reported to be favourable.
 - 19.55 ha neutral, unimproved grassland. This was last surveyed by NE on 26th September 2011 and its condition reported to be favourable.
 - 17.04 ha broadleaved, semi-natural woodland. This was last surveyed by NE on 28th September 2011 and its condition reported to be favourable.
 - 10.88 ha semi-improved neutral grassland. This was last surveyed by NE on 28th September 2011 and its condition reported to be favourable.
- Harrow Weald Common, which covers an area of 3.5 ha:
 - This is a former gravel pit designated for its geological value and was last surveyed by NE on 25th February 2009, with its condition reported as being favourable.

Sites of Importance for Nature Conservation

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

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.76 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 14 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 445.35 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are 19 such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 72.58 ha.

2.44 The number of SINCs in the borough increased from 30 to 44 in 2013 as a result of the adoption of the Harrow Local Plan Site Allocations document in July 2013. This included three new Borough Grade II sites and 11 new Local Sites. As a result of these changes and changes to the boundaries of some existing sites, an extra 126.93 ha of the borough's surface was designated as SINCs. Therefore 802.69 ha of the borough (15.96%) is designated as SINCs for the monitoring period 2013/14.

Locally Designated Areas

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

- Bentley Priory Open Space - 57.18 ha
- Stanmore Common - 48.8 ha
- Stanmore Country Park - 31.29 ha

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

Areas of Deficiency (AoD)

2.47 Areas of deficiency are mapped by GIGL and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to 1,323.11 ha or 26.30% of the borough's total area. The changes in the number/size of SINCs with public access brought about through the adoption of the Harrow Local Plan Site Allocations document in July 2013 resulted in a change in AoD of -212.89 ha (4.23%).

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	ICI 1	Total annual public and private investment in the Borough	18% growth to 2026 on 2009 as the base year		Less than 3% growth on a rolling three-year period

3.3 Contributions towards Infrastructure 2007/08 - 2013/14 shows that S.106 contributions towards infrastructure have varied considerably over the past five monitoring periods, peaking at £8,771,315.60 in the last monitoring period. This is largely due to the Kodak site being granted permission, which has contributed the vast amount of the S.106 obligations. This year is the second highest and this is due to a number of major schemes gaining permission including Anmer Lodge, Stanmore and ColArt, Wealdstone.

Table 1: Infrastructure Contributions (S.106)

Infrastructure	Amount Contributed						
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Public Transport	-	£125,000	£540,000	£578,000	£250,000	£14,470	£1,192,000
Highways/Infrastructure	£55,000	£80,000	£219,692	£346,457	£90,000	£3,376,320	£255,661
Green Belt	-	-	-	£260,000	-	-	-
Public Open Space	£350,000	-	-	£162,325	-	£9,370	£55,000
Parks	£7,050	£50,000	£25,000	£43,850	£100,000	£1,360	£24,073
Community Services	-	£250,000	£6,759	£81,218	£53,440	£1,710,000	£706,172
Leisure/Sports Ground	£500,000	£536,973	£85,331	£15,000	-	£1,980,000	£248,800
Drainage	£55,000	£10,000	£10,000	-	-	£176,000	-
Health Care	-	£50,000	£99,885	£125,000	£35,000	£313,835.60	£185,148
Public Art	-	£50,000	-	-	£50,000	-	£14,339
Education	-	-	-	£188,694	£177,622	£1,189,600	£515,096
Total	£967,050	£1,151,973	£986,667	£1,818,544	£756,062	£8,771,315.60	£3,196,289

Source: Harrow S106 Monitoring, Harrow Council

3.4 Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2013/14 represents a 324% net growth against 2009/10. However, this is exceptional as it was last year. This is due to three large schemes being granted permission alongside a higher number of other schemes commencing, in part due to developers seeking to complete their planning applications prior to the borough introducing its Community Infrastructure Levy in October 2013, which has now effectively replaced S106 contributions from development for the provision of strategic infrastructure.

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

3.5 In 2013/14 there were no appeals allowed for development not demonstrating adequate infrastructure capacity.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 5	ICI 3	Harrow and Wealdstone Intensification Area maintained in future revisions of the London Plan	Harrow and Wealdstone included in the next replacement London Plan		Draft next replacement London Plan published with Harrow & Wealdstone Intensification Area excluded

3.6 Proposed Further Alterations to the London Plan have proposed that the Intensification Area designation be upgraded to an Opportunity Area designation. Harrow's existing Intensification Area was included in the 2011 London Plan following council's agreement to the area becoming a focus for growth within its own proposed Local Plan. At that time the detailed work on the Area Action Plan had not commenced, and so a conservative jobs and housing target for the Harrow & Wealdstone area (2,000 jobs and 1,500 homes) were agreed with the Mayor for adoption in his London Plan, consigning it in threshold terms to an Intensification Area designation. When the detailed evidence base studies on site availability and development capacities were completed for the Harrow & Wealdstone Area Action Plan (AAP), the council had determined that the development potential of the area could sustainably accommodate a minimum of 3,000 jobs and 2,800 new homes. This means that the Harrow & Wealdstone area now meets the thresholds for designation as an Opportunity Area within the London Plan. The current Further Alterations to the London Plan therefore seek to realise this reclassification. It is anticipated these changes will be adopted in March 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5	ICI 4	Provision of additional primary school capacity	Approval for and construction of new and extended schools in accordance with Harrow's School Places Plan		No permanent expansion under construction by the end of 2012/13 and annually thereafter to 2015/16

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

3.8 Phase 1 of the Primary School Expansion Programme was implemented in September 2013 with the creation of eight additional permanent Reception forms of entry at expanded schools. Nine temporary additional Reception classes were also opened. Statutory proposals to expand 15 schools on 13 sites in Phase 2 of the Primary School Expansion Programme in 2014 and 2015 were agreed by Cabinet at its meetings in March and April 2014.

3.9 All the Phase 2 statutory expansion proposals have been approved. Planning applications have been submitted and these are in the statutory processes for approval by the Planning Committee. Twelve planning applications have been approved and five more are being considered by the Planning Committee during July and September 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5	ICI 5	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

3.10 In November 2013, Cabinet approved the Secondary School Place Planning Strategy which outlines the proposed approach to increase capacity within the secondary sector by September 2015 for the demand expected by September 2018. This includes an additional form of entry at Bentley Wood School from September 2015, funded by the Government's Targeted Basic Need Programme' Age range extension of Whitefriars Community School from September 2015 funded by the Governments Targeted Basic Need Programme, and providing up to five forms of entry at Year 7; and a new free school, subject to the decision of the Secretary of State and delivered by the Education Funding Agency, providing up to six forms of entry at Year 7.

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 preferred location to meet its long term accommodation needs is on Whitchurch Playing Fields. Harrow Council is now going to provide a secondary school on the Wealdstone site with anticipated completion in 2016.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI 6	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. It is anticipated that this will be consulted on in Spring 2015.

Infrastructure – Health

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	ICI 7	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 due to complex funding arrangements, with a reserved matters application likely to be submitted in late 2015, 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
Strategic Objective 2 CS1 Strategic Objective 5	ICI 8	Provision of additional health services capacity	Provision of two additional polyclinics or GP-led surgeries by the end of the plan period in 2026		No site identified for new polyclinics or GP led surgeries by end 2015/16 No delivery or funded proposals for delivery by end 2020/21

3.14 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 1,500 m² for the provision of a new GP surgery. Redrow Homes have acquired this site and works are expected to commence on site in early 2015. The Site Allocations Local Plan allocates three further sites (Anmer Lodge, Roxeth Library & Clinic and Belmont Clinic) for redevelopment including replacement health care facilities. No new GP led surgeries or polyclinics were completed during 2013/14.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI 9	Engage schools in preparation of open spaces strategy and cultural strategy (as appropriate)	Schools engaged in strategy preparation by end 2012/13		Schools not invited to engage in strategy by end of 2011/12

3.15 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 also commented on this document. Delivery of the Strategy will require further consultation with local residents, sports clubs and users on specific projects to ensure that any planned improvements can be delivered to respond to need and to maximise usage without impacting negatively on local residents. However, limited engagement with schools has taken place to date in the preparation of the Open Space strategy. An early review may therefore be necessary to ensure that existing school facilities can be taken into account in maximising opportunities for shared use.

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	ICI 10	Community access to sports facilities at Harrow School, John Lyon School and Whitmore High School	Maintain access		New PPG 17 study by 2017/18 identifies no loss of community access to facilities at Harrow School, John Lyon School and Whitmore High School

3.17 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 state of the art facility has been completed at 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 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. However, on balance with the opening of a new facility at Hatch End

High School and Cedars Youth Centre, the objectives behind this indicator can be considered as being met i.e. maintaining a similar level of community access to sports facilities’.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 3	ICI 11	Completion of the Hive Sports complex	Completion of the Hive Sports complex 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 is due to finish in 2014 and includes a stadium, floodlighting and further indoor sports facilities to enable the complex to become an FA Centre of Excellence.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	ICI 12	Community access to sports facilities at the Hive	Maintain access		New PPG 17 study by 2017/18 identifies no loss of community access to facilities at the Hive

3.22 As well as being the new home to Barnet Football Club, The Hive is a community facility, working in partnership with Harrow Council, and offers the following facilities for hire: two full size 3G 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	ICI 13	Retention of community uses	No net loss of community facilities unless compensation is provided		Loss of more than one community facility to other non-community uses, without compensation (using 2010 as the base year)

3.23 In 2013/14 there was a net gain of 16,624 m² floorspace of D1 Use Class (Non-residential Institution), compared to 9,871 m² in 2012/13 and 11,789 m² in 2011/12. Over the same period there was a net loss of 1,781 m² of D2 (Assembly and Leisure), compared to a gain of 3,243 m² in 2012/13 and a net loss of 115 m² in 2011/12. Overall this year is the second highest amount of growth in D class floorspace, which despite the loss of D2 floorspace, shows that there is a positive trend for more community facilities in the borough (see Table 2).

Table 2: Net Losses/Gains for Use Class D1 & D2 based on permissions

Use Class	Floorspace (m ²)				
	2009/10	2010/11	2011/12	2012/13	2013/14
D1	10,857	14,592	11,789	9,871	16,624
D2	838	2,926	-115	3,243	-1,781
Total (D)	11,695	17,518	11,674	13,114	14,843

Source: Harrow Council, Planning

3.24 The table below details the amount of floorspace proposed and delivered for a range of community uses. The majority of these completions related to schools, in particular the Primary School Expansion programme

which is delivering additional forms of entry across the borough to meet the demand for primary places. The largest development for community uses that was completed was the final phase of the Hive stadium at 7,032 m².

Table 3: Community floorspace by type – proposed and delivered

Type of development	2013/14			
	No. of permissions	Floorspace proposed (m ²)	No. of developments completed	Floorspace completed (m ²)
Arts	-	-	-	-
Care Homes	2	1,497	1	36
Children's Home	-	-	-	-
Churches	2	0	-	-
Cinemas	-	-	-	-
Community Centres	3	875	-	-
Counselling Centres	-	-	-	-
Day Centre	-	-	-	-
Day Care	1	13	-	-
Day Nurseries	2	435	-	-
Education	10	9,891	1	114
Function Rooms	-	-	-	-
Gyms	1	1,488	-	-
Halls	1	45	-	-
Health Clubs	1	330	-	-
Health/Medical Centres	1	134	-	-
Hospitals	2	57,039	2	0
Leisure	3	925	-	-
Libraries	-	-	-	-
Museum	2	218	-	-
Nursing Homes	-	-	-	-
Place of Worship	-	-	1	836
Riding School	-	-	-	-
Schools	24	9,375	13	3,400
Scout Centres	-	-	-	-
Sports Facilities	1	132	1	7,032
Swimming Pools	-	-	-	-
Temples & Synagogues	-	-	-	-
Youth Clubs	-	-	-	-
Total	56	82,397	19	11,418

Source: Harrow Council, Planning

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	ICI 14	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 2015. However, there are no funded plans for a new indoor performing arts space at this time.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 8	ICI 15	Scoping study to determine viability of cemetery extension	Publish scoping study by end 2015/16		No scoping study commissioned/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. 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	TRA 1	Capacity of Peak train services serving Harrow-on-the-Hill and Harrow and Wealdstone Stations	Maintain and where possible increase the number of services serving Harrow-on-the-Hill and Harrow and Wealdstone stations		Reduction in capacity of peak train services

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

Table 4: Metropolitan Line Peak Capacity

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

Source: TfL

3.32 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 of peak time Bakerloo line and London Overground services at Harrow & Wealdstone Station:

Table 5: Bakerloo Line and London Overground Peak Capacity

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

Source: TfL

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

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	TRA 2	Successful lobbying of TfL to bring forward improved disabled access at Harrow-on-the-Hill Station	Inclusion in revised Mayor's Transport Strategy of upgrade to Harrow-on-the-Hill Station to secure full disabled access		Not included in the revised Mayor's Transport Strategy by end 2020/21

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 2013/14 the council held meetings with the GLA and TfL on this matter, in relation to a commercialisation pilot scheme being advanced by TfL that considered options for maximising the beneficial use of their existing property assets at or around the station. Additionally a feasibility study has been commissioned which will look at options for how disabled access could be incorporated into the station and likely costs. 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.

Transport Infrastructure - Buses

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Objective 13, CS2 Objective 4, CS8 Objective 4	TRA 3	Highway improvements at key junctions used by buses	100% by 2026		80% of key junctions not funded or proposed for improvements by 2016/17 50% of key junctions not improved or no funded proposals for improvement by 2020/21

3.38 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 40 mph to 30 mph, new pedestrian refuge islands and road markings. Works completed by end of March 2014.

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, Harrow

These signal come under Brent Council's 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 and 2 Objective 13	TRA 4	Improved orbital bus routes	Additional orbital bus routes by 2025/26		No delivery or funded proposals for delivery of additional orbital bus routes by 2017/18

3.39 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 2013/14 the council has continued to lobby TfL to improve orbital bus connections. At the present time however no new orbital bus routes serving Harrow are planned or have been established. However the 140 bus route which runs between Harrow Weald and Heathrow has seen an increase in frequency.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 12	TRA 5	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 2013/14 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 were developed as a part of the town centre initiative, which was completed in March 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 13	TRA 6	Number of bus routes serving Harrow Town Centre and Wealdstone	Maintain and where possible increase the number of routes serving Harrow Town Centre and Wealdstone		Reduction by one or more routes

3.41 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 & 12	Implementation of bus stop accessibility improvements	100% of schemes funded by 2026		No improvements or funded proposals for improvements by 2021 in: Sudbury Hill Local Centre South Harrow centre Hatch End centre Harrow Weald centre Kingsbury/Queensbury centres Kenton/Belmont centres

3.42 During 2013/14 accessibility improvements to bus stops in Harrow, funded by Transport for London through Harrow's Local Implementation Plan, brought the proportion of the borough's accessible standard bus stops to 82%.

3.43 Of the improvements during 2013/14, none were within Sudbury Hill Local Centre, one was within South Harrow District Centre and six were within Hatch End Local Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA 8	Completion of Rayners Lane bus priority scheme	Completion by end 2012/13		Works stall by end 2011/12

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	TRA 9	Completion of Elm Park Road/Rayners Lane bus stop accessibility corridor	Complete by end 2012/13		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	TRA 10	Completion of Pinner Road bus priority scheme	Complete by end 2012/13		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	TRA 11	Implementation of Stanmore Hill and Edgware Road bus stop accessibility schemes	Complete by end 2012/13		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	TRA 13	Implementation of Harrow's LIP 2	As set out in the LIP		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 in 2011, 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.
- 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 along 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 three arm zebra crossing on College Road and replace it with two 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 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	TRA 14	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. A scheme for improvements to certain parades has been drawn up, and additional funding is being sought from the Mayor's High Street Fund bid programme.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 11, CS3 Objective 5	TRA 15	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, with the first tranche of signs being implemented in 2013/14. The remainder of the scheme will be complete by the end of 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA 16	Implementation of footway maintenance (High Worple to 383 Alexandra Avenue)	Project complete by 2021		Project not underway by 2012/13

3.51 The High Worple/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	TRA 17	Rayners Lane accessibility major project	Project complete by 2021		Project not underway by 2012/13

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	TRA 18	Northumberland Rd 20mph Zone	Scheme implemented by 2015		Scheme not submitted to TfL by end 2012 and not underway by end 2014

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	TRA 19	Improved pedestrian access from Harrow View to Headstone Museum and Manor	Improved access implemented by 2026		No funded proposals for improved access in place by 2020/21

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	TRA 20	Implementation of Stanmore Hill/Uxbridge Rd 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	TRA 21	Implementation of the Long Elmes/College Avenue cycle improvement scheme	Complete by end 2012/13		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	TRA 22	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.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 1	TRA 23	Implementation of Streatfield Rd/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 of highway signage in: Sudbury Hill Local Centre South Harrow centre North Harrow & Rayners Lane centres Hatch End centre Stanmore District Centre Edgware District Centre Kingsbury and Queensbury centres Kenton and Belmont centres	Renewal/rationalisation of street furniture and highway signage by end 2025/26		No published programme for rationalisation/renewal by end 2017/18 No funded proposals for implementation by end 2020/21

3.59 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	TRA 25	Investment in public realm and way finder sign improvements between Hatch End Station and Hatch End centre, and Stanmore and Stanmore Station	Additional signs within 2 years as part of the Legible London scheme		No improvements or new way finder signs have been built.

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA 26	Investment in public realm and way finder sign improvements between Kenton and Northwick Park Stations	Additional signs within 2 years as part of the Legible London scheme by end 2017/18		No improvements or new way finder signs have been built.

3.61 This scheme has not yet commenced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA 27	Secure agreement with LB Brent to work together to improve pedestrian connectivity between Kenton and Northwick Park stations	Agreement secured by end 2014/15		No progress towards agreement by end 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 Edgware Town Centre management plan where it was agreed to work collaboratively on the framework, in particular, the junction, urban realm and bus routing improvements. Further meetings are necessary and an agreement is still to be formalised however.

Transport - Outcomes

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA 28	Proportion of trips made by public transport	Reduce the number of trips made by car from a baseline (estimated at 51.9% of modal share) by a minimum of 5% over the period to 2026		Less than a 1% reduction in the periods 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	TRA 29	Number of applications approved for major development in areas of low public transport accessibility (PTALs 0,1 and 2) that do not enhance the PTAL of the site	None		More than 5 applications approved for major development in areas of low PTAL that do not enhance the PTAL of the site over a rolling five-year period

3.64 In 2013/14 there were two 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	On Target	Trigger
Strategic Objective 2 CS1 Objective 5 CS4 Objective 5	GG1	Implementation of Green Grid projects	100% of projects funded and/or implemented by 2026		Less than 30% of projects funded and/or implemented by 2016/17 Less than 60% of projects funded and/or implemented by 2021/22

3.67 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.

Table 6: Green Grid Projects

Project Number and Name	Status
11.1.01 Belmont Trail	Biodiversity and Path Improvements - ongoing
11.1.02 Links at north end of trail to Green Belt	No further progress at 04/14
11.1.03 Harrow Town Centre, Byron and Kenton Recreation Grounds	Outstanding
11.1.04 Kenton Recreation Ground	3 entrance improvements completed
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, some Himalayan Balsam removal, new path, signage and bins
11.2.02 Yeading Walk trail system	Planting new orchard
11.2.03 Roxbourne Park to Headstone Manor/Pinner	Outstanding
11.2.04 Yeading Brook and Roxbourne Park (regeneration and restoration)	Outstanding
11.2.05 Headstone Manor Recreation Ground	Stage 1 report complete, works to commence in 2014 - outstanding
11.2.06 River Pinn: Celadine Route links	Biodiversity Improvements, new path and signage completed in 2011/12
11.2.07 Pinner Park Farm corridor and Woodridings brook	Outstanding
11.2.09 Harrow Arts Centre	Planting work undertaken in 2011/12
11.2.10 Montesoles Playing Fields and Grims Ditch	Works completed
11.2.12 Harrow Recreation Ground	New footpath and signage
11.2.13 Roxbourne Bridge	Hard and soft landscaping 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 and flood relief scheme partially completed
11.3.04 Canons Park and Lakes	Habitat creation in railway woodland 2011/12. Entrance improvements to Canons Park extension and new path aside Canons Drive 2013 - ongoing
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 – partially completed
11.4.01 Stanmore Common	New boardwalk
11.4.02 Stanmore Country Park	Nature trail, new steps and footpath, signage, other works ongoing. Prepared 40 acre field for cattle grazing
11.4.03 Caesar's Pond management	Completed
11.4.05 Land at Bentley Priory	Management Plan drafted for Bentley Priory open space including SSSI & Registered Park and Gardens - completed

Project Number and Name	Status
11.4.07 Pinner Hill Golf Course	Outstanding
11.4.08 Grim's Dyke open space	New orchard planting
11.4.10 London Loop	New stiles and gates - ongoing
11.4.14 Bentley Old Vicarage & All Saints Church	New footpath and signage
11.5.01 Street Tree Planting	Planting undertaken on Canons Drive, Carlton Ave, Pinner Road. Remaining programme ongoing. Christchurch Ave, Old Lodge Way, West End Lane - ongoing

Source: Harrow Council, Planning

3.68 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 2013/14, work had commenced on the delivery of 63% of Harrow's Green Grid projects.

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 centre; nine district centres; and five local centres¹.

New Retail Floorspace

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR 1	Pipeline supply of new retail floorspace (comparison and convenience)	44,000 m ² net additional retail floorspace by 2026		Less than 15,000 m ² by end 2016/17 Less than 29,000 m ² by end 2020/21

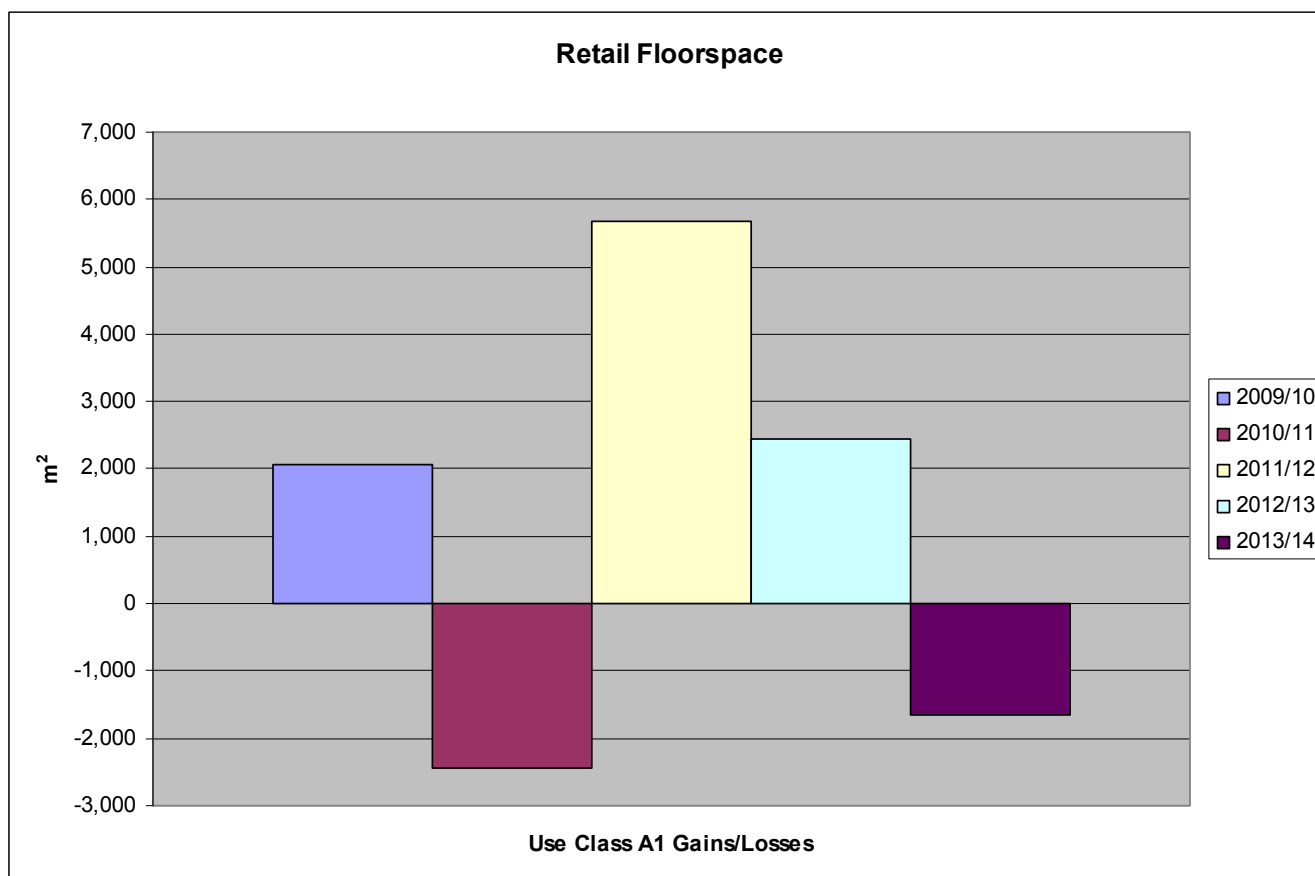
3.70 Since 2009 (the beginning of the plan period), there has been a net increase in retail floorspace of 6,064 m² across the borough (see table below). The only major retail scheme to complete in the recent years (2012/13) was the new Morrisons at Neptune point, which accounts for the majority of the 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 (3,020 m²) granted in 2010, and the Lyon House development (500 m²) and Kodak (up to 5,000 m²) development sites which were granted in the 2012/13 monitoring period. Anmer Lodge in Stanmore has a planning application pending for a new supermarket of 1,692 m² and 120 residential units, plus associated car parking. The loss this year, and in previous years, is mainly down to changes of use from A1 retail to A3 Restaurant and Cafes, reflecting the changing nature of our high streets from predominantly retailing destinations to a more mixed leisure and retailing offer. A new retail study to check this target is accurate will be undertaken in 2015.

Table 7: Retail Floorspace (net gain/losses)

Use Class	Floorspace (m ²)				
	2009/10	2010/11	2011/12	2012/13	2013/14
A1	2,063	-2,445	5,667	2,434	-1,655

Source: Harrow Council, Planning

¹ Major centres serve a borough-wide catchment, comprise around 50,000 square metres of retail floorspace including a high proportion of comparison shops, and may also have a mix of other employment, leisure or civic uses. Edgware major centre is predominantly located in the London Borough of Barnet but with some secondary frontage and tertiary components extending into the London Borough of Harrow. District centres serve areas within a borough, comprise between 10-50,000 square metres retail floorspace and provide mainly convenience shops and local services or specialist functions. Burnt Oak District Centre straddles the boundary with the London Borough of Barnet (also part of Brent) and Kenton District Centre straddles the boundary with the London Borough of Brent. Kingsbury District Centre is predominantly located within the London Borough of Brent but with some secondary frontage and tertiary components extending into the London Borough of Harrow. South Harrow, Rayners Lane, North Harrow, Pinner, Stanmore and Wealdstone district centres are all wholly contained within Harrow. Local centres serve a localised catchment and provide mainly convenience shops and local services or specialist functions. Sudbury Hill Local Centre straddles the boundary with the London Borough of Ealing. Hatch End, Harrow Weald, Queensbury and Belmont local centres are all wholly contained within Harrow.



Source: Harrow Council, Planning

Retail Floorspace Pipeline Supply

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

3.71 To date there has been an additional 5,414 m² new comparison floorspace delivered, which is on target to reach 7,000 m² by 2017. In this period 442 m² was delivered.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2	TCR 3	Number of applications approved for major retail development in out of centre locations	None	On Target	One or more applications approved for major retail development in out of centre locations over a rolling 5-year period

3.72 During 2013/14 there was no applications approved for major retail development in out of centre locations.

Hotel Development

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2	TCR 4	Number of hotel bedspaces in Harrow Town Centre	Increase the number of hotel bedspaces to 500 within the town centre by 2026 (using Sept 2011 as the base year)		Less than a 20% increase (i.e. 410 hotel bedspaces) by end 2015/16 Less than a 35% increase (i.e. 460 hotel bedspaces) by end 2020/21

3.73 There was no increase in the number of hotel bedspaces within Harrow Town Centre during 2013/14. However planning permission has been granted for a new hotel on Greenhill Way Car Park North, Harrow Town Centre. Demolition of the existing office building is to commence in late 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 9	TCR 5	Number of hotel bedspaces in Wealdstone town centre	Increase the number of hotel bedspaces to 50 within Wealdstone town centre by 2026 (using Sept 2011 as the base year)		Less than a 40% increase (i.e. 20 hotel bedspaces) by end 2015/16 Less than a 80% increase (i.e. 40 hotel bedspaces) by end 2020/21

3.74 There was no increase in the number of hotel bedspaces within Wealdstone District Centre during 2013/14. 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	TCR 6	Vacancy rate for each centre (total measured retail frontage): Borough-wide Wealdstone Centre South Harrow North Harrow Stanmore	No increase of vacancy rates in Primary Shopping Frontage from 2009 to 2026 (Borough-wide) No more than 10% vacant frontage (in centres)		An increase in vacant retail frontage of more than 5% in any centre over a rolling five-year period

3.75 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 3.28%, the lowest since 2008/09 which can in part be attributed to new Planning Policies and legislative changes which make it easier for shops to change use, which is having a beneficial impact upon vacancy rates.

Table 8: Percent of Frontage Vacant in Primary Shopping Areas

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant
	2009/10	2010/11	2011/12	2012/13	2013/14
Harrow	4.18	4.48	5.19	8.44	7.63
Burnt Oak (part)	8.51	2.86	0.00	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	40.48	29.58	19.13	3.75	n/a
Pinner	4.53	4.76	5.04	5.42	5.44
Rayners Lane	5.68	8.32	6.12	7.86	3.29
South Harrow	5.95	2.13	3.25	4.07	1.01
Stanmore	0.00	0.00	0.00	0.00	0.00
Wealdstone	14.55	14.05	12.37	10.38	18.66
Average Vacancy Rate	7.63%	6.02%	4.65%	3.63%	3.28%

Source: Harrow Council, Planning

3.76 The table below shows the vacancy rates for all of the borough's town centres. The average vacancy rate now stands at 5.61%, with one centre having no vacancies (although Sudbury Hill is only partially located in Harrow, and the figures only cover those units in Harrow). This modest reduction in vacancy over five years from 7.50% to 5.61% 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. The indicator is showing as amber, however, as three centres are currently just pushing over the vacancy threshold of 10%. The largest increase in vacancy rates is in Kingsbury centre (the part lying in Harrow), from 0% to 11.75%. This large increase is due to the fact there are only 14 units within Harrow, three of which ceased trading this year, two of which were under the same management. It is expected this centres vacancy rate will improve in the next monitoring period. Wealdstone's vacancy rate has been hovering around the 10% mark now for a number of years, and actions should be undertaken to attempt to improve this situation during the next monitoring period.

Table 9: Vacancy Rates in town centres (Borough-wide)

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Change Over Rolling Five-Year Period
	2009/10	2010/11	2011/12	2012/13	2013/14	2008/09 - 2013/14
Harrow	7.77	6.41	8.95	8.91	9.37	3.75
Burnt Oak (part)	8.21	3.49	1.84	0.00	2.95	-3.33
Edgware (part)	7.33	7.41	14.58	7.88	4.67	-2.03
Kenton (part)	8.29	6.59	6.18	0.00	6.00	4.41
Kingsbury (part)	0.00	3.92	3.92	0.00	11.75	7.83
North Harrow	23.09	21.03	13.77	6.47	10.11	-5.41
Pinner	3.63	2.99	3.55	4.80	6.16	2.58
Rayners Lane	11.83	9.87	10.66	10.54	6.95	-3.39
South Harrow	4.34	1.49	3.08	3.65	1.60	-2.89
Stanmore	0.80	4.95	0.00	0.80	0.83	-0.82
Wealdstone	10.44	9.15	7.92	9.35	10.84	1.09
Belmont	12.66	10.01	6.60	3.33	3.59	-7.45
Harrow Weald	3.21	3.98	8.35	10.52	9.49	6.28
Hatch End	7.13	6.66	4.06	3.11	3.15	-0.02
Queensbury	5.06	9.08	7.50	9.68	2.30	-3.28
Sudbury Hill (part)	6.27	3.27	3.27	0.00	0.00	0.00
Average Vacancy Rate	7.50%	6.89%	6.51%	4.94%	5.61%	0.17%

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS2 Objective 3 CS4 Objective 2 CS5 Objective 1 CS7 Objective 5	TCR 7	Average footfall in Metropolitan and District centres: Borough-wide Wealdstone South Harrow North Harrow Stanmore	Not to fall more than 10% below 2009/10 levels		Footfall more than 10% below 2009/10 levels in: any centre over five years (rolling) Wealdstone District Centre over five years (rolling) South Harrow District Centre over five years (rolling) North Harrow District Centre over five years (rolling) Stanmore District Centre over five years (rolling)

3.77 The tables and graph below shows the results for pedestrian counts for all of the borough's town centres². Notably Pinner has seen a 50% fall in the last year. There are no obvious reasons for this, and additional monitoring of footfall is scheduled for March 2015 to see whether this is a one-off or symptomatic of a wider problem. Wealdstone centre has also experienced a fairly large decrease in footfall from the baseline, and coupled with the centres consistently high vacancy rates, indicates that regeneration efforts should focus on this centre. Other centres across the borough are staying within the 10% margin, with the exception of Rayners Lane which has seen an increase of 13% compared with a fall in the last monitoring period of 19%.

Table 10: Table Pedestrian Counts by Centre 2009/10 - 2013/14 (Percentage Change)

Town Centre	2009/10	2012/13	2012/13	2012/13	2013/14	2013/14	2013/14
	Baseline	Total	Change	% Change	Total	Change	% Change
Harrow	1,744,605	1,692,785	-51,820	-3.0	1,598,660	-145,945	-8.4
Burnt Oak	180,885	183,225	2,340	1.3	173,955	-6,930	-3.8
Hatch End	68,085	69,315	1,230	1.8	68,265	180	0.3
Kenton	86,940	81,225	-5,715	-6.6	81,540	-5,400	-6.2
North Harrow	127,545	105,750	-21,795	-17.1	114,075	-13,470	-10.6
Pinner	247,020	252,900	5,880	2.4	121,650	-125,370	-50.8
Rayners Lane	195,060	157,245	-37,815	-19.4	221,160	26,100	13.4
South Harrow	259,710	263,505	3,795	1.5	244,560	-15,150	-5.8
Stanmore	139,320	126,390	-12,930	-9.3	140,100	780	0.6
Wealdstone	260,310	271,140	10,830	4.2	223,590	-36,720	-14.1

Source: Harrow Council, Planning

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	TCR 8	Number of applications for development on sites with existing B1 use in Harrow Town Centre	80% to include re-provision of office floorspace through redevelopment		Less than 50% over a rolling five-year period

² Not all town centres surveyed every year

3.78 In 2012/13 there were eight 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 uses which was to five flats at 326 Station Road. Based on permissions data for 2013/14 there were 20 change of use permissions, these included 14 Prior Approvals for residential, one regular permission for change of use to residential and five permissions for change of use to other uses.

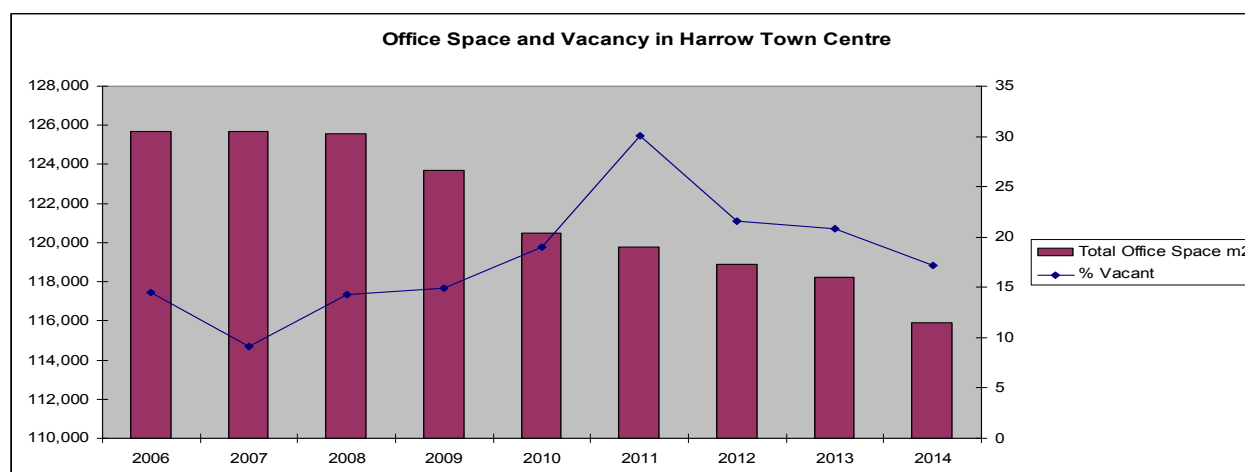
3.79 In May 2013 the Government amended the General Permitted Development Order to allow for the conversion of existing office space to residential development as permitted development for a three-year time limited period. While the council sought to have the Harrow & Wealdstone Intensification Area, including Harrow Town Centre, excluded from this change, this request was not successful. As a result 58,036 m² of Harrow Town Centre's office floorspace has been applied for 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	TCR 9	Office Vacancy rates in Harrow Town Centre	Reduce vacancy rates to 10% by 2026		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

3.80 The table below shows office vacancy rates in Harrow Town Centre since 2006. The vacancy rate in 2013/14 has decreased to 17% which is still higher than the target vacancy rate sought over the life of the Local Plan. However, it is anticipated that this will continue to decrease 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.

Table 11: Amount of Office Floorspace and Vacancy Rates in Harrow Town Centre

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
2014	96,009	19,878	115,887	17.15



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR 10	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. Similarly in 2013/14 no major planning permissions were approved for 100% residential use in Harrow Town Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	TCR 11	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 2013/14 there was no new major retail development in Harrow Town Centre. An additional 113 m² of A1 floorspace was delivered through sub-division and change of use of existing units. Overall there was a net gain of 54 m² of new retail floorspace borough-wide. This is expected to improve in the next monitoring period with the delivery of new retail floorspace at Anmer Lodge, Stanmore, and through the completion of major schemes in Harrow.

3.83 In 2013/14 there was a net loss of 2,096 m² office floorspace within Harrow Town Centre and no new office floorspace delivered. Most of this floorspace was lost to residential conversion. Overall borough-wide there was a loss of 3,077 m² of office floorspace. This trend is expected to continue with the delivery of Prior Approval Permitted Development applications from office to residential use.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR 12	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 2013/14 there was no confirmed site and no adopted plans to deliver a new Civic Centre, although potential sites are currently being explored for the Civic Centre relocation.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR 13	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 1,548 m² A1-A3 and D1 uses with the option that the D1 element be made available for a new health clinic. However, this development is still to be built.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR 14	Delivery of new central library within Harrow Town Centre	Provision of new central library by end 2025/26		No site identified for a new central library by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

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 and an application is expected to be submitted in December 2014.

Enhancing Other Centres

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 1	TCR 15	Adoption of a Local Development Order for ground floor shop premises in North Harrow District Centre	Local Development Order adopted by 2012/13		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

This order expires in 2015, and this indicator will therefore not be monitored in future AMRs. Instead the health of North Harrow centre will be monitored via indicators TCR 6 and 7 above.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 2	TCR 16	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 2013/14 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	TCR 17	Disposal of Stanmore car park/Anmer Lodge for development	Complete sale by end of 2012/13		Marketing of site not complete by end 2011/12

3.89 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 appointed a successful bidder, and a planning application for redevelopment of the site was submitted in 2014, the grant of which will complete the required sales arrangements.

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

3.90 In 2012/13 the council appointed a successful bidder for the tender to redevelop the Stanmore car park and Anmer Lodge site and a planning application for redevelopment of the site was submitted in 2014 for just over 1,600 m² of retail floorspace for a supermarket, decked car parking and 120 retail units plus Sui Generis floorspace.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	TCR 19	Positive responses to consultations from LB Barnet on proposals for appropriate retail development in Edgware major centre	100% positive response on appropriate proposals		Negative response on proposals for appropriate retail development

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 2	TCR 20	Positive responses to consultations from LB Barnet and LB Brent on proposals for appropriate retail development	100% positive response on appropriate proposals		Negative response on proposals for appropriate retail development

3.92 During 2012/13 there were no consultations from the London Boroughs of Barnet and Brent on major retail development proposals within Burnt Oak District Centre.

Employment Land Management

Overall Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM 1	Amount of industrial land released for redevelopment to other uses	Not more than 11.2 hectares between 2009 and 2026		More than 11.2 hectares released for redevelopment to other uses

3.93 The two tables below show the amount of industrial land released to other uses since 2009/10. On designated Industrial Land, there has only been a loss of 0.087 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 1.6 hectares, much of this coming in the last two years. 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.

Table 12: Loss of Employment Floorspace Borough-wide (completions)

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)
Loss of Industrial Floorspace	B1(c)	0.00	0.00	0.00	-0.111	-0.008
	B2	-0.020	-0.170	0.00	0.002	-0.085
	B8	-0.170	-0.114	-0.010	-0.853	-0.106
Total		-0.194	-0.284	-0.010	-0.962	-0.199
Overall Loss = 1.649 ha						

Source: Harrow Council, Planning

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)	2013/14 Area (ha)
Loss of Industrial Floorspace	B1(c)	0.000	0.000	0.000	0.000	-0.008
	B2	0.000	0.000	0.000	0.000	0.000
	B8	-0.067	0.000	0.000	0.000	-0.013
Total		-0.067	0.000	0.000	0.000	-0.020
Overall Loss = 0.087 ha						

Source: Harrow Council, Planning

Strategic Industrial Land

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 3	ELM 2	Post adoption of the Area Action Plan, the amount of Strategic Industrial Land in Wealdstone released to uses not within the definition and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any limit permitted through the area action plan		More than five applications approved for redevelopment of SIL land to uses not within the definition and exceptions of Policy 2.17 of the London Plan over five years (rolling)

3.94 The Harrow & Wealdstone Area Action Plan provides for the release of Strategic Industrial Land (SIL) from the Wealdstone Preferred Industrial Location. This release reflects the approved redevelopment of the Kodak site in Wealdstone. The Plan was adopted on 4th July 2013. No applications on sites other than the Kodak site and involving the release of Wealdstone SIL land to non-conforming uses were approved in 2013/14.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM 3	Hectares of allocated strategic industrial location land at Honeypot Lane released for redevelopment to uses not within the definition and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any extant permissions		More than five applications approved for redevelopment of SIL land to uses not within the definition and exceptions of Policy 2.17 of the London Plan over five years (rolling)

3.95 During 2013/14 there were no applications approved for non conforming uses on sites forming part of the Honeypot Lane SIL.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM 4	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 2013/14. 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	ELM 5	Square metres of new floorspace on 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 2013/14. The Kodak site was granted planning permission in June 2012 and includes re-provision of up to 35,975 m² 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	ELM 6	Square metres of new floorspace on business use and industrial and 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 2013/14 nor during the previous monitoring year. New floorspace is expected towards the latter end of the plan period from the Kodak redevelopment, and the renewal of other designated estates premises. However the target is currently red as it is unlikely 1,000 m² will be delivered by 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 3	ELM 7	Post adoption of the Area Action Plan, the amount of designated employment land in Wealdstone released to non economic development uses	No release of designated employment land over and above any limit (hectares) permitted through the area action plan		More than five applications approved for redevelopment of designated employment land to non economic development uses over five years (rolling)

3.99 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 delivered in 2013/14, however in September 2013 an outline application for the redevelopment of the ColArt site on designated employment land was approved, which will see a proportion of the land redeveloped for housing with some replacement economic use floorspace. A detailed matters application is expected in 2014, but this is an allocated site in the Area Action Plan, where such a loss is expected.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8	ELM 8	Square metres of new/refurbished floorspace at Brember Road estate for economic development uses	A minimum of 1,000 m ² new/refurbished floorspace by 2020/21		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	ELM 9	Percentage of premises that are vacant within: Brember Rd 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, three were vacant on 31st March 2014. 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, 13 were vacant on 31st March 2014. This represents a vacancy rate of 24%

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 7	ELM 10	Incubator units vacancy rate at Stanmore Place	No vacancy		Occupancy below 80%

3.103 The Stanmore Business & Innovation Centre (the incubator space at Honey Pot Lane) opened in November 2013, and includes 55 incubator units (comprising a total of 1,644 m² floorspace for business use). Of these, 30 were vacant on 31st March 2014. This represents a vacancy rate of 55%. A further development phase had not commenced as at 31st March 2014.

Office

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM 11	Gross change in square metres of office (B1a) floorspace	40% re-provision (new or refurbished) upon redevelopment of existing office floorspace within the town centre		Less than 40% over a rolling three-year period

3.104 There was no new office floorspace delivered during 2013/14. However there was a net loss of 3,077 m² across the borough, 2,096 m² of which was in Harrow Town Centre.

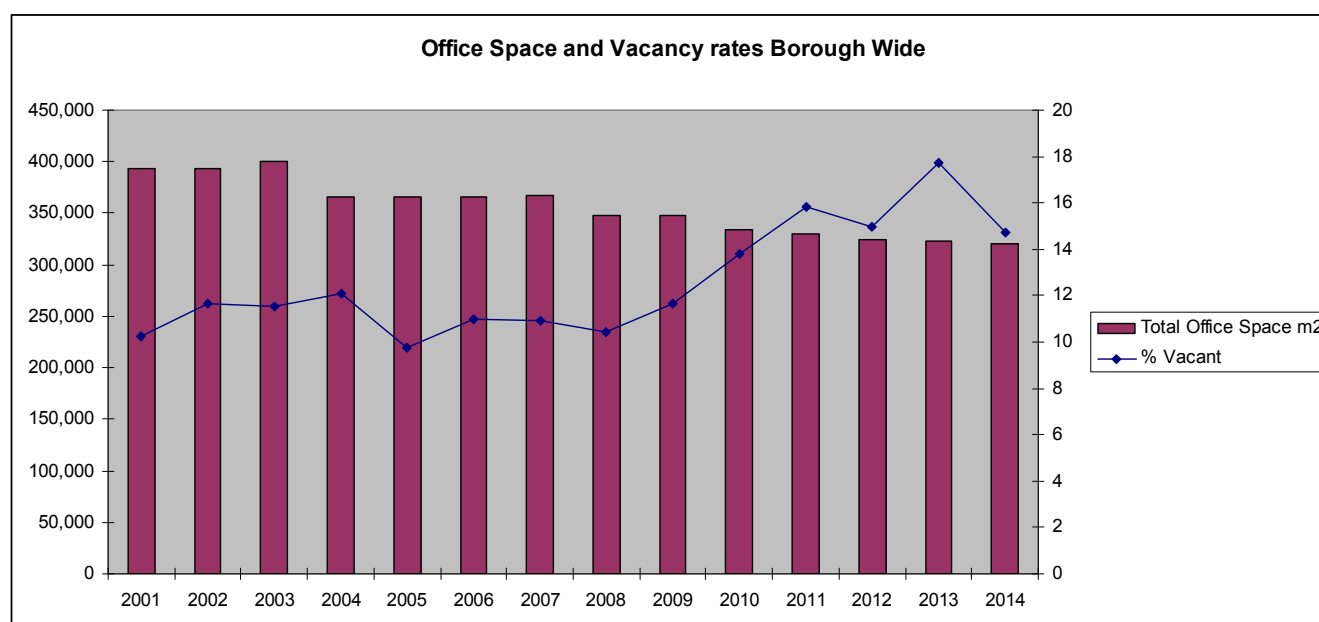
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM 12	Office (B1a) vacancy rates in the Borough	Not greater than 10% by 2025/26		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

3.105 The table and graph below shows office vacancy rates in the borough since 2001. The vacancy rate is slightly higher than 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.

Table 14: Amount of Office Floorspace and Vacancy Rates in Harrow 2001 - 2014

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	% Vacant
2001	353,682	40,246	393,928	10.22
2002	347,359	45,958	393,317	11.68
2003	354,466	46,135	400,601	11.52
2004	321,529	44,105	365,634	12.06
2005	330,128	35,571	365,699	9.73
2006	325,376	40,240	365,616	11.01
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	306,981	40,457	347,438	11.64
2010	288,131	46,186	334,317	13.82
2011	278,079	52,257	330,336	15.82
2012	275,705	48,468	324,173	14.95
2013	265,942	57,336	323,278	17.74
2014	272,713	47,156	319,869	14.74

Source: Harrow Council, Planning



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM 13	Residential development enabled optimum provision of new floorspace for appropriate economic uses: Northolt Road business use area North Harrow and Rayners Lane offices Ballard Mews	Provision of new floorspace for economic uses by 2026		No floorspace approved for economic uses by 2020/21

3.106 During 2013/14 no applications were approved for enabling development for economic uses within the Northolt Road business use area.

3.107 During 2013/14 no applications were approved for enabling development for economic uses within the North Harrow District Centre.

3.108 During 2013/14 no applications were approved for enabling development for economic uses within the Rayners Lane District Centre.

3.109 During 2013/14 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
CS8 Objective 5	ELM 14	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 2020/21		No planning permission or pre-application proposal by 2017/18

3.110 No new or refurbished floorspace for economic development uses at Spring Villas Business Estate was proposed or completed during 2013/14.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 5	ELM 15	Percentage of premises within Spring Villa estate that are vacant	Less than 10%		More than 10%

3.111 There is 5,287 m² of floorspace within the Spring Villas Business Estate and, of this, 736 m² was vacant in 2014. This represents a vacancy rate of 13.9%. This is in part down to one large office becoming vacant.

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.

Housing Delivery

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 6	HOU 1	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 2013/14 a further 285 net new homes were completed in the borough, bringing the number of homes delivered within the current Local Plan period to 2,442, exceeding the cumulative minimum housing target of 1,850 homes by 592 homes. The 288 net homes delivered in 2013/14 comprised 283 homes from conventional supply (see table below), four long-term vacant (over 6 months) properties brought back into residential use, and a loss of two units of non-conventional supply through the loss of a children's home and a residential care home together with the provision of a new hostel. Major developments completed in 2013/14 were: 20-24 Canning Road (48 units); Case is Altered Public House (31 units); 194-196 High Road (10 units); and the change of use of Sheridan House from office to residential (18 units). The regeneration of Mill Farm Close estate also delivered 18 units and further completions at Bentley Priory added 57 units.

Table 15: Net additional dwellings (excludes losses and long term vacant bought back into use)

Type of Development	2009/10	2010/11	2011/12	2012/13	2013/14
New Build					
Total no. of existing units	108	103	215	80	34
Total no. of completed units (gross)	490	457	573	767	200
Net no. of completions	382	364	358	687	166
No. of sites	42	31	37	35	21
Conversions/Change of Use					
Total no. of existing units	49	40	32	32	38
Total no. of completed units (gross)	127	110	122	81	155
Net no. of completions	78	70	90	49	117
No. of sites	56	45	41	36	58
Total					
Total no. of existing units	157	143	247	112	72
Total no. of completed units (gross)	617	577	695	848	355
Net no. of completions	460	434	445	736	283
No. of sites	98	76	78	71	79

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

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 2	HOU 2	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 2013/14, 89 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub-area. Four of the 85 new homes were added in the last monitoring period. Delivery is therefore on target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 7	HOU 3	Net additional dwellings in South Harrow sub-area from 2009	In excess of 456 net additional dwellings by end 2025/26		Less than 120 by end 2015/16 Less than 260 by end 2020/21

3.118 342 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, 13 net new dwellings were completed in total in 2013/14. 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	HOU 4	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 152 net new homes have been completed between 2009/10 and 2013/14. The vast bulk of completions comes from the estate renewal of Mill Farm Close, which contributed a further 18 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	HOU 5	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 533 net new homes have been completed between 2009/12 and 2013/14. A significant number of these are on the 20-24 Canning Road Development which contributed 48 units, and the former Public House The Case is Altered (Wealdstone) which contributed 31 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.

Picture 3.1: New Residential Development - Carmine Court, Rayners Lane



Source: Harrow Council, Planning

Five-Year Housing Supply

3.122 As of the end of March 2014, the council anticipates that completions over the next five years (2015/16 - 2019/20) will significantly exceed London Plan targets. There are 5,217 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,718 net units, while 1,499 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 3,467 units (or by 3,379 taking into account the 5% buffer). This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A. Harrow therefore has a supply of housing land over the next five years to meet 14.9 years of its annualised housing target, based on the London Plan target of 350 per annum. It is anticipated this target will be revised upwards to 593 units per annum from April 2015. This picture is further improved when past over delivery of homes is taken into account. As set out at paragraph 3.115 above, over the plan period to date Harrow has exceeded its cumulative housing target requirement by 592 dwellings since 2009/10.

Housing Trajectory

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

3.124 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 2013/14
- 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 31/03/2014, 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 31/03/2014
- 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 9,081 dwellings between 2009 and 2026, exceeding the current Local Plan target of 6,050 by 3,035 dwellings. As outlined above, 2,442 dwellings have already been delivered between 2009/10 and 2013/14, and the borough has a strong forecast of housing supply over the next five years to 2019/20, with outstanding planning permissions of 3,718 net new dwellings.

3.127 It should be noted that as of April 2015 Harrow's housing target is likely to go up to 593 units per annum. Notwithstanding this, as set out above Harrow has identified sites with a capacity to deliver 3,035 more units than the current London Plan target. Should this new target be adopted, this would reduce the conventional over supply to 362 units.

Affordable Housing Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 7	HOU 6	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 that 40% of the borough's total strategic housing requirement (6,050) should be affordable housing. Over the plan period from 2009 to 2026, the council therefore expects to deliver 2,420 new affordable dwellings.

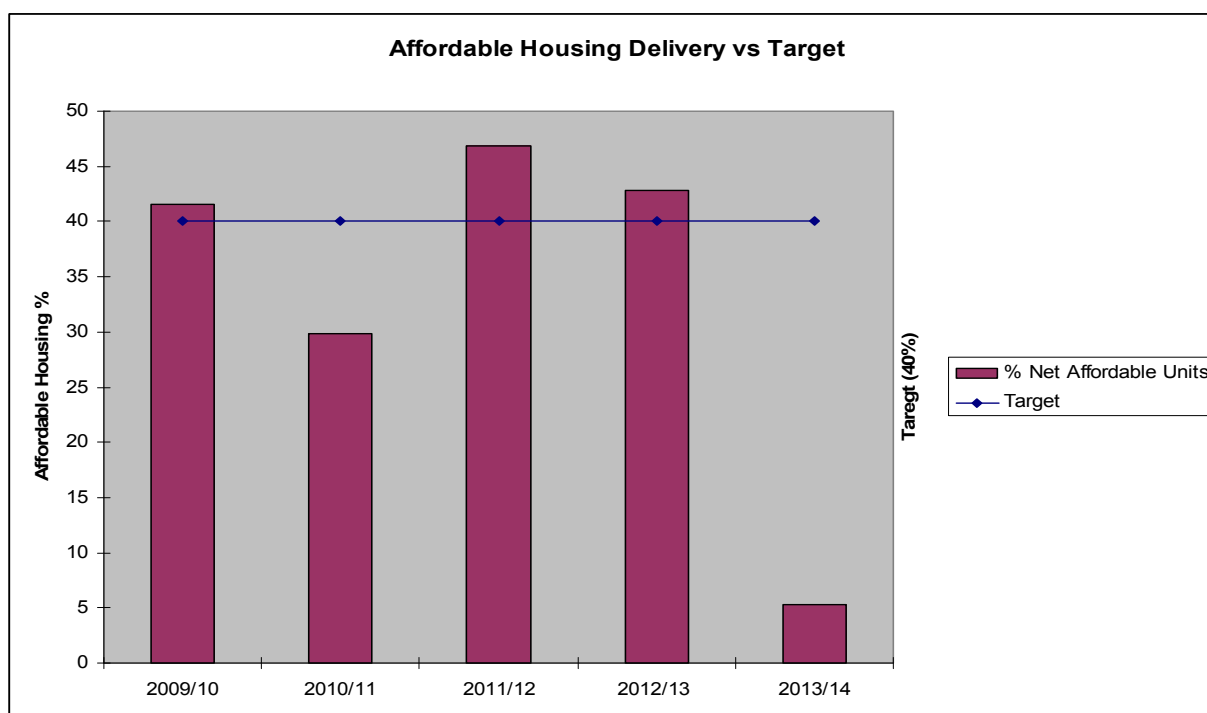
3.129 The table below shows the net number of affordable homes completions for each monitoring year since 2009/10. In 2013/14 a further 33 affordable dwellings were completed bringing the number of new affordable homes delivered between 2009/10 and 2013/14 to 1,219. In respect of the 40% plan target, which equates to a minimum of 740 new affordable homes by 2013/14, this is currently exceeded by 479 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this is currently at 33.2%, which is reasonable 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. However this year, both the total number of units delivered and affordable completions is significantly lower than previous years. This is mainly due to the lack of completions coming through on major sites, and the fact that in 2012/13 year the large sites that were delivered completed the affordable element of these schemes first, as can be seen in the very large amount of affordable housing delivered in that monitoring period. This is common practice in many large developments as it helps with regards to the funding of schemes, but does lead to certain years having fewer affordable completions as a result. This number is expected to return to around normal levels next year as more major sites granted permission in the last few years start to complete their first phases of development, such as Lyon House and ColArt sites.

Table 16: Affordable Completions by year

Monitoring Year	Net Number of all Units Built	Gross and (Net) number of Affordable Units	% Net Affordable Units	Net % of Core Strategy Policy CS1J Target (140 affordable units per annum)
2009/10	474	237 (219)	41.5	137*
2010/11	446	216 (131)	29.8	81.8*
2011/12	432	369 (202)	46.8	144
2012/13	738	364 (316)	42.8	225.7
2013/14	285	33 (15)	5.3	10.7
Total	2,375	1,219	33.2	119.8

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

Source: Harrow Council, Planning



Source: Harrow Council, Planning

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU 8	Proportion of 1, 2, 3, 4 + bedroom intermediate units	Proportion in accordance with up-to-date target mix; currently: 20% one bedroom 50% two bedrooms 20% three bedrooms 10% four bedrooms +		More than a 10% variance over a five-year rolling period to any target within an up-to-date target mix

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 Planning Obligations and Affordable Housing SPD (2013) contains a target mix of provision based on current needs and priorities, within both social/affordable rent and intermediate housing tenures as outlined above. The table below provides a breakdown of the mix of affordable housing (social/affordable rent and intermediate homes) completed during 2013/14. As shown by the percentages, neither currently accords with the target mix. However, given the relatively small number of units delivered, it would be difficult to meet the target mix. This indicator will be more relevant once a few more years of data has been collected, to give a fuller picture of how the target mix is being complied with.

Table 17: Affordable Housing Mix

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	0	0%	0	0%
1 Bedroom	3	30%	9	39.1%
2 Bedrooms	6	60%	10	43.5%
3 Bedrooms	1	10%	4	17.4%
4 Bedrooms	0	0%	0	0%
5+ Bedrooms	0	0%	0	0%
Total	10		23	

Source: Harrow Council, Planning

Supply of Family Housing

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU 9	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

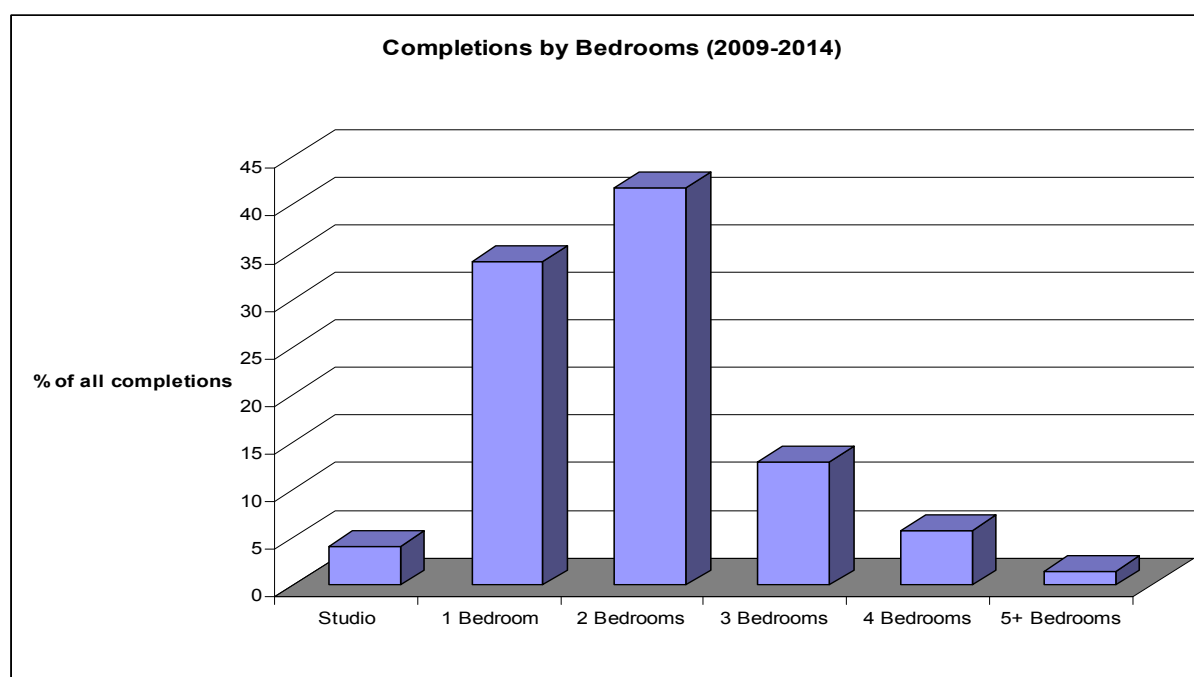
3.131 The table below provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2013/14. It shows that flatted development makes up a significant proportion of new housing development in the borough - a trend that began during the latter stages of the last plan period 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 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.

Table 18: Gross Bedroom Breakdown of all Completions (Conversions, Change of Use and New Builds) from 2009/10 to 2013/14

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
Studio	126	4.9	0	0	126	4.1
1 Bedroom	1,037	40.2	13	2.5	1,050	34
2 Bedrooms	1,209	46.9	81	15.7	1,290	41.7
3 Bedrooms	180	7	223	43.3	403	13
4 Bedrooms	15	0.6	164	31.8	179	5.8
5+ Bedrooms	10	0.4	34	6.6	44	1.4
Totals	2,577		515		3,092	

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



Source: Harrow Council, Planning

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): Borough-wide Kingsbury and Queensbury	No net loss of open space		One application approved involving a net loss of open space to development over a rolling five-year period

3.132 During 2013/14 there were no developments resulting in the loss of open space anywhere in the borough.

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

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

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

3.134 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.

Table 19: PPG17 Standards

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

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	OS4	Quality improvements to PPG17 open space typologies within Kingsbury & 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

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 2013/14 there were seven Planning Obligations completed relating to major development schemes. Of these, four included provisions relating to workplace training which equates to 57%. This is down from five out of six schemes in the previous monitoring year. The nature of the schemes this year that failed to provide workplace training were small scale major developments (two schemes of around 12 units) which were not of a sufficient scale to provide adequate workplace training opportunities, and one an extended car park scheme.

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

Efficient Land Use

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 1 CS2 Objective 6	EFU1	Net additional dwellings from 2009 within the Harrow and Wealdstone Intensification Area	In excess of 2,800 net additional dwellings by 2026		Less than 1,000 by end 2015/16 Less than 2,000 by end 2020/21

4.1 In 2013/14 a further 122 new homes were completed, bringing the total number of homes delivered within the Intensification Area to 512. This is still well short of the trigger of 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 long delayed Bradstowe House scheme delivering a further 177 units, which is anticipated to complete in 2015/16. Therefore, there is a strong supply of housing to meet the Intensification Area housing target, but delivery has been impacted by the current financial climate.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	EFU 2	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 2013/14 100% of new homes completed were on allocated or previously-developed sites. 100% of new homes completed in the 2012/13, 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 2013/14. The table below shows average density on residential developments for the major schemes completed in 2013/14. The average density of completions in new residential developments (10 or more units) was 286 habitable rooms per hectare (HRPH) on the four schemes that fully completed. This is a large decrease from 434 rooms per hectare in the 2012/13 AMR and reflects the fact that not many large, town centre schemes were completed.

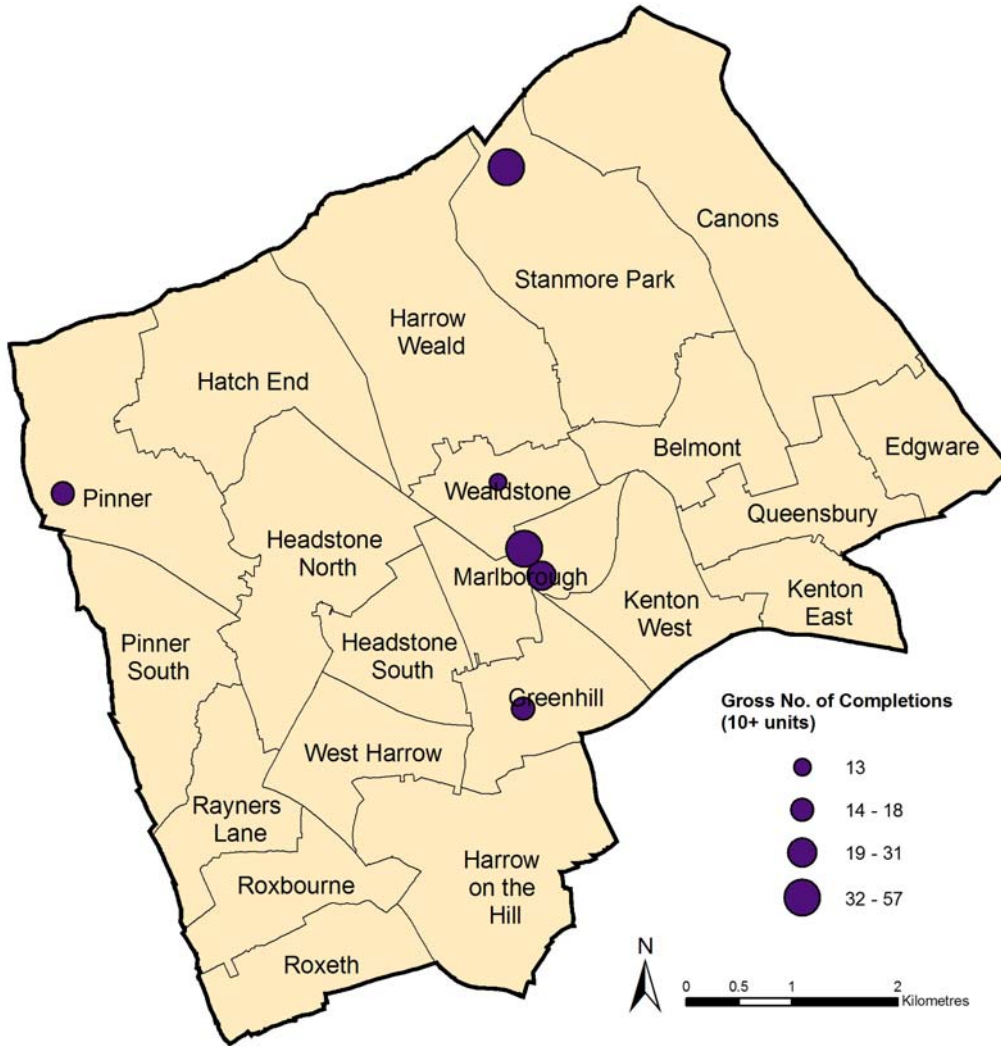
Table 20 Completed Residential Developments (10+ units) showing Density Rate 2013/14

Development Site	Site Area (ha)	Gross Number of Units	Density (HRPH)	Density (Dwellings per Ha)	Good, Very Good or Excellent PTAL level
Canning Road, 20-24	0.17	51	753	300	Yes
High Street, 72, The Case is Altered PH	0.07	31	1,157	443	Yes
St. Anns Road, Sheridan House, 17	0.06	18	1,083	300	Yes
High Road, 194-196	0.13	13	269	100	Yes
The Common, Bentley Priory*	4.02	57	81	14	No
Mill Farm Close*	0.24	18	208	75	No

**Part completion in 2013/4 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
Source: Harrow Council, Planning*

4.4 In 2013/14, all sites with ten or more units were completed at a density of more than 50 dwellings per hectare (DPH) – Bentley Priory and Mill Farm Close have not been fully completed yet – their site area refers to the area of those units completed this year. 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.

Map 4.1: Residential Development Completions (10+ units) in 2013/14

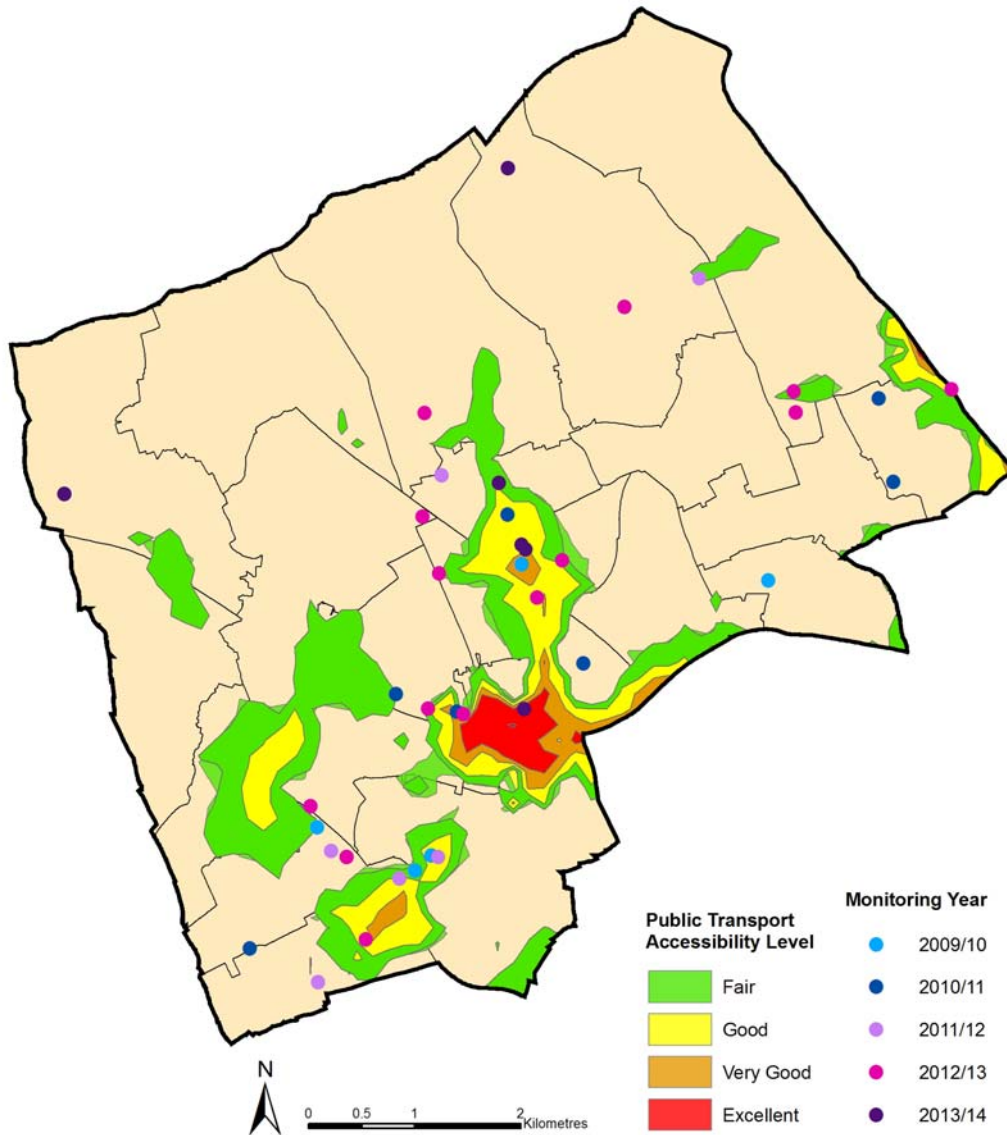


Source: London Development Database/Housing Monitoring Database, Harrow Council
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU 3	Number of applications approved for major development in areas of low public 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 2013/14 there were two applications approved for major development in areas of low public transport accessibility that did not enhance the PTAL of the site. In the previous monitoring target there were nine. This in part can be attributed to the viability of schemes – many of the ones approved that do not improve the PTAL of the site are only just over the 10 unit threshold for major developments, and thus could not reasonably be expected to increase the areas PTAL on their own. Additionally, the introduction of the borough’s Community Infrastructure Levy has removed the requirement for strategic transport improvements from S106 obligations and this is now funded through the CIL, and thus any improvements to public transport and therefore PTAL levels may not necessarily be tied to a particular development as the monies received are pooled and allocated based on infrastructure priorities for the borough. This indicator therefore may need to be revised to be more appropriate in the next AMR.

Map 4.2: New Residential Developments (10+ units) & Transport Accessibility

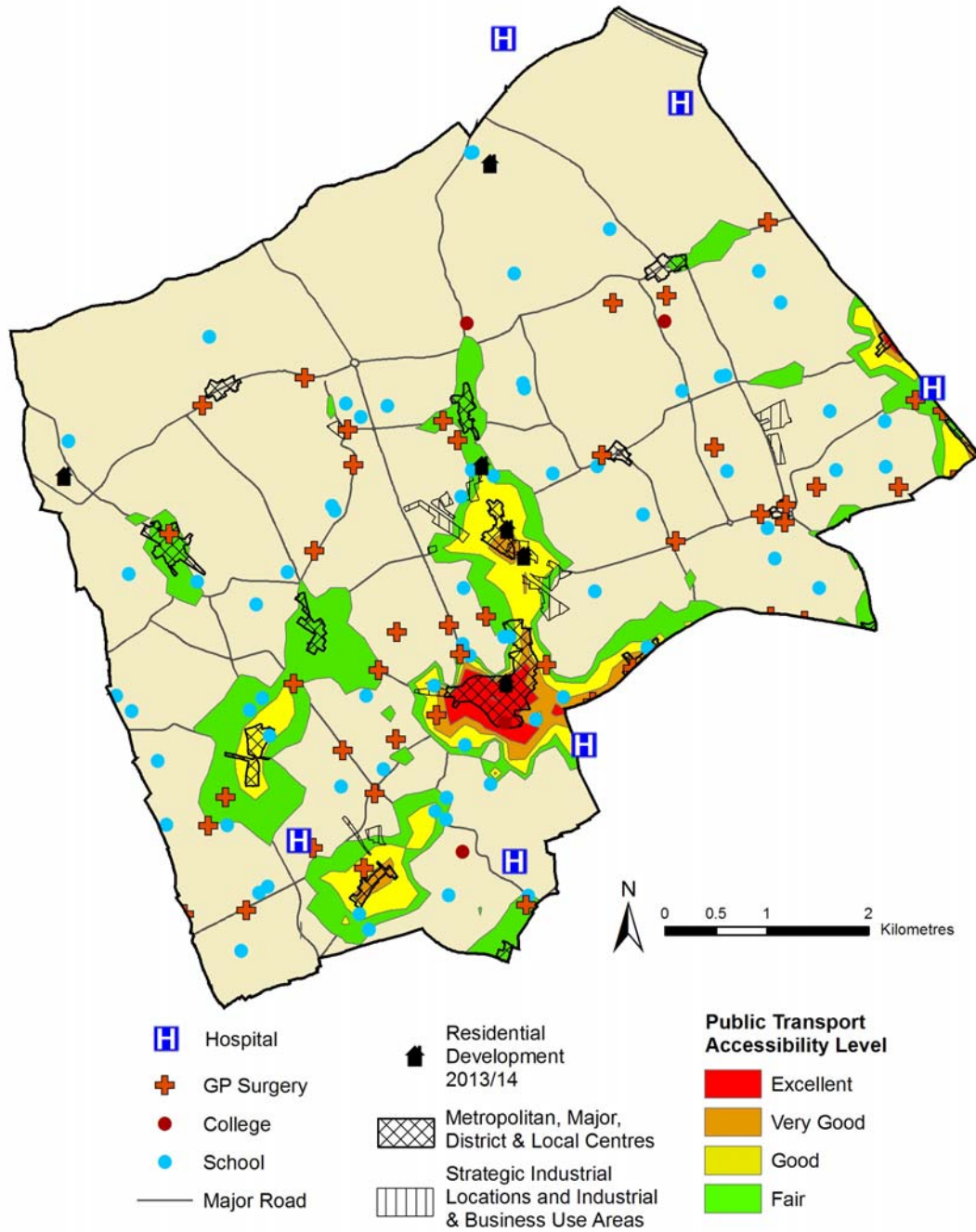


Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels, Transport for London (TfL)
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU 4	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: New Residential Development and Location of Key Services



Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels, Transport for London (TfL)
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Climate Change Mitigation

Strategy

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM 1	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 4th July 2013 the council adopted the Harrow & Wealdstone Area Action Plan and the Development Management Policies Local Plan documents. The following policies are included within these documents:

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM 2	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 4th 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	CCM 3	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 issued (following public consultation) in March 2013. An updated strategy will be published for consultation in spring 2015. Delivering Warmer homes (HECA) report to SoS for Energy and Climate change also published in March 2013

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM 4	Number of major applications approved which incorporate combined heat and power infrastructure	80%		Less than 65% over a rolling three-year period

4.10 In 2013/14 there were no applications approved incorporating combined heat and power infrastructure. 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	CCM 5	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. 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	CCM 6	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 10% 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	CCM 7	Per capita carbon dioxide emissions in the Borough	Reduce by 4% per annum (improvements on 1990 baseline)		Less than 3% over two consecutive years

4.13 Indicator published by DECC. Latest figures cover the period 2005 to 2012. This shows a 22% reduction over six years which equates to just over a 3% reduction each year. This indicator is therefore just short of being met.

Waste

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS 1	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 2013/14 and previous years. There has been a large decrease in this year's monitoring period, bringing the total reduction since 2009 to nearly 15,000 tonnes, and well below the maximum target.

Table 21: Municipal Waste Arising (tonnes)

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

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS 2	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 There were 6,760 tonnes of commercial and industrial waste arising in the borough. This is a new combined indicator and cumulative totals will be recorded in subsequent years.

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

4.16 In the 2013/14 monitoring period 49.2% of municipal waste was recycled or composted. This is well on target to meet 50% by 2020.

Table 22: Waste Recycling (tonnes)

	Q1	Q2	Q3	Q4	Total For
	2013/14	2013/14	2013/14	2013/14	2013/14
HH waste sent for recycling, reuse or composting	11,892.00	11,592.00	9,829.00	8,327.00	41,640.00
Total HH Waste Collected	22,748.00	22,503.00	20,079.00	19,385.00	84,715.00
Reuse, Recycling and Composting Rate	52.3%	51.5%	49.0%	43.0%	49.2%

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 16	WAS 4	Construction and demolition waste recycled	95% by 2020		Less than 80% by 2014/15 Less than 85% by 2017/18

4.17 There was 2,095 tonnes of construction and demolition waste collected in 2013/14. Currently none of this is recycled, and thus this indicator is not on target to be met. There are no plans to recycle this kind of waste due to its nature, and it is therefore proposed to remove this indicator.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 16	WAS 5	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 2013/14 the amount of the borough's waste going to landfill was 29,781 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	FLO 1	Development approved contrary to Environment Agency advice	None		More than five approved over a rolling five-year period

4.19 In 2013/14, 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	FLO 2	Proportion of applications approved which achieve Greenfield run off rates	75% of qualifying applications		Less than 60% over a rolling three-year period

4.20 This is a new indicator and details of this measure are not readily available at present. Attempts will be made to obtain this indicator's data for the next monitoring period.

Air Pollution

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	AP1	Annual mean value of nitrogen oxide and PM ₁₀ particulates	Achieve 20 µg/m ³ by 2020		Not achieved 25 µg/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 2013 and not the report monitoring period 2013/14. Part IV of the Environment Act 1995 places a statutory duty on local authorities to review and assess the air quality within their area and take account of Government Guidance when undertaking such work. The council has previously declared the whole borough an Air Quality Management Area, and produced an associated Action Plan in pursuit of the National Objectives (health based limits) set for these pollutants (PM 10 Particulates and Nitrogen Dioxide). 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 (Stanmore) will be more indicative of levels experienced at a large proportion of homes within the borough than those from Harrow 2 (Pinner Road). This is because pollution levels from traffic rapidly decline with distance down to background levels. Background levels will mostly reflect London-wide and regional pollution levels, with only a relatively small contribution from local traffic. The results below show there has been very little change of the last few years, however both sites are on track over the plan period to meet the 2015 target for PM₁₀ particulates. However Station 2 is consistently exceeding the target for Nitrogen Dioxide emissions, whereas station 1 is meeting the target.

Table 23: Monitoring Site Summary January 2013- December 2013

Site	Site Classification	Annual mean NO ₂ µg/m ³	Annual mean PM ₁₀ µg/m ³
Harrow 1 – Stanmore	Background	24	19
Harrow 2 – Pinner Road	Roadside	42	26

Source: Londonair.org.uk

Table 24: Annual mean concentrations for PM₁₀ and Nitrogen Dioxide (µg/m³) at Harrow 1 background monitoring site

Harrow 1 – Stanmore	2009	2010	2011	2012	2013
Annual Mean ug/m ³ (PM ₁₀)	17.2	17	20	18	19
Annual Mean ug/m ³ (Nitrogen Dioxide)	Not available	27	25	25	24

Source: Londonair.org.uk

Table 25: Annual mean concentrations for PM₁₀ and Nitrogen Dioxide (µg/m³) at Harrow 2 roadside monitoring site

Harrow 2 – Pinner Road	2009	2010	2011	2012	2013
Annual Mean ug/m ³ (PM ₁₀)	24	24	25	27	26
Annual Mean ug/m ³ (Nitrogen Dioxide)	46	54	47	47	42

Source: Harrow Council, Planning

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 2013/14 there were no major applications approved for development that included the installation of electric charging points, representing 0% 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 and more major developments are approved. It should be noted that all Prior Approvals from office to residential that include parking provision are providing electric charging points.

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

Employment

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

5.1 In 2013/14 the ONS Business Register and Employment Survey found there were 69,060 jobs in the borough, an increase of 1,360 from 67,700 in 2010

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 1 CS1 Objective 12 CS2 Objective 7	EMP 2	Net additional jobs in the Harrow and Wealdstone Intensification Area	3,000 jobs by end 2025/26		Less than 750 jobs by end 2015/16 Less than 1,800 jobs by end 2020/21

5.2 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 and is due to be published in February 2015.

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

5.3 Harrow's Local Economic Assessment records that there were 10,425 VAT registered businesses in the borough in 2013, 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 seen a modest increase to 69,060

Housing Need

Gypsies and Travellers

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

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 development approved with 'good' or 'very good' Building for Life assessments	80% of major resid. developments achieving 'good' or 'very good' assessments by 2025/26		Less than 50% by 2015/16 Less than 65% by 2020/21

5.5 In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. However, since 2011 no assessments were carried out as the council no longer retains a trained BfL Assessor. 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 lifetimes homes standards	100% of new homes by 2025/26		More than five applications approved for residential development that do not achieve 100% of homes complying with Lifetime Home standards over a rolling five-year period

5.6 The number of units granted planning permission that comply with Lifetime Homes standards is 778. This means Lifetime Homes accounted for 83.5% of all permissions granted in 2013/14. This does not include prior approval applications as they are not required to abide by any amenity/accessibility standards imposed by Local Plans, as they are considered Permitted Development.

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. In this monitoring period this also includes a scheme granted outline permission which does not at this stage specify lifetime homes standards – this will follow at detailed matters application stage. Overall this target is on course to being met by 2025.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN4	Homes approved that comply with Wheelchair Homes standards	10% of new homes by 2026		More than five applications approved for 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 137. This means Wheelchair Homes accounted for 14.7% of all permissions granted in 2013/14 and the target is being met.

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 2013/14 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 2013/14 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 2013/14 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 Initial feasibility studies of a number of council housing estates identified the Grange Farm estate as a priority for complete regeneration primarily because the opportunity to improve and maintain the quality of the existing homes is constrained by the nature of the construction. This regeneration project is being taken forward in 2014/15.

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

5.13 All affordable units have been completed on the Rayners Lane estate, with the completion of the final units in phase F being in June 2012, within the target date. The total amount of affordable units delivered on the estate in phases A – F is 564, split between 474 rented and 90 intermediate units. This is an overall net gain of 174 affordable units overall. 75 private units were also completed to June 2012. The remaining private units are not due to complete until 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 8	HN10	Completion of Mill Farm Estate redevelopment	Completion by end 2014/15		Works stall by end 2013/14

5.14 All existing residents on the Mill Farm Close estate were rehoused in their new affordable homes by the end of July 2014, in phase 2 of the build programme. Phase 2 also delivered 10 additional rented units, of 3, 4 and 5 bed size and one 6 bed size unit, for nomination by the council. The remaining units in phase 3, comprising shared ownership and private sale are due to complete in February 2015 and August 2015 respectively. Phase 3 also includes three rented units to be completed in May 2015, which are additional affordable 3 bed homes and will be available for nomination to the council.

Picture 5.1: Mill Farm Close Redevelopment



Source: Harrow Council, Planning

Health and Wellbeing

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW 1	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 2013/14 the proportion of all trips in the borough made by walking was estimated to be 28%.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW 2	Mode share of residents: percentage 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 2013/14 the proportion of all trips in the borough made by cycling was estimated to be 1%.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW 3	Percentage of adults (16+) participating in at least 30 minutes of sport at moderate intensity at least three times a week	Increase above 16.5% by 2025/26		Below 15% over a rolling three-year period

5.17 In 2013/14 the Sport England survey suggests that 16.4% of adults in Harrow were actively participating in sports. In 2009/10 this figure was 16.8%, however, the small size of the dataset means that statistically there has been no change and the indicator is therefore amber.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW 4	Multiple deprivation	Improve Harrow's ranking to the level achieved in 2004 (29 th in London, where 1 st 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 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 summer 2015³.

Table 26: Harrow's Index of Multiple Deprivation Rank

	2000	2004	2007	2010
England	222nd	223rd	196th	184th
London	27th	29th	25th	27th

Source: London Datastore

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 1 CS4 Objective 2	HAW 5	Up-to-date sustainable community strategy in place	Renew the strategy by end 2014/15		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.

³ <https://www.gov.uk/government/collections/english-indices-of-deprivation>

6 Monitoring Harrow's Community Infrastructure Levy

Community Infrastructure Levy

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

6.2 The Harrow Community Infrastructure Levy Draft Charging Schedule was consulted on from 15th November to 20th December 2012. The examination by an independent examiner was subsequently held in May - June 2012 and it was formally adopted by Council on 16th September 2013. The CIL applies borough-wide for certain uses of over 100 m² gross internal floor space. It has been charged from the 1st October 2013. Harrow's CIL charges are:

- Residential (Use Class C3) - £110 per m²;
- Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis) - £55 per m²;
- 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 m²;
- All other uses - nil.

6.3 The above changes are in addition to the Mayor's CIL to fund Crossrail, which is £35 per m² in Harrow for all types of development.

6.4 This AMR therefore only covers the first six months of the CIL's implementation, and therefore receipts to 1st April 2014 are £13,480.00. Subsequent AMRs will detail CIL expenditure once it has accrued sufficiently to be spent on eligible infrastructure projects.

7 Neighbourhood Planning

Neighbourhood Plans in Harrow

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

7.2 There have been no applications for a neighbourhood forum and thus no plan designation in the 2013/14 monitoring period, and none to date.

8 Duty to Co-operate

Duty to Co-operate

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

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

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

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

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

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

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

West London Waste Plan, 28th February 2014 - 11th April 2014.

8.6 The mechanisms for and evidence of co-operation and engagement during this period are set out in the consultation statements available at: <http://wlwp.net/documents.html>

8.7 The consultation statements referred to in Duty to Co-operate - Engagement Undertaken 2013/14 can be found on the West London Waste Plan website, via the following link: <http://wlwp.net/documents.html>

8.8 Paper copies of the statements are available to view at Harrow Civic Centre, Station Road, Harrow, HA1 2UY.

8.9 In addition to the above, the council also engages with neighbouring authorities in the consideration of detailed planning applications dealt with during 2013/14, and provided responses on 28 applications in the London Borough's of Brent and Barnet.

9 Local Plan Timetable

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

The Local Development Scheme

9.2 The Local Development Scheme (LDS) identifies the Local Plan documents that the council is intending to prepare and the timetable for their preparation and adoption. The current LDS (version 6) was finalised in December 2013 and is published on the council's website. 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 a timetable for the 2013/14 monitoring period. It is anticipated that this timetable will be met. The only Local Plan document currently in production is the West London Waste Plan.

WEST LONDON WASTE PLAN DPD

Document Profile	
Role and Subject	To provide clear policies for the management of waste, recycling and disposal across the relevant West London sub-region. Enabling Harrow to meet its strategic requirements as determined by international, national and regional waste policies and guidance
Geographic Coverage	West London wide
Status (e.g. DPD, SPD etc)	Joint DPD
Chain of Conformity	National Planning Policy (NPPF) London Plan consolidated with amendments (2011) Harrow's Core Strategy
Key Milestones	
Consulting on the scope of the Sustainability Appraisal	July 2008
Regulation 25: Public participation in the preparation of the DPD	February 2009 (Issues and Options) March 2011 (Preferred Sites and Policies)

Document Profile	
Regulation 27: Pre-Submission publication (minimum six week period for representations)	March / April 2014
Regulation 30: Submission of DPD and representations to Secretary of State	September 2014
Pre-Examination Meeting	November 2014
Independent Examination	January / February 2015
Receive Inspector's Report (fact check)	May 2015
Receive Inspector's binding report	May 2015
Adoption	July 2015

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 Additionally, details of SPDs the council has prepared or will prepare are shown on the following webpage: http://www.harrow.gov.uk/homepage/124/supplementary_planning_documents. The only SPD adopted during this monitoring period was the Harrow Planning Obligations and Affordable Housing SPD (October 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 explains what is meant by deliverable.

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

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

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

A.4 Harrow's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five-year period between April 2015 and March 2020. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2014 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 31/03/2014 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 31/03/2014 which are expected to complete within the five-year period
- Potential deliverable sites (without planning permission as at 31/03/2014) 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%. There are 5,217 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,718 net units, while 1,499 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 3,467 units (or by 3,379 taking into account the 5% buffer). Harrow therefore has a supply of housing land over the next five years to meet 14.9 years of its annualised housing target. This picture is further improved when past over delivery of homes is taken into account. As shown in the Housing Trajectory (Appendix B), over the plan period to date Harrow has exceeded its cumulative housing target requirement by 592 dwellings since 2009/10.

Table A1: Harrow's Five-Year Housing Supply Summary

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning permission (not under construction)	Schedule 1	New Build sites	2,422	37.32
	Schedule 3	Conversions/Changes of Use	622	4.06
Sites with Planning permission (under construction)	Schedule 2	New Build sites	674	12.17
	Schedule 4	Conversions/Changes of Use	0	0
Sites with Legal Agreement	Schedule 5		0	0
Potential Future Sites	Schedule 6		1,499	16.09
			5,217	69.64

Source: Harrow Council, Planning

A.6 Sites which have planning permission and are forecast to complete in 2014/15 are not included in the Five-Year Supply.

A.7 Sites without planning permission which are forecast to complete after 2019/20 are not included in the Five-Year Supply.

A.8 Sites which are forecast to partially complete outside the period April 2015 to March 2020 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 2016/17; 2/3 of units in 2017/18
- New builds already started: All units in 2015/16
- Conversion/Change of Use permissions: 2/3 of units in 2015/16; 1/3 of units in 2016/17
- Conversion/Change of Use already started: All units in 2014/15

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.

Appendix B

Harrow's Housing Trajectory

B.1 The Housing Trajectory shows Harrow's progress towards meeting its strategic housing target. The council has followed CLG guidance in producing the Housing Trajectory, which uses a plan, monitor and manage approach, presented in the 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 in July 2011, reduced Harrow's overall housing requirement to 350 units per annum. The requirement to return vacant dwellings to use was removed and the minimum provision of non-conventional supply was reduced from 15 units to three per annum. This strategic housing target for Harrow came into effect in 2011/12, and is anticipated to run to April 2015. This is because Further Alterations to the London Plan were consulted on between 15th January and 10th April 2014, and these propose to increase Harrow's Housing target to 593 units per annum as a result of significantly higher population projections resulting from the 2011 Census finding. This revised figure is subject to Independent Examination as part of the London Plan's examination in public scheduled for Autumn 2014, and subject to Secretary of State approval for adoption, will become Harrow's new target from the date of adoption, likely April 2015.

B.4 In 2013/14 288 net homes were delivered and comprised 283 homes from conventional, four long-term vacant (over 6 months) properties brought back into residential use, and a loss of two units of non-conventional supply.

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 2013/14
- 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 31/03/2014, 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 31/03/2014
- Potential deliverable sites, based on the Site Allocations DPD, the Harrow and Wealdstone Action Area Plan, and other identified sites, including sites identified in the 2013 Housing Capacity Study

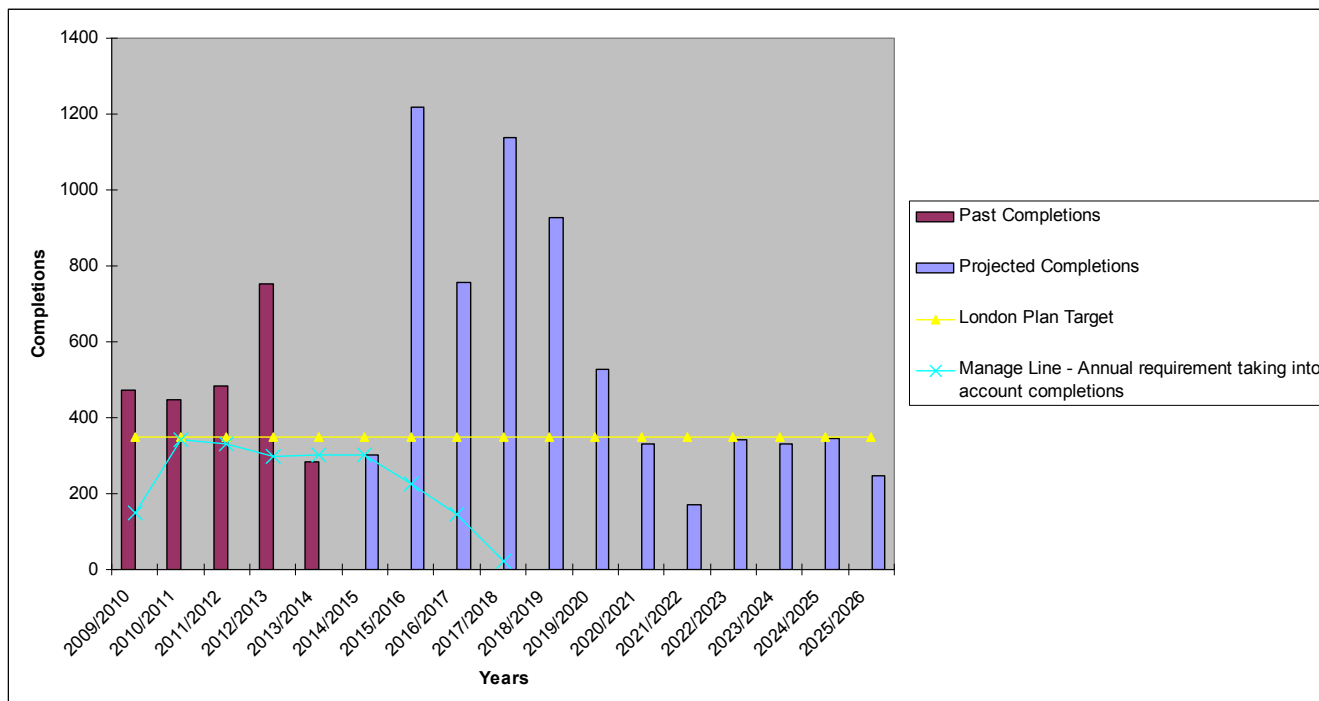
B.8 As of the end of March 2014 the council anticipates that completions over the next five years (2015/16 - 2019/20) will exceed London Plan targets. There are 5,217 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,718 net units, while 1,499 net units from other identified sites are also expected to complete in the five-year period. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A.

B.9 Housing Trajectory Sites shows the location and the number of units of all major developments listed in the Housing Trajectory. The addresses highlight 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 nearly half 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 with the exception of this monitoring period. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by over 3,035 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. The full five year housing supply and Housing Trajectory tables can be found at the end of this document.



Appendix C

Glossary

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

- Economically Active: People of working age who are either in employment or unemployed.
- Employment Rate: The number of people in employment expressed as a percentage of the resident population.
- Employment Use Classes: B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2- General Industry; B8 Storage or Distribution.
- Equivalised Income: An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.
- GANTT chart: A graphical representation of the duration of tasks against the progression of time.
- Harrow Local Indicators (HLI): Indicators that have been identified by the local planning authority to monitor and assess the performance of the council in achieving policy targets.
- Listed Building: A building that is of national, architectural or historic importance. The Secretary of State (Department for Media, Culture and Sport) is responsible for the Statutory List of Buildings of Architectural or Historic Interest. Any building they deem to be of national historic and architectural value can be added to this list, and therefore becomes a listed building.
- Listed Building Consent: Consent that needs to be obtained before work is carried out on a listed building. Listed building consent may be needed irrespective of whether or not planning permission is required.
- Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. Harrow's fifth LDS was published in June 2012.
- Local Plan: Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations
- 2012 the Local Plan is the collective term for a local planning authority's local planning documents which have 'development plan' status, for the purposes of making planning determinations, under section 38 of the Planning and Compulsory Purchase Act 2004 (see above). In Harrow the following documents for the Local Plan: the Core Strategy (2012); the Heart of Harrow Area Action Plan (2013); the Development Management Policies (2013); the Site Allocations (2013); and the Joint West London Waste Plan (still in draft).
- London Plan: The current London Plan was adopted in July 2011 and forms a part of the Local Plan for Harrow.
- Micrograms (μm): A measurement of weight equivalent to one millionth of a gram.
- Microgram per Cubic Metre of Air ($\mu\text{g}/\text{m}^3$ or $\mu\text{g m}^{-3}$): A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per cubic metre of air. This is used to define the concentration of air pollutants in the atmosphere, as a mass of pollutant per unit volume of air. A concentration of $1 \mu\text{g m}^{-3}$ means that one cubic metre of air contains one microgram of pollutant.
- Micro Particles (PM_{10}): Particles in the air can be from a variety of sources, the most harmful are often those as a result of human actions. These particles can vary widely in size and composition. PM_{10} are particles that measure 10 micrograms (μm) or less. This standard was designed to identify those particles likely to be inhaled by humans, and PM_{10} has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.
- 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' .

Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/3/14)

Large Sites (10+ units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1444	0.68	P/1208/12	Rayners Lane Estate, Big G, Phases 3 & 4	70	30	17-May-13	Outline application for access, layout and scale as part of Rayners Lane Estate regen: Redevt to provide 152 dwellings comprising a mix of houses and flats; car parking & communal open space; demolition of existing buildings
1778	0.57	P/1444/10	Merrion Avenue, Jubilee House	35	35	23-May-11	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-Oct-09	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
1899	12.80	P/3191/12	Brockley Hill, Royal National Orthopaedic Hospital	356	347	05-Aug-13	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units
1963	0.73	P/2336/11	Pinner View, St George's Playing Field	27	27	10-Feb-12	Outline application: 7x1 bed flats; 8x2 bed flats; 4x3 bed houses; 8x4 bed houses. Provision of 0.69ha of open space.
1967	0.14	P/0832/11	Station Road, Tesco	14	14	30-Mar-12	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.
1978	1.40	P/1383/13	Whitefriars Avenue, Colart	195	195	30-Sep-13	O/L: Demo. of extg bdgs, retention of the Winsor and Newton former office bdg for business and employment (B1(a), B1(b) and B(c)) and new B1 (2,921sqm); up to 195 new dwellings; safeguarded area for education (D1); new streets, public realm, pkg etc
1990	1.43	P/3075/12	Kenton Lane, 323, Kenton Lane Farm	31	29	30-Sep-13	Demo. of warehouse and dairy storage bdgs; alterations to farmhouse to provide 2 s/c units; conv. of former dairy courtyard bdgs. to create 3 s/c units and ancilliary commercial/workshop space; 26 new dwellings; and creation of new public open space
2001	0.99	P/3118/11	Lyon Road, Equitable House and Lyon House	287	287	31-Oct-12	Demolition of existing buildings and the erection of 7 new buildings of various heights. Mixed use development to provide 238 private and 49 affordable residential units and 3,050sqm of commercial floorspace
2009	12.00	P/3405/11	Kodak, Headstone Drive & Harrow View	985	985	21-Dec-12	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)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
2022	0.11	P/0806/13	Elizabeth Gardens, Paxfold	28	21	19-Sep-13	Expansion of existing sheltered housing devt involving construction of a new bdg to the southern elevation and a new linked bdg to the SW of the existing bdg to provide additional 28 x 1 bed extra care flats, new communal facilities etc
	32.13			2411	2344		

All of these sites contribute to the Five-Year Supply

Small Sites (less than 10+ units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
891	0.22	P/3384/10	Nugents Park, White Lodge, 6	2	0	08-Dec-11	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)
1384	0.05	P/3063/11	Ass House Lane, 1 & 2 Bankfield Cottages, Old Redding	2	0	21-Aug-12	Two two-storey semi-detached houses with parking
1547	0.21	P/2671/13	Georgian Way, 5	1	0	27-Nov-13	Demolition of existing dwelling and redevelopment to provide two storey detached dwelling with accommodation in roofspace; proposed basement with swimming pool; car and cycle parking; associated landscaping
1599	0.01	P/2613/13	Marlborough Hill, 1, Masters House	2	2	29-Nov-13	Extension of time to P/1682/10 dated 22/09/2010 for 'redevelopment to provide three storey building to create office floorspace (B1 at 1st/2nd floor) and two flats at third floor level and associated parking at ground floor level (revised)'
1611	0.10	P/2804/13	Gayton Road, r/o 47-51	8	8	20-Dec-13	Redevelopment to construct a two and three storey building to provide 8 flats with associated landscape and parking, refuse and cycle storage
1664	0.05	P/0599/12	High Street, Site of Dove Cottage, Harrow School, Harrow on the Hill	1	0	25-Apr-12	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-Nov-11	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-Dec-11	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1765	0.09	P/0975/12	Oakhill Avenue, 25, Littlecote	1	0	06-Jun-12	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)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1819	0.07	P/0272/13	Bolton Road, 30	2	1	19-Apr-13	Demolition of exg. house and construction of 2 x two storey detached dwellings with side and rear dormers; new vehicular access; associated landscaping and refuse storage
1822	0.05	P/2574/11	Imperial Drive, Talbot House, 204 - 226	9	9	20-Dec-11	Extension of time of P/1565/08 dated 17/10/2008 for roof extension to existing 3 storey office building to create 4th storey to provide 9 flats, new enclosed rear staircase and external alterations (resident permit restricted)
1829	0.03	P/2095/11	Stanley Road, 19	2	1	14-Oct-11	New detached 2-storey building to provide 2 flats. Existing dwelling already demolished.
1830	0.08	P/0598/12	Northwick Park Road, 2 -12, Comfort Inn Hotel	0	-3	25-May-12	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-May-12	Extension of time to P/3976/08 dated 27/03/2009 for demolition of existing detached dwelling house and redevelopment to provide 3 terraced dwelling houses
1875	0.08	P/0905/13	West End Lane, 69	9	9	14-Jan-14	Demolition of nursery school building; redevelopment to provide a part 3/4 storey building(including accommodation in roofspace) comprising 9 flats; landscaping, refuse & provision of 9 parking spaces; new vehicle access (Appeal 4759)
1884	0.26	P/0612/12	Park Drive, Braeside	1	0	29-Mar-12	Demolition of existing dwellinghouse; construction of replacement detached 2-storey dwellinghouse with basement, habitable roofspace & integral garage
1896	0.44	P/2093/13	Warren Lane, West Lodge	1	0	17-Oct-13	Demolition of existing dwellinghouse and construction of detached single storey dwellinghouse with rooms in roofspace and formation of basement
1923	0.12	P/2277/13	Waxwell Lane, 103	2	1	30-Sep-13	Redevelopment to provide 2 x part single and two storey dwellinghouses with basements and accommodation at roof level
1926	0.06	P/3129/13	Wakehams Hill, 8	1	0	09-Dec-13	Replacement single and two storey detached dwellinghouse; alterations to ground level
1940	0.07	P/3243/12	Glanleam Road, 30	1	0	06-Mar-13	Demolition of existing dwelling and replacement with two storey detached dwelling with integral garage, basement, terrace with railings at rear
1950	0.11	P/2741/10	Bentley Way, 22	1	1	15-Aug-11	Two storey dwelling house on land adjacent to 22 Bentley Way (Appeal 4318)
1953	0.20	P/1251/11	Lower Priory Farm, Clamp Hill	1	1	12-Sep-11	Demolition of existing workshops and industrial buildings; new 2-storey house; associated landscaping

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1955	0.13	P/3429/10	Aylmer Drive, 3	1	0	27-Oct-11	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-Nov-11	Demolition of 2 dwellinghouses and redevelopment to provide part-2, part-3 storey building comprising 8 flats. Landscaping, refuse, cycle stores, etc
1966	0.01	P/0503/12	Stanley Road, 21	2	0	23-Apr-12	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-Nov-11	Construction of 1 4-storey building to provide an 87 bedroom care home; landscaping and parking
1994	0.10	P/3728/13	Pinner Road, 297, Enterprise House	8	8	17-Feb-14	Redevelopment to include demolition of existing building and construction of new three storey building comprising 8 flats; 1.8m high fence to side and rear boundaries; associated parking and landscaping refuse and cycle storage
2002	0.03	P/0474/12	Capthorne Avenue, 48, Rayners Lane	2	2	04-Dec-12	Demolition of existing garage; new detached single/two storey building comprising two flats; provision of parking, refuse and landscaping (Appeal 4578)
2007	0.09	P/2652/12	Kenton Lane, 36	8	8	29-Nov-12	Redevelopment to provide 8 flats and 370 sqm of retail floor space (a1) in a four storey building with alterations to an existing cross over and the formation of a new cross over; demolition of existing building (mot service centre)
2008	0.09	P/2766/11	Alma Row, The Bungalow	4	3	18-Dec-12	Redevelopment: construction of four two storey homes with parking spaces, refuse and landscaping (Appeal 4569)
2013	0.04	P/3305/11	Warham Road, 33	1	1	28-Jan-13	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)
2016	0.21	P/0404/13	Dennis Lane, 62	2	1	12-Apr-13	Redevelopment to provide two x two storey detached dwellings; vehicle access, landscaping and parking
2017	0.03	P/2854/12	Station Road, 324-326	4	4	26-Apr-13	Creation new third floor to provide four self contained flats; external alterations
2018	0.02	P/3005/12	Oxleay Road, adj 100	1	1	04-Apr-13	Single and two storey side to rear extension to create an additional dwellinghouse and replacement single storey rear extension to existing dwellinghouse; external alterations; landscaping and provision of one off-street parking space
2020	0.04	P/0539/13	Rodwell Place, 1	5	5	04-Jun-13	Demolition of existing building and construction of two storey building comprising five residential units with associated parking, refuse storage and amenity space
2026	0.07	P/0597/13	Glanleam Road, 18	1	0	17-Sep-13	Redevelopment to include demolition of existing bungalow and replacement with a two storey detached dwellinghouse with a basement; associated refuse storage and landscaping
2027	0.02	P/1926/13	Minehead Road, 9	1	1	04-Sep-13	Demolition of garage and construction of two storey dwelling with new garage and replacement garage for existing dwelling

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
2028	0.01	P/1992/13	College Road, 3-5 & Station Road, 355-359	3	1	18-Oct-13	Redevelopment to provide new third floor to create three self-contained flats
2029	0.06	P/2516/13	Duke's Avenue, 1, Edgware	1	0	31-Oct-13	Demolition of existing dwelling & redevelopment to provide new two storey detached dwellinghouse with rear dormers
2030	0.75	P/1396/13	Brockley Hill, Vine Cottage, Coach House, East Gate Lodge & Engineer's Cottage	2	-2	15-Nov-13	Detached three storey dwelling house with basement, use of Vine Cottage as triple garage, store and residential unit for caretaker with external alterations, demolition of all other buildings on the site, access from Brockley Hill
2031	0.05	P/0733/13	East End Way, land adjacent to Tigers Leap	1	1	29-Nov-13	Construction of two-storey detached dwellinghouse with new vehicle access, parking landscaping and bin storage (Appeal 4749)
2032	0.00	P/2083/13	Pinner Road, 114A	1	1	01-Nov-13	Additional floor at third floor level to create flat
2033	0.01	P/2309/13	Weldon Crescent, 11	1	1	15-Nov-13	Alterations to roof to form end gable and rear dormer to provide additional flat; external alterations including two rooflights in front roofslope and new windows in the side wall (revised application)
2034	0.04	P/2879/13	Hampden Road, 27	1	1	15-Nov-13	Two storey side, part single storey rear extension to form new attached dwellinghouse; cycle and bin storage, landscaping and parking
2035	0.08	P/2545/13	Green Verges, 2	1	0	06-Dec-13	Demolition of existing dwellinghouse and construction of two storey detached dwellinghouse with basement and accommodation in roofspace
2036	0.08	P/0114/13	Eastcote Lane, 350-352, land rear of	2	2	07-Jan-14	Construction of a pair of semi detached dwellinghouses and associated parking, landscaping, bin and cycle storage (Appeal 4740)
2037	0.14	P/2125/13	Uxbridge Road, 104	1	0	09-Jan-14	Demolition of existing dwellinghouse and erection of replacement two storey detached dwellinghouse with basement and accommodation in roofspace: associated landscaping (revised)
2038	0.05	P/3959/13	Sudbury Hill, The Orchard	1	1	06-Mar-14	Demolition of existing garage outbuilding and part of the curtilage wall; new detached two storey dwellinghouse with basement and accommodation in roofspace; new detached garage; etc
2039	0.04	P/3969/13	Howberry Road, 114	1	0	03-Mar-14	Construction of a two storey detached dwelling; bin and cycle storage; associated landscaping (demolition of existing dwellinghouse)
	5.19			116	78		

All of these sites contribute to the Five-Year Supply

Schedule 2: New Build Sites under construction (as at 31/3/14)

Large Sites (10+ units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1349	0.32	P/1205/13	Headstone Road, 'Bradstowe House'	177	176	16-Oct-13	Variation of Condition 18 to EAST/106/01/FUL (16/09/2005) to increase the number of residential flats within the development from 144 to 177, remove the Class D2 floorspace from the first floor etc
		E/106/01/FUL				16-Sep-05	Demolition of extg. bdgs: 4-10 storey bdg. to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340)
1354	1.30	P/2450/11	Honeypot Lane, Government Buildings, Phases 7-9	155	155	19-Mar-12	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 3565)
1775	0.12	P/1966/09	Bridge Street, land rear of 65	26	26	17-Dec-10	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
1793	0.48	P/2415/09	Mill Farm Close, 1-110	72	-11	27-Apr-10	Redevelopment to provide 158 residential units (flats and houses), alteration to Mill Farm Close access road, creation of communal green space, play areas with play equipment, associated landscaping, parking and refuse (revised description). 159 units in total proposed. 6 (6 net) units comp in 2011/12, 63 (63 net) comp in 2012/13, 18 (0 net) comp in 2013/14. 72 remaining (-20 net gain).
1889	1.22	P/1941/07	Burnt Oak Broadway, Edgware Town Football Club	189	189	22-Apr-10	Development to provide 189 dwellings
1900	1.27	P/2203/06	Wood Lane, Wood Farm	10	9	26-Nov-09	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	1.62	P/1452/08	The Common, Bentley Priory	23	23	16-Sep-10	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 & 57 units in 2013/14 - 46 units remaining.
1997	0.14	P/3418/11	High Street, 9-17, Edgware	31	31	30-Mar-12	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

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
2000	1.04	P/1778/12	Rayners Lane Estate, Phase Big G, Phases 1&2 - Blocks 1,2,3	82	18	01-Oct-12	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 spacer.
2003	0.07	P/1226/12	Station Road, 321	18	18	23-Nov-12	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). 4 units completed on Station Rd frontage 2014/15.
2019	0.14	P/3263/12	Headstone Lane, 246-8	10	10	04-Jun-13	Redevelopment to provide a two storey detached building with accommodation in roofspace and front side and rear dormers comprising 10 flats with new access from Fernleigh Court; provision of 11 car parking spaces; landscaping refuse and cycle storage
	7.71			793	644		

Some of the sites listed above may partially complete in 2014/15. Units expected to complete in 2014/15 do not count towards the Five-Year Supply and have been excluded. See the Housing Trajectory for details.

Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Appl.Number	Street	Prop	Gain	Date Granted	Development Description
1099	0.02	39937/89/FUL	Ruskin Gardens 127A-B	2	2	01-Aug-90	Extn to form 2 flats
1371	0.00	E/965/98/FUL	Station Road, 24-34	3	0	01-Jun-00	(Mosque) and ancillary facilities including resident permit restricted flats
1736	0.09	P/0258/09	High Road, 224	9	8	11-Sep-09	Part two and part three storey building comprising eight flats with associated car parking; landscaping and widening of vehicle access to High Road
1761	0.30	P/0031/09	Wakehams Hill, 11	3	2	01-May-09	Demolition of existing dwellinghouse and outbuildings; erection of three detached single and two storey dwellinghouses with garages and car parking; new vehicle access (closure of existing vehicle access) and landscaping
1807	0.07	P/0002/07	St. Davids Drive, Prince Edward Playing Fields	1	1	08-Apr-08	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1820	0.06	P/1813/08	Macted Park, 5	1	1	29-Jul-08	New dwelling house adjacent to existing dwelling house
1828	0.02	P/3294/08	Walton Avenue, 92	1	1	15-Dec-08	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

Site Number	Net Site Area	Appl.Number	Street	Prop	Gain	Date Granted	Development Description
1840	0.20	P/0395/11	Nugents Park, Bellevue	1	0	27-Apr-11	Detached 2-storey dwelling house; demolition of existing house, new vehicular access
1847	0.05	P/0711/09	Hill House Avenue, land adjacent to Highfield	1	1	30-Jun-09	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-Jun-09	Detached dwelling house and detached double garage; demolition of existing garage (Appeal 3908)
1858	0.10	P/1141/12	Bellfield Avenue, 1	1	0	22-Aug-12	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
1868	0.14	P/0995/12	Reenglass Road, Pippins	1	0	14-Aug-12	Demolition of existing house, redevelopment to provide replacement two storey house with basement and rooms in the roofspace
1869	0.07	P/1604/10	Jubilee Close, 22E	1	1	23-Sep-10	Single and two storey attached dwellinghouse plus basement and accommodation in loft space with rear dormer and parking (revised application)
1881	0.66	P/2653/10	Uxbridge Road, 16A	3	2	22-Nov-10	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-Feb-10	Extension of time of planning permission granted by appeal APP/M5450/A/06/2016013 dated 29/01/2007 (P/933/05/DFU) for additional detached house and two detached double garages in garden (revised)
1897	0.13	P/1022/10	Dennis Lane, 33	1	0	15-Jun-10	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-Jun-10	Single storey front, side and rear extension to form new dwelling; enlarged parking area at the front; single storey rear extension to existing dwellinghouse (Appeal 4062)
1903	0.09	P/1220/13	Oakhill Avenue, 32, 'Novembers Eve'	2	1	31-Jul-13	Demolition of existing dwellinghouse and redevelopment to provide 2 x 2 storey detached dwellings with basements (one unit with integral garage); new vehicular accesses; landscaping and refuse storage
1916	0.02	P/1767/10	Station Parade, Northolt Road, rear of 10-12	2	2	19-Oct-10	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
1920	0.02	P/2356/10	Corbins Lane, 27	1	1	29-Oct-10	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'

Site Number	Net Site Area	Appl.Number	Street	Prop	Gain	Date Granted	Development Description
1921	0.04	P/1032/09	Hindes Road, 86	3	2	17-May-10	Two storey detached building with single storey rear section and habitable roof space to provide 3 flats (2xstudio flats and 1x1 bed maisonette) - Appeal 4182
1928	0.35	P/1953/10	Station Road, North Harrow Assembly Hall	0	-5	12-Jan-11	Demolition of buildings on site and erection of a community centre with sports hall, gym, prayer hall, library and ancilliary café/restaurant and children's play area
1937	0.03	P/3505/10	Kenton Lane, 776	1	1	23-Mar-11	2 storey detached dwellinghouse, associated parking, refuse and landscaping
1939	0.07	P/0455/11	Cambridge Road, 34-36	1	1	28-Apr-11	New 2 storey dwellinghouse; car parking & landscaping
1942	0.36	P/0730/11	Oxhey Lane, Cedars	1	0	01-Jun-11	Replacement detached 2-storey dwellinghouse with basement; assoc. parking, landscaping & refuse storage
1954	0.02	P/2313/11	High Street, 85, Edgware	1	1	11-Oct-11	1st floor rear extension to provide an additional flat; 2 external staircases; external alterations
1960	0.47	P/2953/11	Gerard Road, 53	1	0	22-Dec-11	Redevelopment to provide a 2 storey dwelling, basement and accommodation in roofspace
1962	0.04	P/3424/10	Whittington Way, 182	2	1	02-Dec-11	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-Apr-12	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
1972	0.01	P/3038/12	Stanley Road, 23	2	1	18-Jan-13	Redevelopment to provide terraced dwelling comprising 2 flats with associated landscaping refuse and cycle storage
1975	0.06	P/1449/12	Rowlands Avenue, 87	1	0	17-Jul-12	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
1998	0.07	P/1938/12	Glanleam Road, 9, Stanmore	1	0	06-Sep-12	Redevelopment to provide a detached two storey dwelling house plus accomodation in roofspace; associated landscaping
1999	0.22	P/1988/12	Dennis Lane, 46, Stanmore	1	0	19-Sep-12	Detached two storey plus basement dwellinghouse; associated landscaping and parking; demolition of existing bungalow
2004	0.11	P/2328/12	Paines Close, 19	1	0	22-Nov-12	Demolition of existing bungalow and construction of new detached chalet bungalow (including rear dormers)
2011	0.16	P/2986/12	Rose Garden Close, 6	1	0	08-Jan-13	Construction of new two storey detached dwellinghouse with side and rear dormers to provide accommodation in roofspace; demolition of existing dwelling
2014	0.09	P/0846/12	Adelaide Close, 33	1	0	27-Dec-12	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)
	4.46			57	30		

All of these sites contribute to the Five-Year Supply

Schedule 3: Conversions/Changes of Use with Planning Permission and not yet under construction (as at 31/3/14)

Large Sites (10+ units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11391	0.35	P/1870/13	Lyon Road, Congress House, floors 1-6	54	54	21-Aug-13	Conversion of offices (Class B1a) on floors 1 to 6 to 54 self-contained flats (Class C3) (PRIOR APPROVAL)
11393	0.11	P/1981/13	Kenton Road, 214, Brent House, floors 1-3	25	25	22-Aug-13	Conversion of offices (Class B1a) on floors 1 to 3 to 25 self-contained flats (Class C3) (PRIOR APPROVAL)
11394	0.08	P/1983/12	College Road, 53-61, First National House, floors 3-7	54	54	21-Aug-13	Conversion of offices (Class B1a) on floors 3 to 7 to 54 self-contained flats (Class C3) (PRIOR APPROVAL)
11399	0.03	P/2205/13	College Road, 53-61, First National House, floors 1-2	24	24	02-Sep-13	Conversion of offices (Class B1a) on floors 1 & 2 to 24 self-contained flats (Class C3) (PRIOR APPROVAL)
11405	0.13	P/2571/13	Lowlands Road, 43-51, Intershop House	28	28	04-Oct-13	Conversion of offices (Class B1a) to 28 self-contained flats (Class C3) (PRIOR APPROVAL)
11407	0.59	P/2573/13	Northolt Road, 142, Bovis House	101	101	09-Oct-13	Conversion of offices (Class B1a) to 101 self-contained flats (Class C3) (PRIOR APPROVAL)
11409	0.09	P/2791/13	High Street, 171-177, Orion House	22	22	29-Oct-13	Conversion of offices (Class B1a) to 22 self-contained flats (Class C3) (PRIOR APPROVAL)
11416	0.04	P/2349/13	Canning Road, Premier House, 4th floor	10	10	04-Oct-13	Conversion of Fourth Floor Offices (Class B1a) to Ten Self-Contained Flats (Class C3) (PRIOR APPROVAL)
11425	0.14	P/3681/13	Imperial Drive, Talbot House, 204-226, ground, 1st & 2nd	55	55	23-Dec-13	Conversion of offices (Class B1a) to 55 self-contained flats (Class C3) (PRIOR APPROVAL)
11427	0.09	P/3518/13	Herga Road, 12-22, Interphone House	31	31	23-Dec-13	Conversion of offices (Class B1a) to 31 flats (Class C3) (PRIOR APPROVAL)
11445	0.04	P/4042/13	College Road, 15, College House	26	26	07-Feb-14	Conversion of offices (Class B1a) on floors 1 to 5 to 26 self-contained flats (Class C3) (PRIOR APPROVAL)
11446	0.17	P/4052/13	Marsh Road, 107, Evans House	28	28	10-Feb-14	Conversion of offices (Class B1a) on floors 1 to 3 to 28 self-contained flats (Class C3) (PRIOR APPROVAL)
11452	0.06	P/0244/14	Marsh Road, 130, Kingsbridge House	12	12	18-Mar-14	Conversion of offices (Class B1a) to 12 self-contained flats (Class C3) (PRIOR APPROVAL)
11453	0.14	P/0286/14	Gayton Road, 2	36	36	17-Mar-14	Conversion of Offices (Class B1a) to 36 self-contained flats (Class C3) (PRIOR APPROVAL)
	2.05			506	506		

All of these sites contribute to the Five-Year Supply

Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
10930	0.01	P/1013/12	Kenton Road, 150a	2	1	31-May-12	Conversion of first and second floors and roof space to two self contained flats; rear dormer incorporating two rooflights in front roofslope
10987	0.11	P/3048/13	Clamp Hill, Priory House, stable block	1	1	24-Dec-13	Conversion of stable block into self-contained dwelling house, including demolition of conservatory, single-storey rear extension, external alterations; use of coach house and car port for ancillary parking
11029	0.01	P/0310/11	Bridge Street, 36A	2	1	13-Apr-11	Extension of time to permission P/3943/07 for conversion of 1st & 2nd floor flat into 2 flats, rear dormer, 2 windows on SE side wall
11060	0.03	P/1012/11	Boxmoor Road, 21	2	1	16-Jun-11	Extension of time to P/2613/07. Single storey rear extension and conversion of dwellinghouse to 2 flats
11092	0.04	P/2841/11	Kingsfield Avenue, 39	2	1	29-Feb-12	Extension of time to P/2826/08 dated 17/10/2008 for conversion of dwellinghouse to two flats; single/two storey side to rear & single storey front extensions; rear dormer with juliet balcony; external alterations
11141	0.09	P/1831/12	Vernon Drive, 6	2	1	31-May-13	Extension of time to P/0732/09 dated 29/06/2009 for single/two storey side extension & conversion of extended dwellinghouse to two dwellinghouses, external alterations including the addition of a bay window on the front elevation and new vehicular access (Appeal 4679)
11217	0.03	P/2670/13	Long Elmes, 23	2	1	28-Oct-13	Extension of time to P/1982/10 dated 29/09/2010 for 'conversion of dwellinghouse into two flats; two storey side; part single/two storey rear extensions; removal of existing garage; external alterations'
11251	0.15	P/0423/11	Uxbridge Road, 388	2	2	13-Apr-11	COU and conversion of 1st & 2nd floors from a solicitor's office to 2 flats. Rooflight in side roofslope; new windows at 2nd floor in side and rear
11263	0.01	P/1164/11	South Parade, 42a	2	1	15-Jul-11	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-Jul-11	Conversion of 1st & 2nd floors into 2 flats (Appeal 4314)
11269	0.03	P/1127/11	Radnor Avenue, 13	2	1	23-Sep-11	Conversion of dwellinghouse into 2 flats. Front porch, landscaping, refuse, front ramp.
11278	0.01	P/2455/11	Marsh Road, 151	2	1	15-Nov-11	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-Jan-12	COU of 1st floor showroom (A1) to 1 flat
11288	0.03	P/2779/11	Christchurch Avenue, 101	2	1	27-Feb-12	Conversion of property into 2 flats. Single storey front, side and rear extension. 2-storey side to rear extension. Rear dormer, 2 rooflights, access ramps.

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11297	0.03	P/0415/12	Radstock Avenue, 50	2	1	05-Apr-12	Conversion of dwelling into two flats; single storey rear extension and front porch
11298	0.03	P/2670/11	Streatfield Road, 244, 1st & 2nd floors	4	2	24-Nov-11	Conversion of first and second floors into four flats; first and second floor rear extensions; external alterations; cycle storage; refuse storage
11303	0.05	P/1018/12	Harrow View, 87A	2	1	03-Jul-12	Conversion of dwelling house into two flats with insertion of entrance door in side elevation.
11307	0.06	P/1346/12	Argyle Road, 50-52	4	2	05-Jul-12	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
11314	0.01	P/1538/12	Marsh Road, 195A	1	1	07-Aug-12	Change of use of first floor office/storage (used ancillary to the ground floor retail unit) to one residential flat, external alterations
11318	0.01	P/1830/12	Bridge Street, 30	1	1	24-Aug-12	Change of use and conversion of upper floors from storage/office into residential flat. New window to rear elevation,
11323	0.03	P/1660/12	Warden Avenue, 25	2	1	17-Sep-12	Conversion of dwelling to two rear self contained flats; single storey front, two storey side, single and two storey rear extension; external alterations
11326	0.07	P/2017/12	Barchester Road, 21	2	1	13-Sep-12	Conversion of dwellinghouse into two flats; single storey rear extension
11327	0.01	P/0963/12	Station Road, 367a, Harrow	2	1	29-Oct-12	Conversion of upper floors from a maisonette into two flats; first floor rear extension; external alterations (Appeal 4576)
11333	0.02	P/1694/12	Merlin Crescent, 91	2	1	01-Nov-12	Conversion of dwellinghouse into two flats; front porch
11334	0.03	P/2090/12	Nibthwaite Road, 79	3	2	22-Nov-12	Conversion of dwellinghouse to three self contained flats; external alterations including alterations to existing outbuilding (resident permit restricted)
11336	0.02	P/2358/12	Merivale Road, 4	2	2	07-Nov-12	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; provision of refuse and cycle storage; external alterations
11344	0.01	P/4045/13	Peterborough Road, 10	4	4	10-Feb-14	Conversion of offices (Class B1a) on floors 1 & 2 to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11345	0.01	P/2782/12	Station Road, 298	2	2	14-Dec-12	Construction of new second floor with glass balustrading to front to form one studio flat (use class c3); change of use of first floor retail unit to self-contained studio flat (use class a1 to use class c3); demolition of existing single storey rear exte
11348	0.04	P/3487/11	Marlborough Hill, 65	2	1	15-Nov-12	Conversion of dwellinghouse to two flats (resident permit restricted)
11371	0.02	P/3267/12	Lowlands Road, 60	2	1	20-Mar-13	Conversion of dwellinghouse to two flats; single storey rear extension; external alterations

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11376	0.04	P/0066/13	Northolt Road, The Broadway, 1A	7	5	26-Apr-13	Conversion of part ground floor and 1st & 2nd floors into seven flats; single and two storey rear extn; single storey rear extn.to existing PH; alterations to roof to create an additional floor
11378	0.02	P/03013/13	Station Road, 61A	2	1	30-Apr-13	First floor rear extension; conversion of upper floors to two flats; external alterations
11380	0.01	P/3033/12	Church Road, 48-50	3	3	04-Apr-13	1st floor rear infill extension & two rear dormers; new staircase at the rear; COU of upper floors incl loft areas from offices (B1) to three flats ; single storey rear extension to the rear of no. 50 to form office (B1) and new shopfronts
11381	0.04	P/0615/13	Dalston Gardens, 1	2	1	31-May-13	Conversion of dwellinghouse into two flats; single and two storey side extension; single and two storey rear extension; associated landscaping, refuse storage; single storey detached double garage at rear
11382	0.01	P/0804/13	Northolt Road, 201	1	1	29-May-13	Change of use of ground floor from internet cafe (class A1) to residential flat (class C3); external alterations to include bay window to front elevation & alterations to rear elevation; bin storage and front boundary wall
11384	0.05	P/1600/13	Station Road, 326, 2nd floor, Trinity House	5	5	18-Jul-13	Conversion of second floor offices (Class B1a) to five self-contained flats (Class C3) (Prior Approval)
11385	0.06	P/1419/13	High Road, 328, The Wealdstone Inn PH	5	3	19-Jul-13	Change of use of ground floor and basement from public house (Class A4) to retail (Class A1); conversion of first floor and roofspace from two flats to five flats; single storey side and two storey rear extensions; front, side and rear dormers
11386	0.02	P/1030/13	Eastcote Lane, 253	2	1	08-Jul-13	Conversion of dwellinghouse into two flats; front porch; external alterations
11387	0.08	P/0780/13	Parkfield Road, 15, Parkfield House	4	4	03-Jul-13	Two storey front extension; change of use of existing two storey office block (Class B1) to four self contained flats with associated landscaping car - parking cycle and refuse storage; boundary wall and fencing
11388	0.03	P/0577/13	Dale Avenue, 95	2	1	05-Jul-13	Conversion to two flats; single storey front, single/two storey side to rear extension; associated refuse and cycle storage; landscaping and parking; external alterations
11395	0.05	P/0027/13	Eastcote Lane, Eastcote Arms PH	0	-1	11-Sep-13	Change of use of first floor of public house (C3) to multiple occupancy for up to 9 persons (SG)
11398	0.02	P/1972/13	Bouverie Road, 73	2	1	05-Sep-13	Conversion of dwellinghouse to two flats; landscaping; bin and cycle storage
11403	0.02	P/3294/12	Station Road, 293-295	0	-2	11-Sep-13	Use of first and second floors as a House of Multiple Occupancy (SG)
11404	0.00	P/1857/13	High Street, 111, Wealdstone	1	1	23-Sep-13	Change of use of ground floor from office (B1) to one self contained flat

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11406	0.01	P/2572/13	Peterborough Road, 4-6, 1st floor	2	2	24-Oct-13	Conversion of first floor offices (Class B1a) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
11408	0.02	P/2672/13	Northolt Road, 198-200	4	4	16-Oct-13	Conversion of offices (Class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11412	0.03	P/2313/13	Tudor Gardens, 12, Tudor Road	2	1	08-Oct-13	Conversion of dwellinghouse into two flats; landscaping; bin and cycle storage
11414	0.03	P/2473/13	Hide Road, 45	2	1	07-Oct-13	Conversion of dwellinghouse into two flats; bin storage
11418	0.02	P/2242/13	Welldon Crescent, 101	2	1	06-Nov-13	Conversion of dwellinghouse into two flats; extension of porch canopy to side; new door in side elevation; single storey rear extension; rear dormer; external alterations; bin and cycle storage
11421	0.01	P/3029/13	Station Road, r/o 45 & Nibthwaite Road, adj 1	1	1	18-Nov-13	Change of use of ground and first floor from workshop and offices (Class B1) to new dwelling; two storey side extension; external alterations
11422	0.03	P/3078/13	High Street, The Old Fire Station, 88	3	3	22-Nov-13	Conversion of offices (Class B1a) to three self-contained flats (Class C3) (PRIOR APPROVAL)
11424	0.08	P/2647/13	Station Road, 326, Trinity House, first floor	5	5	09-Dec-13	Change of use of first floor from offices (B1/D1) to five flats (Class C3); external alterations
11426	0.01	P/3525/13	St Anns Road, 11-15, first floor	2	2	23-Dec-13	Conversion of offices (Class B1a) on first floor to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
11428	0.01	P/3511/13	Cardinal Way, Admiral House, 1	3	3	23-Dec-13	Conversion of Offices (Class B1a) to 3 flats (Class C3) (PRIOR APPROVAL)
11429	0.04	P/2783/13	Oakleigh Road, 12, Carrick Lodge, ground floor	2	1	19-Dec-13	Conversion of ground floor flat into two flats; single storey front to side extension; single storey side infill extension; external alterations
11430	0.03	P/3026/13	Eastcote Lane, 138	2	1	19-Dec-13	Conversion of dwelling to two flats; single and two storey rear extension; associated cycle and refuse storage (revised)
11431	0.05	P/3213/13	Eastcote Lane, 131	2	1	18-Dec-13	Conversion of dwellinghouse into two flats; first floor rear extension; access ramp to front entrance; landscaping; parking and cycle storage; widening of existing vehicular access
11432	0.01	P/3335/13	Northolt Road, 295A	4	3	18-Dec-13	Conversion of first floor flat into two flats; creation of second floor to provide additional two flats; external alterations
11433	0.02	P/3420/13	Kenton Road, 1	3	2	08-Jan-14	Conversion of dwellinghouse into three flats; single storey side extension; creation of new roof with end gables , rear dormer and pitched roof over existing bay window at front; external alterations; etc
11434	0.03	P/3640/13	Chantry Road, Chantry Works	1	1	15-Jan-14	Change of use from offices (B1) to dwelling house (C3); formation of two lightwells to front elevation of the property and demolition of existing timber shed in rear garden with associated internal alterations

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11435	0.03	P/3648/13	Oxley Road, 1	2	1	15-Jan-14	Conversion of dwellinghouse into two flats; two storey side extension to house staircase to upper flat; external alterations; landscaping and bin storage
11436	0.00	P/3917/13	Imperial Drive, 235A, first floor	1	1	23-Jan-14	Conversion of offices (Class B1a) on first floor to one self-contained flat (Class C3) (PRIOR APPROVAL)
11440	0.03	P/1355/13	Station Road, 314, former Time nightclub	8	8	20-Feb-14	Change of use of first and second floors to six flats; extension to third floor to provide additional two flats (8 in total); refuse and cycle storage (Appeal 4767)
11447	0.01	P/4057/13	Honeypot Lane, 853a	1	1	13-Feb-14	Conversion of offices (Class B1a) to one self-contained flat (Class C3) (PRIOR APPROVAL)
11448	0.00	P/0043/14	Peterborough Road, 14, ground floor	1	1	26-Feb-14	Conversion of offices (Class B1a) on ground floor to one self-contained flat (Class C3) (PRIOR APPROVAL)
11449	0.01	P/0018/14	Aberdeen Road, 16	2	1	12-Mar-14	Conversion of dwellinghouse into two flats; single storey rear extension; rear dormer and insertion of two rooflights in front roofslope
11450	0.00	P/0182/14	Peterborough Road, 12, ground floor	2	2	06-Mar-14	Conversion of offices (Class B1a) on the ground floor to two self-contained flats (Class C3) (PRIOR APPROVAL)
11451	0.01	P/0232/14	Bridge Street, 9, Avante House	2	2	13-Mar-14	Conversion of offices (Class B1a) to two self-contained flats (Class C3) (PRIOR APPROVAL)
11456	0.01	P/3346/13	Station Road, 310	1	1	05-Mar-14	Change of use of front part of ground floor from A2 to A1; COU of first floor office (B1) to flat (C3); s/s rear extn to provide office (B1) and refuse storage at ground floor rear, access; external alterations; cycle storage and landscaping
11457	0.03	P/3704/13	Nibthwaite Road, 54	3	2	03-Mar-14	Conversion of dwellinghouse into three flats; associated bin storage and landscaping
11458	0.03	P/3993/13	Crofts Road, 51	2	1	04-Mar-14	S/S front extension and first floor/two storey side to rear extension and conversion of side extensions to form new attached dwellinghouse; s/s rear extension to existing dwellinghouse; parking, etc
	2.01			164	116		

All of these sites contribute to the Five-Year Supply

Schedule 4: Conversions/Changes of Use currently being implemented (as at 31/3/14)

Large Sites (10+ units proposed)

Site Number	Net Site Area	Appl.Number	Street	Prop	Gain	Date Granted	Development Description
11229	0.03	P/3320/13	High Street, 125-129, Trinominis House, Edgware	10	10	12-Dec-13	Conversion of offices (Class B1a) Floors 1 and 2 to 10 self-contained flats (Class C3) (PRIOR APPROVAL)
11400	0.08	P/2214/13	Northolt Road, 23-25, Sherbourne House	16	16	06-Sep-13	Conversion of offices (Class B1a) to 16 self-contained flats (Class C3) (PRIOR APPROVAL)
11392	0.05	P/1978/13	High Street, Grosvenor House, floors 1-6	25	25	21-Aug-13	Conversion of offices (Class B1a) on floors 1 to 6 to 25 self-contained flats (Class C3) (PRIOR APPROVAL)
	0.16			51	51		

These sites are all forecast to complete by the end of 2014/15 and therefore **do not** contribute to the Five-Year Supply

Small Sites (less than 10 units proposed)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
10275	0.01	P/3115/06	Imperial Drive, Talbot House, 204-226	1	1	26-Feb-07	Alterations to elevations and conversion of basement car park to offices (Class B1) and change of use of part existing offices (Class B1) to caretaker's flat (Class C3) at lower ground floor level
10447	0.07	P/140/04/CFU	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	26-Apr-04	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extn, 2 rear dormers (resident permit restricted)
10690	0.04	P/2695/04/DFU	Southfield Park, 67	3	2	17-Mar-05	Single storey side to rear extension to provide additional dwelling and first floor side, single storey rear extension and conversion to two flats
10730	0.02	P/1166/05/DFU	Balfour Rd, 4, Harrow	2	1	07-Jul-05	Two storey side, single storey rear extension and rear dormer; conversion to two self contained flats
10869	0.02	P/1720/06	Raeburn Road, 37	2	1	22-Aug-06	Single storey front and single/2-storey side to rear extension, conversion of house to 2 self-contained flats
11007	0.04	P/0208/07	Kenton Lane, 742	3	2	28-Dec-07	Conversion of single dwelling house to 3 self-contained flats (Appeal 3693)
11033	0.03	P/4265/07	Graham Road, 37	2	1	13-Feb-08	Conversion of dwelling house into two flats; part single/ part two storey rear extension; external alterations (resident permit restricted)

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11100	0.04	P/0858/08	Westwood Avenue, 49	2	1	17-Oct-08	Demolition of rear garage; single storey side and rear extensions; conversion of dwelling house to 2 flats with parking and refuse storage at side; external alterations
11200	0.01	P/1442/10	The Broadway, 9, Stanmore	2	2	30-Jul-10	Rear extension at first and second floor levels with two rooflights in flat roof and external alterations in association with the conversion of first and second floor levels from bank to two flats (class A2 to C3) (revised)
11224	0.02	P/1996/10	Greenford Road, 166-168	4	4	05-Nov-10	Conversion of office (use class A2) at first and second floor levels to residential (use class C3) to provide four flats; second floor rear extension; external alterations (resident permit restricted)
11236	0.04	P/1059/10	Hindes Road, 83A	1	1	16-Feb-11	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)
11252	0.04	P/0580/11	Uxbridge Road, 542	1	1	17-May-11	COU of detached garage into a dwelling house; removal of garage doors and replacement with a door, external alterations
11257	0.05	P/0872/11	Rayners Lane, 317b	1	1	10-Jun-11	COU: Lower ground floor from storage (B8) to studio flat (C3). New windows at rear to replace roller shutter.
11261	0.23	P/0293/11	Pinner Road, 180-182	2	1	18-Jul-11	Erection of single storey extension at 182, 1st floor rear extension at 180, and conversion of first floor and loft of 180 into 2 flats
11264	0.01	P/1172/11	South Parade, 41a	2	1	15-Jul-11	Conversion of 1st and 2nd floors of maisonette into 2 flats, new entrance at rear
11292	0.03	P/0161/12	Kenmore Avenue, 31	2	1	16-Mar-12	Conversion of dwelling to 2 flats; single storey rear extension; parking, landscaping, refuse; external alterations
11312	0.03	P/1465/12	Bonnorsfield Lane, 65	2	2	21-Aug-12	Change of use from house in multiple occupaiton (Sui Generis) with 8 beds to two self contained flats
11317	0.03	P/1797/12	Welldon Crescent, 7	1	1	23-Aug-12	Conversion of loft to provide one self contained flat - alterations to loft
11329	0.03	P/1953/12	Kenton Road, 498	2	1	30-Oct-12	Conversion into 2 flats; single storey rear extension, alterations to roof, extension to porch, parking
11331	0.02	P/2301/12	Herga Road, 104	2	1	19-Oct-12	Conversion of dwelling into two flats, external alterations
11335	0.04	P/2319/12	Cedar Drive, 25	2	1	06-Dec-12	Conversion of dwelling into two self-contained flats with associated landscaping, cycle and refuse storage; single storey infill rear extension; conversion of garage into habitable room
11340	0.04	P/2558/12	Kenmore Road, 93	2	1	21-Nov-12	Conversion of dwelling to two flats; single storey front single and two storey side and rear extension; rear dormer alterations to existing porch and external alterations

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11341	0.04	P/2573/12	Streatfield Road, 36	2	1	16-Nov-12	Conversion of dwelling into two flats; single and two storey side and rear extension rear dormer; associated landscaping cycle and bin storage.
11365	0.03	P/0153/12	Imperial Drive, 21	3	1	04-Mar-13	Retrospective application for formation of end gable & rear dormer; single & two storey rear exts; external alts & retrospective appl for the ground floor flat & proposed conversion of 1st and 2nd floor flat into 2 flats (total of 3 flats in the bdg) - Appeal 4615
11366	0.01	P/0253/13	Pinner Road, 517A	2	1	28-Mar-13	Conversion of first and second floors from one flat to two self contained flats; rear dormer with insertion of two rooflights in front roofslope; cycle storage; external alterations
11367	0.06	P/2124/12	Sackville Close, 2	2	1	28-Mar-13	Conversion of dwellinghouse into two flats; demolition of rear conservatory; two storey rear extension and front porch; external alterations; construction of two single storey detached outbuildings in rear garden; landscaping, refuse and cycle stores
11379	0.04	P/0341/13	Crowshott Avenue, 7	2	1	23-Apr-13	Conversion of dwelling into two self contained flats; single storey front, single / two storey side to rear and single storey rear extensions; rear dormer; associated landscaping, refuse storage, parking; paving of existing driveway; etc
11389	0.03	P/0340/13	Vancouver Road, 94	2	1	01-Aug-13	Conversion of dwellinghouse to two self-contained flats; single storey side extension; associated parking, refuse and cycle storage; front access ramps
11390	0.08	P/1541/13	Christchurch Avenue, 56-58	4	2	01-Aug-13	Conversion of both no.56 & 58 from two dwellinghouses to four flats; single storey side and rear extensions, front porches; external alterations to both properties; parking spaces; landscaping, etc
11397	0.04	P/0932/13	Hindes Road, 106-108	6	4	11-Sep-13	COU of ground floor from office (B1) to two flats (C3); conversion of first floor to four flats (six in total)
11401	0.04	P/2352/13	Belmont Circle, 25, Cooper House	5	5	24-Sep-13	Conversion of ground and first floor offices (Class B1a) to five self-contained flats (Class C3) (PRIOR APPROVAL)
11410	0.06	P/1851/13	Mollison Way, The Flying Eagle PH	6	4	18-Oct-13	Conversion of first and second floors into 6 self contained flats; first floor rear infill extension; associated parking, access, refuse and cycle storage; landscaping; external alterations
11415	0.02	P/2546/13	Wellesley Road, 5	2	1	28-Oct-13	Conversion of dwellinghouse into two flats; external alterations
11419	0.03	P/2662/13	Spencer Road, 74	2	1	12-Nov-13	Conversion of dwellinghouse into two flats; single storey rear extension; external alterations; bin and cycle storage
11443	0.00	P/3900/13	Greenhill Way, 52	1	1	06-Feb-14	Change of use of first floor from retail (Class A1) to residential (Class C3) to include accommodation in roofspace; rear dormer; external alterations

Site Number	Net Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11444	0.02	P/3977/13	Uxbridge Road, 394-396	2	1	18-Feb-14	(Single storey rear extension to ground floor retail unit): Conversion of first and second floor flat into two self-contained flats with first and second floor rear extensions; associated refuse, cycle storage (revised)
11462	0.03	P/1222/13	Woodberry Avenue, 40	2	1	03-Sep-13	Conversion of dwelling to two self contained flats; single storey rear extension; associated landscaping, refuse and cycle storage; external alterations
	1.39			91	59		

*These sites are all forecast to complete by the end of 2014/15 and therefore **do not** contribute to the Five-Year Supply*

Schedule 5: Sites where the principle of residential development has been accepted (as at 31/3/14)

There are no sites where planning permission has been granted subject to Legal Agreement

Schedule 6 - Allocated Sites (without planning permission as at 31/3/14)

Harrow & Wealdstone Intensification/Opportunity Area

Site Number	Allocated Site Number	Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1780	Site 5 (part)	0.30	High Street, George Gange Way, Wealdstone Infills	60	Collection of small sites	Mixed use development site
1804	Site 6	0.54	George Gange Way, land fronting & Palmerston Road car parks	95	Multiple sites around Palmerston Road roundabout and bridge over Masons Avenue	Mixed use development site
1340	Site 7	2.49	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site	90	Public leisure centre, associated car parking & vacant former Driving Centre	Reprovision/refurbishment of recreational uses, community facilities and car parking
1792	Site 9	4.10	Station Road, Civic Centre	250	Civic Centre, former Reference Library and car parking	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
1781	Site 13	0.6	Greenhill Way, Car Park South	45	Public car park providing 274 town centre parking spaces & weekly outdoor market	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
1977	Site 18	0.12	Station Approach, Car Park West	45	Multi-storey car park	Mixed use development site
		9.49		1020		

Rest of Borough

Site Number	Allocated Site Number	Net Site Area	Address	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1338	R4	0.67	Coverdale Close, Anmer Lodge	120	Car park and disused care home/hostel	Retail and community use
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
2021	H1	0.64	Sudbury Hill, 1-5	49	5 detached houses	
1783	H2	0.03	Northolt Road, 205-209	7	Derelict	
1246	H10	1.45	London Road, land at Stanmore Station	44	Station car park	Retention of adequate car parking provision
1980	H15	0.26	Bacon Lane, Hill's Yard, Edgware	28	Lock-up garages and B1/B2 industrial uses	
1982	H16	0.13	Buckingham Road, 19-25, Edgware	7	Council offices	Community uses
1983	H17	0.41	Donnefield Avenue, Canons Park Station	17	Station car park	Retention of adequate car parking provision
579	H19	0.07	Lowlands Road, 16-24	9	Vacant land	
		6.60		479		

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.

HOUSING TRAJECTORY 2013/14

	Site Area	Net	99-09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Large Sites with Planning Permission Not Started (not under construction at end of 2013/14)																				
Rayners Lane Estate, Big G, Phases 3 & 4	0.68	30								30										
Merrion Avenue, Jubilee House (H9)	0.57	35										35								
Gayton Road, Car Park, Gayton Library and Sonia Court (AAP22)	1.27	374										150	224							
Brockley Hill, Royal National Orthopaedic Hospital (GB1)	12.80	347								69	69	69	70	70						
Pinner View, St George's Playing Field (GO3)	0.73	27										27								
Station Road, Tesco (AAP11)	0.14	14												14						
Whitefriars Avenue, ColArt (AAP4)	1.40	195								25	85	85								
Kenton Lane, Kenton Lane Farm (GO6)	1.43	29									15	14								
Lyon Road, Lyon House and Equitable House (AAP21)	0.99	287									120	167								
Harrow View, Kodak and Zoom Leisure (AAP2)	12.00	985									40	82	82	84			160	180	180	177
Elizabeth Gardens, Paxfold	0.11	21								21										
Lyon Road, Congress House, floors 1-6	0.35	54								54										
Kenton Road, 214, Brent House, floors 1-3	0.11	25								25										
College Road, 53-61, First National House, floors 3-7	0.08	54								54										
College Road, 53-61, First National House, floors 1-2	0.03	24								24										
Lowlands Road, 43-51, Intershop House	0.13	28								28										
Northolt Road, 142, Bovis House	0.59	101								101										
High Street, 171-177, Orion House	0.09	22								22										
Canning Road, Premier House, 4th floor	0.04	10								10										
Imperial Drive, Talbot House, 204-226, ground, 1st & 2nd	0.14	55								55										
Herga Road, 12-22, Interphone House	0.09	31								31										
College Road, 15, College House	0.04	26								26										
Marsh Road, 107, Evans House	0.17	28								28										
Marsh Road, 130, Kingsbridge House	0.06	12								12										
Gayton Road, 2	0.14	36								36										
Large Sites Under Construction (at end of 2013/14)																				
Headstone Road, Bradstowe House	0.32	176								176										
Honeypot Lane, Government Buildings, including new phases 7-9	1.99	241							86	85	70									
Wilson Gardens, The Vaughan Centre (H7)	0.14	13							13											
Strongbridge Close	0.99	33							33											
Bridge Street, Land rear of 65 (H8)	0.12	26								26										
Mill Farm Close, 1-110	0.95	-20							-9	-11										
Burnt Oak Broadway, Edgware Town Football Club (H14)	1.22	189								95	94									
Wood Lane, Wood Farm	1.27	9								9										
Bentley Priory, The Common (GB1)	3.24	46							23	23										
Village Way East, 23, Rayners Hotel (H5)	0.15	30							30											
High Street, 9-17, Edgware	0.14	31								31										
Rayners Lane Estate, Big G, Phases 1 & 2, Blocks 1,2 & 3	1.04	18								18										
Station Road, 321 & land fronting Havelock Place (AAP16)	0.08	26							4		22									
Headstone Lane, 246-8	0.14	10								10										
High Street, 158-160, Wealdstone	0.11	12							12											
High Street, 125-129, Trinominis House, Edgware	0.031	10							10											
Northolt Road, 23-25, Sherbourne House	0.076	16							16											
High Street, Grosvenor House, floors 1-6	0.054	25							25											
Allocated and Other Identified Sites (10+) Heart of Harrow Area																				
High Street, George Gange Way, remaining infills, Wealdstone (AAP5)	0.50	100											21	39	40					
Palmerston Road/George Gange Way inc Dellers (AAP6)	0.54	95											30	30	35					
Christchurch Avenue, Leisure Centre and former Driving Centre (AAP7)	4.98	180												90	90					
Station Road, Civic Centre (AAP9)	4.10	250										50	100	100						
Greenhill Way, car park north (AAP12)	0.29	35										35								
Greenhill Way, car park south (AAP13)	1.20	90												45	45					
College Road, 76-132, Harrow (AAP15)	0.52	140															46	47	47	
College Road, 19-51 (incl. former Post Office & sorting office) (AAP17)	1.05	400										200	200							
Station Approach, Harrow-on-the-Hill car park west (AAP18)	0.12	45											45							
Allocated and Other Identified Sites (10+) Borough Wide																				
Alexandra Avenue, 465-473, adj Rayners Lane Station (R1)	0.11	15															15			
Northolt Road, Roxeth Library & Clinic, South Harrow (R3)	0.17	34																34		
The Broadway/Coverdale Close, Anmer Lodge and car park, Stanmore (R7)	0.67	120									60	60								
Sudbury Hill, 1-5 (H1)	0.64	49									49									
High Worples, Rayners Lane Station Car Park (H6)	0.72	50														50				
London Road, Stanmore Station Car Park (H10)	1.45	44										44								
Bacon Lane, Hill's Yard, Edgware (H15)	0.26	28											28							
Donnefield Avenue, Canons Park Station Car Park (H17)	0.41	17										17								

Pinner Road, North Harrow Methodist Church (G07)	0.34	48																	48	
Allocated and Other Identified Sites (small) Borough Wide																				
Buckingham Road, 19 (H16)	0.13	7										7								
Lowlands Road, 16-24 (H19)	0.07	9								9										
Northolt Road, 205-209, South Harrow (H2)	0.03	7								7										
Local Plan Allocations for Employment-led Mixed Use Redevelopment Sites																				
Imperial Drive, 167 and Imperial Hse, Rayners Lane (EM2)	0.86	95												45	50					
Northolt Road Business Use Area (north & south) (EM1)	2.60	150								50	50	50								
Development Area - sites with pp (10+)									4.32	23.60	7.37	6.50	4.34	3.61	0.00	0.00	1.95	2.19	2.19	2.16
Development Area - sites with pp (<10)									1.39	5.80	2.40	3.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Area - sites with legal agreement									0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Development Area - allocated sites									0.00	0.00	1.94	4.70	3.82	5.10	3.82	1.05	0.61	0.34	0.51	0.00
Total Development Area									5.71	29.40	11.71	14.66	8.16	8.70	3.82	1.05	2.56	2.54	2.71	2.16
TOTAL DEVELOPMENT with PP (Large Sites)					0	0	0	243	1113	515	629	376	168	0	0	160	180	180	177	
TOTAL DEVELOPMENT with PP (Small Sites)								59	107	65	52	70	70	70	70	70	70	70	70	70
ALLOCATED SITES					0	0	0	0	0	175	456	481	304	255	100	61	81	95	0	
PAST COMPLETIONS				528	440	432	738	283												
FUTURE Non-Conventional									52	19	50	50	50	50			55	55	55	55
PAST Non-Conventional				-1	2	5	-12	-2												
LONG TERM VACANT				15	10	34	29	4												
TOTAL PAST COMPLETIONS			4961	542	452	471	755	285												
PROJECTED COMPLETIONS									302	1220	755	1137	927	542	325	170	291	331	345	247
CUMULATIVE TOTAL COMPLETIONS			4961	542	994	1465	2220	2505	2807	4027	4782	5919	6846	7388	7713	7883	8174	8505	8850	9097
PLAN - London Plan Target (1997-2006)			331																	
PLAN - London Plan Target (2006-2011)			400	400	400															
PLAN - London Plan Target (2011 -)			350			350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
PLAN - Cumulative London Plan Target			4262	400	800	1150	1500	1850	2200	2550	2900	3250	3600	3950	4300	4650	5000	5350	5700	6050
MONITOR HARROW			699	142	194	315	720	655	607	1477	1882	2669	3246	3438	3413	3233	3174	3155	3150	3047
MANAGE			-699	344	337	328	295	295	295	202	141	16	-114	-223	-333	-458	-708	-1228	-2800	-3047
Remaining Years			1	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1