

Annual Monitoring Report

Local Development Framework

December 2006



Local Development Framework ANNUAL MONITORING REPORT

December 2006

Submission Version



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- Gujarati** જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રેન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
- Hindi** यदि आपको अंग्रेजी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
- Panjabi** ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
- Somali** Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
- Tamil** ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெ உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
- Urdu** اگر انگریزی آپ کی ماوری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دیے گئے نمبر پر رابطہ کریں۔

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EXECUTIVE SUMMARY

The Annual Monitoring Report (AMR) is a vital part of a series of documents being prepared by local authorities as required by the Government under the 2004 Planning and Compulsory Purchase Act. The first AMR was produced in December 2005. This is the second AMR to be produced and it builds on the previous report.

This Executive Summary sets out the salient points and the broad conclusions. It outlines the main focus of the AMR in reporting on the implementation of the saved plan (Harrow Unitary Development Plan). The issues raised will help in the preparation of the Local Development Framework (LDF) and serve as a driver towards continuous improvement in the provision and delivery services in Harrow.

This AMR reports on the period from 1 April 2005 to 31 March 2006. It includes a report on progress made in the preparation of the Local Development Framework (LDF). Progress on delivering the LDS was measured against the programme set out in the approved Local Development Scheme (LDS) and this is covered in Chapter Three of the AMR. Data is provided on a number of core and local indicators which seek to monitor how Government policy has been implemented locally. These are covered in the remainder of the document.

Progress on LDF

In line with the schedules of work set out in the adopted LDS (June 2005), progress has been made in the production and preparation of a range of documents during the 2005/06 AMR period as briefly indicated below. In addition, a revised LDS was approved in November 2006, with amended document production and timetables.

Preliminary work was carried out in 2004/05 on scoping, evidence gathering and the production of a Sustainability Appraisal Scoping Report and the Statement of Community Involvement has progressed in accordance to the agreed timetable. Two Supplementary Planning Documents were prepared and adopted and other work scheduled to commence as outlined in the revised LDS timetable is shown in Appendix 1.

Monitoring of UDP Policies and key findings

The effectiveness of the adopted plan and the implementation of policies are tested by the indicators that have been developed nationally and locally and the AMR demonstrates that progress and improvement in a number of key areas has been achieved:

- The target of 100% new housing being built on previously developed land was achieved;
- Housing completion rates have been steady and are consistently above the London Plan target.
- The Council continues to meet the government objective to increase the amount of housing developed at a density of 30 - 50 dwellings per hectare. This is clear evidence that policy H4 of the HUDP is being successfully implemented.

-
- The number of planning permissions for housing developments in 2005/06 was very high. Although there are strong indicators that the Council is able to meet its overall housing target, the high level of planning permissions achieved in the last three years may not be consistently achieved in the future;
 - In spite of the high completion rates, the proportion provided as affordable housing is below the target set in the UDP. The significant increase in the number of planning permissions with an element of affordable housing, if implemented, may alter the balance in the longer term;
 - The findings have significant implications for affordable housing provision. The identified need is clearly not being met and with only 121 units completed in the period, the Council has been unable to secure sufficient affordable housing units. This may provide sufficient justification for a review of policies in the context of the emerging Core Strategy.
 - The sums secured through Section 106 agreements should assist Registered Social Landlords to deliver more affordable housing. However this is only useful if appropriate sites for affordable housing can be found in the future.
 - A new more detailed Housing Needs Assessment has been undertaken in 2006 and that will give guidance on need at the borough level. This will assist in developing appropriate policies to deliver affordable housing.
 - The focus on improving waste recycling and composting has resulted in a significant decrease in the amount of waste sent for landfill;
 - The percentage of household waste being recycled has exceeded the Government targets;
 - From the sustainability point of view positive patterns emerge due to the increase in the number of Tree Preservation Orders (TPOs) served;
 - The number of Conservation Area Character Appraisals produced increased as well as the number open spaces being upgraded to Green Flag Standards;

Both national and locally based indicators have been used as a measure of effectiveness of the development plan policies. There are still a few gaps but the processes to be established by the monitoring framework will result in these gaps being closed.

There is a need to act upon the issues identified at the end of each section of the AMR. These will be addressed in the preparation of the emerging Local Development Documents. In the intervening period the areas of concern and those considered to have wider corporate implications will need to be monitored carefully and discussed with other Council departments or relevant partners. Any actions proposed will be reported on in subsequent AMRs.

The main report can be viewed online at www.harrow.gov.uk Copies can be obtained from the Local Development Framework Team within Planning at Garden House, 5 St John's Road, Harrow, Middlesex HA1 2EE. For further information please contact Charles Alonge on 020 8736 6083, e-mail: charles.alonge@harrow.gov.uk or Marc Mason on 020 8736 6087, email: marc.mason@harrow.gov.uk

Policy Matrix Table - Commentary on Core Output and Local Indicators

Availability of data and relationship to the Development Plan

COI No.	COI description	Requirements for Sustainable Development Indicators?	Reference in AMR	Related Unitary Development Plan Policies	Is data currently collected?	Availability/type of data
Biodiversity						
8	Change in areas and populations of biodiversity importance					
8 (i)	Change in priority habitats and species (by type)	N/A	Page 25	SEP4	Collected by other agency	GIGL collate and manage all data for London's green (and brown) space and disseminate it to all of the London Boroughs
8 (ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	N/A	Pages 25 & 26			
Renewable Energy						
9	Renewable energy capacity installed	N/A	Pages 26 & 27	SEP4	Possible to monitor by application but information is only required for major development schemes	Yes (in part)
	Renewable energy capacity installed by type	Yes	Pages 26 & 27	EP7, EP8	Possible to monitor through planning application	Yes (in part)
	Local target for the amount of renewable energy to be achieved	Yes	Pages 26 & 27		No	Possible to monitor through planning application
7	Number of planning permissions granted contrary to the advice of the Environment Agency	Yes	Page 24	EP11	Yes	Yes
Waste						
6a	Capacity of new waste management facilities by type	Yes	Page 28	EP16	Yes (in part)	Only possible when an application is submitted.
6b	Amount of municipal waste arising and managed by management type	Yes	Page 30	EP16	Yes (in part)	Partial information exist for recycled materials
	Local target for the recovery of waste	Yes	Page 29	EP16	Yes (in part)	
	New non landfill capacity for the management of waste	Yes	Page 30	EP16/EP18	Yes (in part)	
	Other waste management facilities		Page 30	EP16	Yes (in part)	Number of facilities but not the volume
	Amount of renewable energy to be achieved in new development	Yes	Pages 26 & 27	EP7	Possible to monitor through planning application	

COI No.	COI description	Requirements for Sustainable Development Indicators?	Reference in AMR	Related Unitary Development plan Policies	Is data currently collected?	Availability/type of data
Minerals						
5a	Production of primary land won aggregates	Yes	Pages 30 & 31	EP19	N/A	N/A
5b	Production of secondary/recycled aggregates	Yes	Pages 30 & 31		In Part	Information on concrete crushing facilities
Business Development						
1a	Amount of floorspace developed for employment by type	Yes	Pages 64 & 65	EM4, EM5, EM7, EM9	Yes	Gross Floorspace data
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	Yes	Page 65	EM11, EM14		
1c	Amount of floorspace by employment site on previously developed land	N/A	Page 66		Yes	Easy to extrapolate from the general statistical data stored
1d	Employment land available by type	Yes	Page 66	EM14	Yes	Yes
1e	Losses of employment land in employment/regeneration areas	N/A	Page 75			
1f	Amount of employment land lost to residential development	N/A	Page 73			
	Additional retail floorspace built out of town centre		Page 69	EM15	Yes	Easy to monitor through planning Application
	Local target for the amount of employment land provision	Yes	Page 65	SEM1, EM13 - EM15	Yes	
Local Services						
4a	Amount of completed retail, office and leisure development	Yes	Page 66	EM4 - EM7	Yes	Yes
4b	Amount of completed retail, office and leisure in town centres	Yes	Page 66 & 69			
4c	Number of open spaces managed to Green Flag Standards	N/A	Page 25	R3	Yes	Easy to monitor through planning Application

COI No.	COI description	Requirements for Sustainable Development Indicators?	Reference in AMR	Related Unitary Development plan Policies	Is data currently collected?	Availability/type of data
Housing						
2a	Housing Trajectory showing:					
2a (i)	Net additional dwellings over the previous five years	N/A	Pages 46 & 47	SH1	Yes	Yes
2a (ii)	Net additional dwellings for 2005/06	Yes	Page 46			
2a (iii)	Projected net additional dwellings up to the end of the relevant development plan period or over a ten year period from its adoption	Yes	Pages 46, 59 - 61			
2a (iv)	The annual net additional dwelling requirement	Yes	Pages 46, 59 - 61			
2a (v)	Annual average number of net additional dwellings needed to meet overall housing requirements	N/A	Pages 46, 59 - 61			
2b	Percentage of new and converted dwellings on previously developed land	Yes	Page 47	SH1, EP20	Yes	Yes
2c	Percentage of new completed at:					
iii	Less than 30 dwellings per hectare	N/A	Pages 48 & 49	H4	Yes	Monitored by Planning
iii	Between 30 and 50 dwellings per hectare	N/A	Pages 48 & 49			
iii	Above 50 dwellings per hectare	N/A	Pages 48 & 49			
2d	Affordable Housing completions	Yes	Pages 55 & 56	H5, H6	Yes	Monitored by Planning
	Local target on the percentage of new and converted dwellings on previously developed land	Yes	Pages 55 & 56	SH1, EP20, H5 & H6	Yes	Yes
	Local target for affordable housing		Pages 55 & 56	H5 and H6		
3a	Amount of completed non-residential development complying with car parking standards	N/A	Page 40	T13 & Schedule 6	Yes	Yes
3b	Amount of new residential development within 30 minutes of public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre	N/A	Pages 40 & 41	ST1		

1.

INTRODUCTION

Policy Matrix Table - Commentary on Core Output and Local Indicators

- 1.1 Monitoring the progress of the Local Development Framework (LDF) preparation, and the effectiveness of policy implementation is a key component of the new planning system, based on the Planning and Compulsory Purchase Act 2004. It is the cornerstone of the new development plan system and an essential ingredient of sustainable development. The Annual Monitoring Report (AMR) sets out how development taking place in Harrow compares against the Government Core Output Indicators, local indicators and the policies and targets in the Harrow Unitary Development Plan (HUDP). It also evaluates the progress being made in delivering the Local Development Scheme (LDS) in Harrow.
- 1.2 The Council submitted its first AMR to the Secretary of State in December 2005. This second AMR builds on the previous one and further refines the Council's evidence base to support the LDF. The primary requirement of this document is to focus on indicators and targets covering certain Core Output Indicators suggested by the Department for Communities and Local Government (DCLG). Whilst this report must focus on these, it also considers other local indicators contained in the adopted development plan and the Sustainability Appraisal (SA) report.
- 1.3 On-going annual monitoring provides a regular picture of what development is taking place in order to make the Borough more sustainable, and helps to identify further work required to ensure that the evidence base is up-to-date. The information collected will help strengthen the basis upon which future policies are developed. Effective management of the evidence base, and analysis of data and information will help to:-
 - A identify new problems and issues which need to be addressed;
 - B identify where there have been no significant changes of circumstances; and
 - C improve the 'baseline' for undertaking Sustainability Appraisals which will inform identification of planning issues and options on which LDF policies are produced and reviewed.
- 1.4 **Purpose of Monitoring**

Successful implementation of any plan is a true measure of its effectiveness and can only be assessed through monitoring. This requires sound systems and mechanisms being in place. Monitoring helps us to positively identify:-

 - A Which policies have been implemented successfully or are working well;
 - B If any policies are not working well, identifying what action needs to be taken in documents being prepared in the Local Development Framework;

-
- C For Proposals Sites, those that are being successfully implemented, or where more pro-active action needs to be pursued to secure implementation; and
 - D What changes are taking place in the evidence base upon which future policies and proposals will be developed.

1.5 **Relationship with other Plans and strategies**

In Harrow, the overarching context for producing the AMR and Local Development Framework is the Sustainable Communities Plan, which was produced following extensive community involvement. The Council's corporate strategies and joint working will ensure that there is a consistent approach in the preparation of the AMR.

1.6 **Structure of the Report**

The first part of the report provides an overview of the headline information about the Borough. This is followed by a review of the performance of the Council's LDF programme against the timetable in the LDS. A primary requirement of this AMR is to assess the progress of the LDF against the timetable set in the LDS. This has been considered in Chapter Three of this report, whilst the effectiveness of existing policies in the HUDP is considered in Chapter Four. Where appropriate, performance in 2005/06 is measured against the previous year (2004/05). In practice, information covering a longer time frame is provided for some key areas and new data is included where this has become available.

2.

HARROW IN CONTEXT Borough Profile

Providing a brief picture of Harrow's position and role within London and the West London Sub-Region helps to provide the rationale for the emphasis of the content of this AMR.

2.1 Location

Harrow is an attractive Outer London Borough, situated in North-West London and approximately ten miles from Central London. The Borough is part of the West London Sub-Region, which comprises five other London Boroughs: Brent, Ealing, Hammersmith & Fulham, Hillingdon and Hounslow. The London Borough of Barnet borders the eastern part of the Borough and Hertfordshire lies to the north of Harrow, with the District Councils of Three Rivers and Hertsmere immediately adjoining.

Figure 1 - Harrow In The Regional Context



2.2 Harrow and the West London Sub-Region

Harrow is located in the north-east of the West London Sub-Region, identified in the London Plan as the 'Western Wedge', and a vibrant part of the London economy. The sub-region will see continued growth, both in population and employment terms, in the foreseeable future. Harrow will be expected to accommodate an appropriate share of this growth. There is considerable partnership working between a wide range of agencies, bodies and groups in the sub-region, and importantly the six local authorities which comprise the West London Alliance. Such collaborative working was important in developing a joint response to the Mayor's draft West London Sub-Regional Development Framework, which has now been published. Various strategies, plans and programmes on a variety of matters are developed jointly between the boroughs.

2.3 Characteristics

Harrow is one of London's most attractive suburban areas and primarily a dormitory residential suburban area, with a relatively small amount of land and buildings devoted to employment and industrial activity, compared with other Outer London Boroughs. Over a quarter of the Borough (over 1,300 hectares) is open space. Harrow covers an area of approximately 50 sq. km (just under 20 square miles). The Borough has 21 wards and is divided into three strategic areas - East, West and Central. The Council is rolling out its services on this area basis.

2.5 People

Harrow has one of the most ethnically diverse populations nationally. In the 2001 Census 'diversity' ranking of local authority districts in England & Wales, Harrow is ranked fifth (nationally and in London), based on the proportion of (non-white) ethnic group residents. 41.2% of Harrow's residents belong to a minority ethnic group, compared to 26.2% in 1991. Within Harrow's maintained primary & secondary schools combined, 60.9% pupils are from non-white groups, compared to 19.8% nationally (Source: Annual Schools' Census, OFSTED, Jan 2005). The largest minority ethnic group is Indian and 20% of residents are of Hindu faith, the highest proportion in England & Wales. The GLA's 2005 Round of Demographic Projections by Ethnic Group (Scenario 8.07) show that in 2006 48.7% of Harrow's residents are likely to be from Black and other minority ethnic groups and this proportion could be around 61% by 2026.

2.6 Population

According to the Government's 2005 Mid-Year Estimates (MYEs) the Borough has a population of 214,000 (Table 1 and Figure 2). It is the 12th largest Borough in Greater London, in terms of size and 21st in terms of population. The average density in Harrow was 4,746 persons per square kilometre (ONS, 2005 MYEs) which is higher than the London average of 4,679. Over a fifth of Harrow is designated Green Belt, where population densities are considerably lower than the built up areas in the Borough.

The Government's projections (ONS 2004 based Sub National Projections) show an overall population of 232,100 by 2026, compared to the GLA's projected population of 220,700 by the same date (see Table 1 and Figure 2).

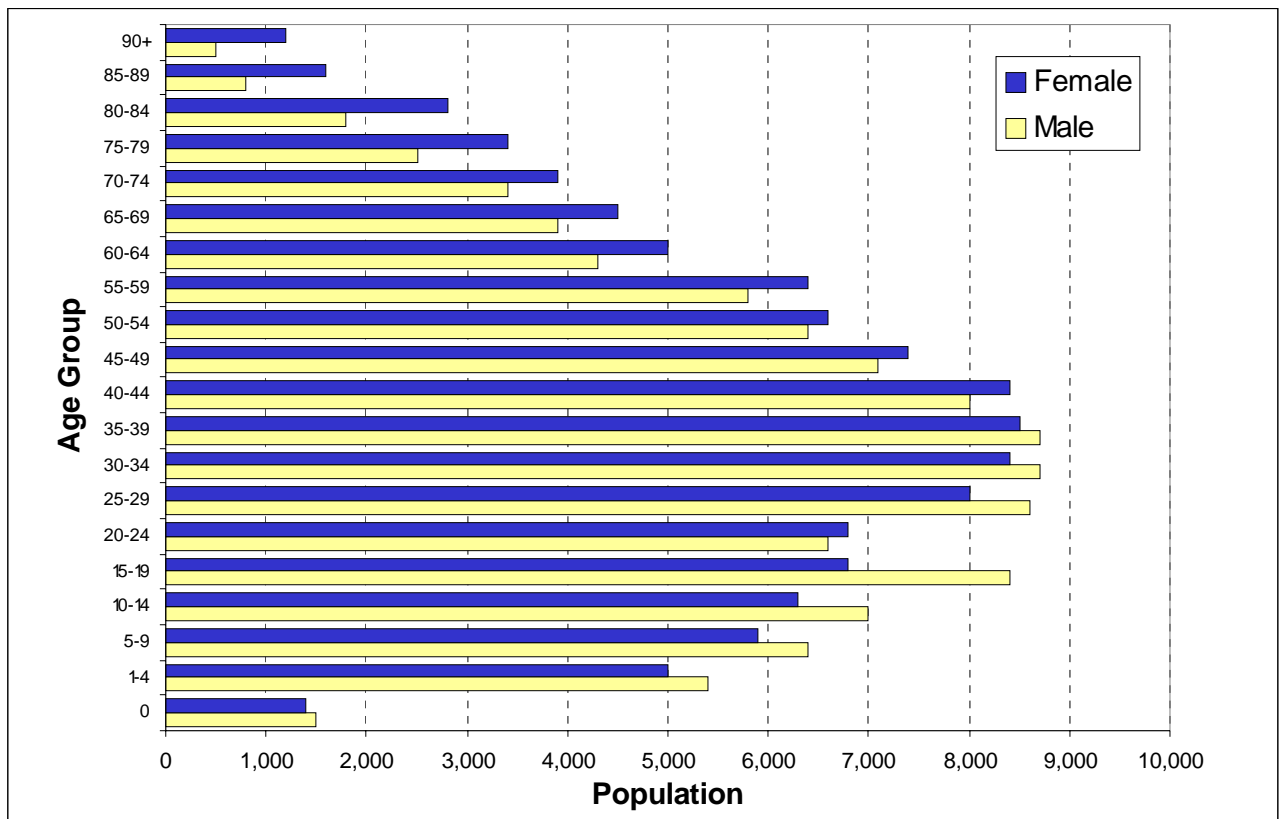
Table 1 - 2005 Mid-Year Population Estimates by Five Year Age Groups for Harrow

Age	All	Male	Female
0	2,900	1,500	1,400
1-4	10,300	5,400	5,000
5-9	12,300	6,400	5,900
10-14	13,300	7,000	6,300
15-19	15,200	8,400	6,800
20-24	13,400	6,600	6,800
25-29	16,600	8,600	8,000
30-34	17,000	8,700	8,400
35-39	17,300	8,700	8,500
40-44	16,500	8,000	8,400
45-49	14,500	7,100	7,400
50-54	12,900	6,400	6,600
55-59	12,200	5,800	6,400
60-64	9,300	4,300	5,000
65-69	8,400	3,900	4,500
70-74	7,300	3,400	3,900
75-79	5,900	2,500	3,400
80-84	4,600	1,800	2,800
85-89	2,400	800	1,600
90+	1,600	500	1,200
Total	214,000	105,600	108,300

Source: Population Estimates Unit, ONS: Crown Copyright.

Note : all figures are rounded to the nearest hundred

Figure 2 - 2005 Mid-Year Population Estimates by Five Year Age Groups for Harrow



Source: Population Estimates Unit, ONS: Crown Copyright.

- Total population of Harrow 214,000 (2005 MYE)
- The overall population will be between 220,700 and 232,100 by 2026 (latest projections)
- The number of households could increase by over 4,300 (between 2006 to 2016)
- Total households in Harrow 79,000 (2001 Census)
- 20% of total population is aged 16 and under
- 39% of households are made up of married couples
- 26% of households are one-person households
- The average household size is 2.59 (the third highest level in London and the fourth highest in England & Wales)
- 14% of residents are aged 65 and over (UK Average 16.7%)

Table 2 - Household & Population Projections 2001 - 2026

Household Projections	2001	2006	2011	2016	2021	2026
Harrow	79,600	82,100	85,000	86,400	87,100	87,700
West London	554,300	572,400	592,900	610,800	619,100	625,200
Greater London	3,037,000	3,165,100	3,336,400	3,475,300	3,557,500	3,628,300

Population Projections	2001	2006	2011	2016	2021	2026
Harrow	210,000	213,900	218,500	219,400	219,500	220,700
West London	1,417,900	1,445,100	1,477,100	1,504,100	1,513,600	1,525,900
Greater London	7,322,400	7,531,400	7,838,200	8,071,200	8,201,700	8,349,200

Source: 2005 Interim Round of GLA Demographic Projections (Scenario 8.07), GLA, October 2005

2.7 Crime in Harrow 2005-6

According to the Metropolitan Police crime statistics, Harrow's total reported crimes in the period 2005-6 was 17,481. This is a reduction of 626 crimes (3.5%) on the previous monitoring period. In terms of the number of offences per 1,000 population, Harrow has maintained its position as the safest Borough in London with the lowest levels of total crime, criminal damage and sexual offences of any Borough. In addition, Harrow achieved the second lowest levels of violent crime and violence against the person in London, an improvement over the previous year.

Harrow Police achieved the highest level of sanction detections (cases solved and prosecuted) in London for residential burglary and motor vehicle crime and the third highest detection rate for personal robbery.

Fear of crime still remains high and is a key corporate priority. The latest public opinion in Harrow shows a positive reduction in fear of crime from 41% to 37.6%. There was a Scrutiny Fear of Crime Review carried out last year with key recommendations being implemented to support crime reduction action plans and implementation of the Crime and Disorder Strategy to reduce fear of crime.

Reflecting the public and corporate priorities, fear of crime and anti-social behaviour are key stretched targets included in the Local Area Agreement signed by the Harrow Strategic Partnership. Harrow has seen massive reductions in residents' perceptions of anti-social behaviour being a problem, from 49.9% to 34.2%. Improvements in area based working and the roll out of Safer Neighbourhood Teams across Harrow have contributed to this positive reduction and supported the Crime and Disorder Reduction Partnership (Safer Harrow Group) activities.

2.8 Movement

The Borough is well served by both mainline rail and underground services. Four underground lines traverse the Borough - the Metropolitan, Jubilee, Bakerloo and Piccadilly lines with stations situated across the Borough. Mainline rail services are provided by the Chiltern Railways, Silverlink and Southern Railways, with services to Central London, Northampton, Birmingham, Gatwick, Watford and Aylesbury. Road links are good, with a major road network which links to the M1, M25 and M40 motorways.

2.9 Shopping and Employment

Harrow Town Centre - This is the main shopping and office location in Harrow and is classified as a Metropolitan Centre in the London Plan. It is ranked amongst the top ten centres in London. In addition, the Borough has nine district centres and six local centres. There are also a number of designated Industrial and Business Use areas in the Borough, with Kodak occupying the largest area and also being one of the largest private employers in Harrow.

Table 3 - Workplace Location of Harrow Residents 1991 - 2001

Workplace Location	1991	2001
Lives in Harrow and works outside Harrow but within England and Wales	59.70%	61.50%
Lives in Harrow and works outside England and Wales	0.10%	0.30%
Lives and works in Harrow	40.20%	38.20%

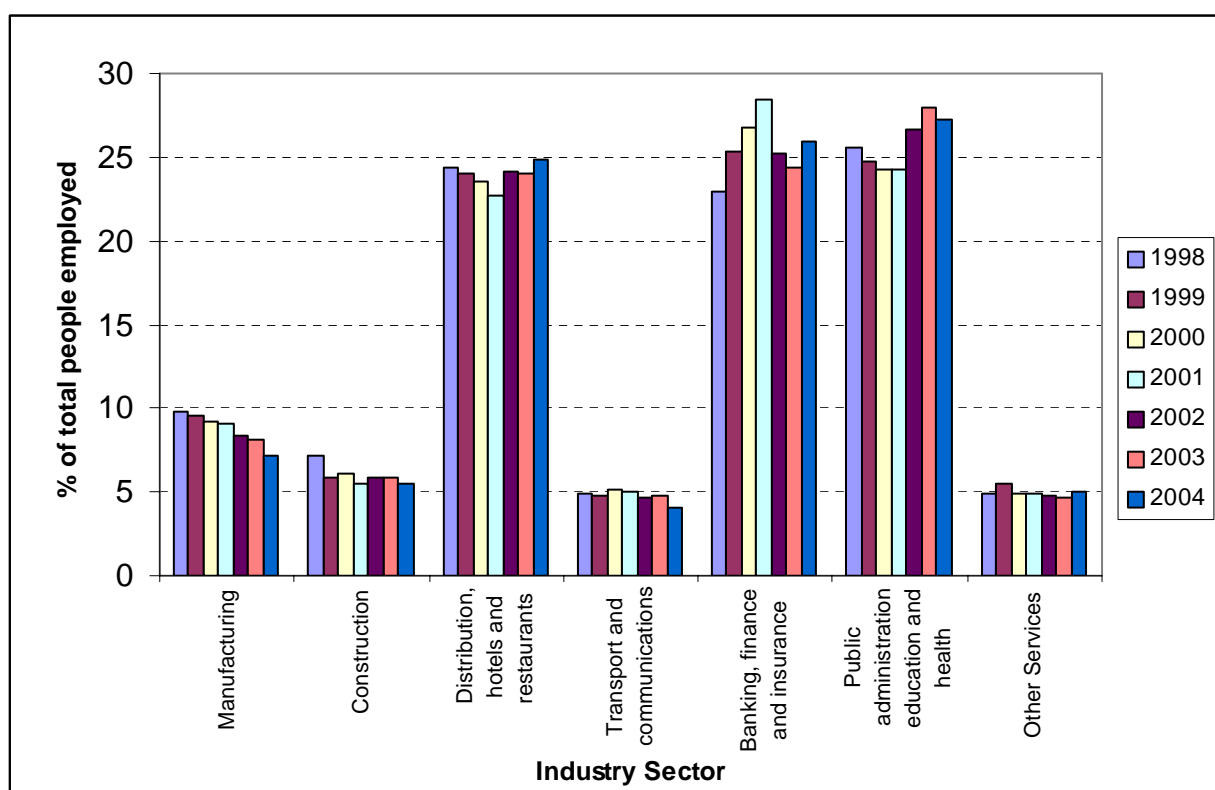
Source: 1991 & 2001 Census, Crown Copyright

2.10 Economy

The employment structure of Harrow is reasonably well balanced with almost equal proportions of the population working in distribution, hotels and restaurants (24%), banking, finance and insurance (25%), public administration, education and health (27%). This distribution is fairly typical considering the location of Harrow in London and the South East. Figure 3 compares the 2004 Annual Business Inquiry (ABI) against the previous six years. Overall there is little change in the six-year period, although there has been a significant decline in manufacturing with corresponding gains in construction and the public sector. Table 3 shows a comparison between the workplace of Harrow residents in 1991 and 2001.

- Unemployment rate in Harrow averaged 3.15% in 2005/06 (Source: ONS/GLA Unemployment Claimant Count)
- Unemployment rate in Greater London averaged 4.60% in 2005/06 (Source: ONS/GLA Unemployment Claimant Count)
- Around 3,200 of Harrow residents are in receipt of unemployment related benefits
- Average household gross income is £38,327 a year (Source: CACI Paycheck data 2005)
- 8.2% (6,865) of households in Harrow have a gross income of under £10,000 per year (Source: CACI Paycheck data 2005)

Figure 3 - Harrow Employment by Sector (Percentage of total people employed working in each sector) 1998-2004



Source: ABI Workplace Analysis

2.11 Social Structure

The 2001 Census provides an indication of socio-economic position, based on occupation (for residents aged 16 to 74 who have ever worked). The ODPM 2004 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with Harrow ranking 232nd out of 354 districts in England, 29th out of 33 London Boroughs and 15th out of 19 Outer London Boroughs (where 1 is the most deprived). Multiple deprivation is largely concentrated in the south and centre of the Borough. Multiple deprivation is a basket of a number of indicators, including income, employment, health and disability, education skills & training, housing & services, living environment and crime. The Harrow Vitality Profiles look at the 2004 Indices of Deprivation more closely.

- 98,386 of Harrow's residents (aged 16-74) were in full-time employment
- More than 22% of Harrow residents are grouped in the lower managerial & professional occupations category
- 12.5% of residents fall in Class 1 (higher managerial & professional occupations), which compares to 8.5% in England & Wales
- 10% of economically active residents were self-employed
- 3.4% were permanently sick or disabled
- 42.3% worked full-time and 15.3% part-time and only six other London Boroughs recorded higher percentages of part-time workers

Source: 2001 Census

3.

MONITORING LOCAL DEVELOPMENT SCHEME PROGRESS(LDS)

3.1 The Local Development Scheme (LDS)

The LDS is the project management plan setting out the timetable and key milestones for producing the various Local Development Documents which together will comprise the Local Development Framework (LDF) in Harrow and was brought into effect on 23rd June 2005. It is essential to assess progress being made in delivering the work outlined in the LDS. It is also important to identify for all interested parties any changes which have taken place since that date and the implications for future work being undertaken as part of the LDS.

3.2 Delivering the Local Development Scheme programme

In the LDS the assessment of document preparation was explained in a GANTT chart, a common way of showing tasks over time. The purpose of this exercise is to assess each document against the respective timetable, tracking actual preparation progress against production milestones in the original Local Development Scheme.

The actual implementation process for four documents has been assessed against the key milestones set down in the LDS. As shown in Table 4, most of the targets/milestones set in the LDS timetable were met in 2005/06. Whilst acknowledging that significant progress was made, some key documents scheduled to be prepared during the monitoring period were running behind the LDS programme. Thus the timetables for the production of Development Plan Documents in 2006/07 have been re-visited and amended to accurately reflect the recently approved municipal calendar and reporting procedures for 2006/07, and to take account of Scrutiny Committee call-in periods.

Table 4 - LDS Progress Checklist for the AMR 2005/06

Document schedule against LDS Programme Milestones

Documents	Key Stages	LDS Timetable	Actual time	Milestone Met
LDS	Submission	March	28 March	Yes
Statement of Community Involvement	Pre-submission consultation with statutory bodies	August 2005	August 2005	Yes
	Pre-submission consultation Reg26	September 2005	14 September	Yes
	Submission (Reg 28)	November 2005	18 November	Yes
	Examination/Written Representations	March 2006	March 2006 Councils Responses to Representations	Yes – Written Representations
	Inspector's Report	May	May	Yes - Receipt of Inspector's Report 22 nd May 2006
Core Strategy	Initial preparation and evidence gathering	Sept. 2005 – Jan 2006	Sept 2005 –Jan 2006	Yes
	Early Community Engagement	January 2006	Sept/Oct 2006	No
	Community Engagement on Preferred Option	July to August 2006		No
Site Specific Allocations	Initial preparation and evidence gathering	Sept. 2005 – Jan 2006	Sept 2005 –Jan 2006	Yes
	Early Community Engagement	Jan/March 2006	Sept/Oct 2006	No
	Community Engagement on Preferred Option	July/Aug 2006	-	No
Affordable Housing SPD	Early Community Engagement	Oct/Nov 2005	August 2005	Yes
	Formal consultation	April/May 2006	March 2006	Yes
	Adoption	-	-	Abandoned
Accessible Homes SPD	Early Community Engagement	June/July 2005	Sep/Oct 2005	No
	Formal consultation	Nov/Dec 2005	December 2006	Yes
	Adoption	March 2006	April 2006	No
Access for All SPD	Early Community Engagement	June/July 2005	August/Sept 2005	No
	Formal consultation	Nov/Dec 2005	Nov/Dec 2005	Yes
	Adoption	March 2006	April 2006	No

3.3 Joint Waste DPD

Progress has been made towards production of a Joint Waste DPD. Following the successful completion of research work in relation to an evaluation of existing waste management sites, and also data on the Commercial and Industrial waste streams, a Memorandum of Understanding (MOU) has been developed for consideration by the constituent boroughs early in 2007. Development of the specification for tendering for production of the Waste DPD should enable this process to move forward.

3.4 **Delivering the Local Development Scheme programme**

The Local Development Scheme continues to set out a challenging programme for the production of the various local development documents (LDDs) that will make up the new Local Development Framework (LDF). Reflecting the spirit and practice of the project management approach to developing the LDF, since the first LDS was brought into effect in June 2005 the Council has maintained regular contact on progress with the Government Office for London (GOL).

3.5 **Revisions to Development Plan Document timetables**

Revisions to the timetables for the production of the Core Strategy, Site Specific Proposals and Generic Development Control Policies DPDs have been the subject of discussion with the Government Office for London since the last AMR was published. Revised timetables that involve the continued parallel production of the Core Strategy and the Delivering Development in Harrow (Site Specific Proposals) DPDs have been developed; together with the later production of the Generic Development Control Policies DPD. This would involve submission of the Core Strategy DPD and Delivering Development in Harrow (Site Specific Proposals) DPD to the Secretary of State in February 2008, with a view to adoption in May 2009. The Generic Development Control Policies DPD is programmed to be submitted to the Secretary of State in November 2009, with a view to adoption in December 2010. The revised LDS was submitted to GOL in October 2006 and no direction was made.

3.6 **Reasons for revisions to DPD timetables and remediation measures.**

Many lessons have been learned during the 2005/06 AMR period and it is vital that the experience informs future LDS timetables and allows the Council to produce a more realistic future timetable. The 2005 AMR advised that DPD timetables needed to be revised in order to accommodate the dates in the municipal calendar 2006/7 and political reporting procedures, which both lengthened the timescales. Revision also involved taking on board GOL and the Planning Inspectorate (PINS) advice based on their experience of overseeing other authorities programmes. A decision not to proceed with the consultation on the Core Strategy Issues and Options as programmed in the 2005 LDS prior to the Council elections in May 2006 resulted in further delays. Since the elections, the Council has agreed a strategy of delivering the LDF and to minimise delay the Portfolio holder has been given extensive powers to oversee the procedural aspects of the plan preparation. Recruitment and retention of appropriately skilled and experienced staff was identified in the risk assessment in the AMR 2005, and the issue of adequate resources will continue to be a major constraint in the process. The implications of the recently published PPS3 : Housing are being assessed and possible affects on document production and timetables.

4. MONITORING HARROW UNITARY DEVELOPMENT PLAN (UDP) POLICY

This section of the AMR assesses how the saved policies in the adopted Harrow Unitary Development Plan 2004 (HUDP) are performing and affecting the area. Each HUDP topic area is assessed against certain targets and indicators. In addition to monitoring and reporting on the HUDP targets and indicators, the Council is required to provide information on the DCLG (formerly ODPM) Local Development Framework Core Outputs.

4.1 ENVIRONMENTAL PROTECTION AND OPEN SPACE

The UDP Policy Environmental Protection objectives are:

- 1) To promote a pattern of development that is energy and resource efficient, reduces reliance on fossil fuels and other non renewable resources, and maintains or enhances air, land and water quality to a standard that is beneficial to human health and wildlife;
- 2) To conserve and enhance biodiversity and natural heritage in the Borough and ensure residents have opportunities to enjoy nature, close to where they live where this does not conflict with nature conservation aims;
- 3) To protect and enhance areas and features of structural importance to the Borough; and private open spaces in the Borough.
- 4) To maintain and improve the distribution, quality, use and accessibility of public and transport.
- 5) To ensure air quality continues to improve through reducing air pollution and address the causes of climate change through reducing emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).

Core Output Indicator (7) - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defense grounds or water quality.

Last year the Council did not include data on the above indicator. In the period from April 2005 to March 2006 one development has been granted planning permission against the advice of the Environment Agency. i.e. it is on a floodplain. This is the

permission for the redevelopment of Greenhill Service Station in Pinner. This was granted because it is a non-residential development and has a low risk.

Open space

Local Indicator - No net loss of open space (HUDP)

Providing high quality parks is important to the overall quality of life of residents. Harrow currently has 1,334 hectares of open space (public and privately owned), which comprises 26% of land in the Borough. There was no net loss of open space as a result of development in 2005/06, as in 2004/05.

Canons Park

The Canons Park restoration works attracted £917,700 from the National Lottery Heritage Fund in 2004. This created the opportunity to improve and conserve its unique and special character for future generations. In 2005/06 the initial proposals for the restoration works had to be revised. Further Council funding for an increased scope of restoration work (entrances, additional furniture, lighting and a playground) has been secured through the Council's park refurbishment capital project. Although no major restoration works were carried out during the 2005/06 monitoring period the Council was able to secure a further sum of £500,000 towards the project. The main restoration works commenced in July 2006 and these are due to be completed in December 2006. The works include the refurbishment of the Bothy, the restoration of the Temple and the George V Memorial Garden, the construction of a new path, re-surfacing of existing paths, works to the causeway and the Ha-Ha, tree works to open up views, new gates to the Memorial Garden, planting of trees, hedges, shrubs, bulbs and herbaceous borders. There will be works to all entrances to the park including new gates and lighting at Whitchurch Lane and Donnefield Avenue entrances and new and additional furniture will be installed.

Core Output Indicator (4c) – Number of parks managed to Green Flag Award Standard

In 2005/06 there were no parks managed to Green Flag standards. However significant progress was made regarding the three open spaces in Harrow being managed to Green Flag standards. The expectation is that these will receive the award in 2006/07. The three open spaces are: Canons Park, Roxeth Recreational Ground and Harrow Recreational Ground. The total area is 38.21 hectares and this constitutes 9% of the total public open space (421.5 hectares) in Harrow. The Council and partners will continue to undertake development work with a view to submitting an application for Green Flag Awards at the end of 2006.

Biodiversity

Core Output Indicator (8i) – Change in priority and species by type

Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. Monitoring biodiversity is not an easy task and from an ecological perspective, many species are transient, using a variety of habitats to complete their lifecycle. It is probable that species will be lost and gained from neighbouring boroughs, as species complete

their lifecycle. Habitats are evolving ecosystems, therefore loss and gain of habitats is expected as natural succession takes place. It is also possible, through restoration management, to restore a habitat previously lost to succession.

It is not possible to determine if there has been any change in priority habitats or species because this is first year this output indicator has been reported upon. For the purpose of this first years monitoring the data extracted from Greenspace information for Greater London (GIGL) includes all records collated up to and including the period 01/04/05 to 31/03/06. The data listed in Appendix 2 will therefore be used as baseline data, which will make it possible to analyse and monitor future changes. Future years monitoring will only use records collated during the monitoring period.

Core Output Indicator (8ii) - Increase in area covered by Sites of Nature Conservation Importance and no loss in area of existing sites (HUDP)

There was no loss of area covered by Sites of Nature Conservation Importance (SINCs) in the period 2005/06. The situation is exactly the same as in the previous monitoring period when no loss of SINCs was recorded. It should be noted that the last survey of sites was carried out in Greater London Authority in 2004. This re-survey of SINCs has identified a number of additional new Borough or Local sites (i.e. an increase in the area covered by SINCs). The sites included in the re-survey will be considered in the Proposals Map DPD when this is prepared. The list of existing sites is shown in Appendix 3a.

Local Indicator - Net increase in the number of trees covered by Tree Preservation Orders (HUDP)

In 2005/06, 12 new Tree Preservation Orders were confirmed, which cover 375 trees and woodland. The recent revision of BS:5837 (Trees in Relation to Construction) resulted in a greater emphasis being placed in 2005/06 on work relating to this issue in respect of planning applications and proposals, with a view to securing appropriate protection. In 2005/06 over 40 Area Tree Preservation Orders were resurveyed which led to approximately 150 new Tree Preservation Orders being submitted for approval and several hundred new trees protected.

Core Output Indicator (9) - Renewable energy capacity installed by type.

Although there were examples of new developments with microgeneration and other energy saving devices, this indicator is not currently being systematically monitored. However, the Council's HUDP policy on energy acknowledges the contribution that renewables can make to meet sustainable development and carbon reduction targets on a local, regional or national basis. Some of the most recent microgeneration schemes in Harrow include:

- The Council paid for the installation of photovoltaic panels on the roof of Elmgrove School for demonstration and education purposes;
- Harrow Council currently works with the Solar for London scheme and is promoting renewable energy in the Borough;

-
- A solar hot water heating system, developed with part grant funding, was commissioned at the Harrow Civic Centre in March 2006. This system provides 30% to 50% of the staff canteen's hot water requirements; and
 - The Council is working in partnership with Scottish-Southern to provide solar hot water and micro wind turbines under a Renewable Energy Scheme. The scheme went live in July 2006. The Council is exploring opportunities to get discounted rates from suppliers and offer a sizeable grant to attract interest, with a view to achieving 100 installations under the scheme.

Some of the planning applications received during the monitoring period have included the provision and installation of energy appliances such as solar panels, small wind turbines for rooftops and photovoltaics. These need to be monitored in a consistent way in the future. The intention of the energy policies in the UDP are to encourage and facilitate a shift towards less environmentally damaging forms of energy, including renewables. The Council intends to set up a monitoring system that will provide data for this indicator in the 2006/07 AMR.

Green Belt

Objective - To maintain the integrity and openness of the Green Belt by protecting it from inappropriate forms of development.

There was no loss of open space within the Green Belt or Metropolitan Open Land as a result of development in 2005/06. However there was a loss of 0.4 hectares of other open space, a nursery in Roxeth Green Avenue, South Harrow to provide 22 flats. There are two housing schemes currently being developed within the Green Belt - the former BAE Systems site, Warren Lane, Stanmore and the former Government Office Buildings, Brockley Hill, Stanmore, both are on brownfield land and in the Green Belt. In the case of the former BAE Systems site, the Planning Inspectorate at the UDP Public Local Inquiry established the principle of change of use.

The redevelopment of the former BAE Systems Site will be developed at a density below the UDP figure of 150HRPH. It also incorporates a number of key design issues to enhance the appearance. These include the removal of hard-standing, such as car parks, and the return of the northern part of the site to parkland. There will be a 24% increase in landscape provision, a 46% reduction of footprint of buildings and a considerable reduction in building heights across the site. Planning permission for the redevelopment of the Royal National Orthopaedic Hospital (RNOH) was approved in December 2005. This will consolidate the building envelope and increase the openness of the Green Belt. The open space created within the site will be accessible to the public for recreation and leisure.

Green Belt Management Strategy

In February 2005 a Green Belt Management Study was completed by Land Use Consultants to provide a framework to guide Harrow's future decisions on the use and management of the area and meet the recreational needs of Harrow's residents and visitor. This study was fed into the Draft Green Belt Management Strategy, which was finalised in early 2006.

Waste recycling and levels of household waste

There is a provision for recycling facilities for the recycling of various materials in Harrow. Table 5c shows the types and number of facilities provided. It is hoped that the location and distribution of the facilities can be shown in future AMRs.

Core Output Indicator (6a) - Capacity of new waste management facilities by type

There were no new waste management facilities provided in 2005/06, as was the case in 2004/05. Equally there has been no loss of existing waste management facilities through development in the Borough in the last year.

Table 5 shows that there has been a decrease in the amount of municipal waste generated in Harrow since the last monitoring period. Decreasing from 105,331 tonnes in 2004/05 to 100,259 tonnes in 2005/06.

Table 5a - Household Waste (2000/01 - 2005/06)

Year	Total Household Waste (tonnes)
2000/01	88,321
2001/02	90,491
2002/03	95,662
2003/04	98,115
2004/05	105,331
2005/06	100,259

Source: Harrow Council, Waste Management Policy Unit

Table 5b - Commercial Waste (2005/06)

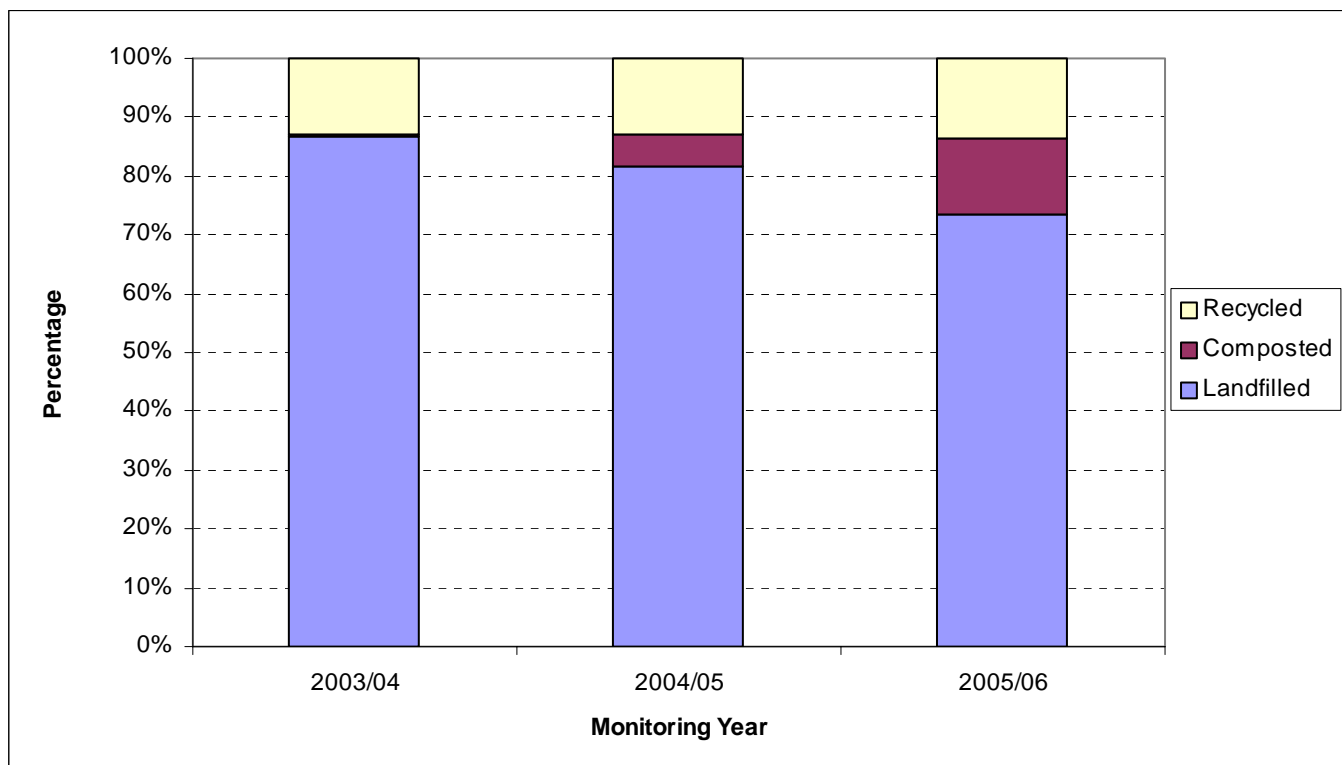
Waste Distribution	2005/06
	Weight (tonnes)
Commercial Waste Collected	8,000
Commercial Waste Delivered to Civic Amenity Site by Traders	3,260
Non Household Waste Delivered to Civic Amenity Site (construction and demolition waste)	3,100

Source: Harrow Council, Waste Management Policy Unit

Local Indicator - 25.2% of our household waste to be recycled by the end of March 2006 UDP

The Government's target requiring the Council to recycle 25.2% of all household waste by the end of March 2006 was met. As shown in Figure 4, the proportion of household waste recycled increased from 12.8% in 2004/05 to 13.66% (13930 tonnes) in the period 2005/06. In addition 13.04% (13312 tonnes) of waste was composted which brings the total to 26.7%. The remaining 73.3% (74,905 tonnes) was landfilled.

Figure 4 - Waste Management in Harrow 2003/04 to 2005/06



Source: Harrow Council, Waste Management Policy Unit

Local Indicator - 40% of our household waste to be recycled by the end of March 2009/10

The joint Municipal Waste Management Strategy has been agreed with WLWA and sets a target of 40% by 2009/10. In addition to the comprehensive kerbside recycling schemes, which serve “traditional” housing, the Council also provides recycling facilities for the recycling of various materials in Harrow.

During 2005/6 these were rationalised so that there are 22 sites. Each site provides separate facilities for paper, glass, and cans and plastic bottles. A similar scheme has been trialled for flats, with the intention of rolling this out across the Borough over the next two to three years.

The Council has been fortunate to have a composting facility available in Hillingdon that is Animal By-Products Regulations Compliant. This has enabled it to include the collection of food waste in the Brown Bin scheme. Further progress on implementing the WLWA joint Municipal Waste Management Strategy will depend significantly on the provision of additional processing facilities in Harrow or in adjacent boroughs. The development of the joint DPD on Waste is a crucial component in delivering these new facilities.

Core Output Indicator (6b) - Amount of municipal waste arising by management type

No information is currently available on this indicator, but it is hoped this will be included in the next AMR. Harrow Council is currently in the process of progressing development of a joint Waste DPD (see Chapter 3), and it is likely that more information will become available for monitoring in this area.

Table 5c - Other Waste Management Facilities in Harrow

Type of Facility	2005/06
	No.
Bottle Banks	82
Can Banks	20
Paper Banks	198
Public Commuter Bins (Newspapers & Magazines)	10
Recycling Bins (Town Centres)	33
Flats Recycling Bins	35
Public Bring Banks (Textiles) *	7
Public Bring Banks (Paper) *	48
Public Bring Banks (Glass) *	49
Public Bring Banks (Cans/Plastic)*	50

Source: Harrow Council, Waste Management Policy Unit

Notes

* These are facilities open to the general public

The number of waste recovery facilities has increased in the last ten years. The increase in number reflects the commitment and emphasises on sustainability and the need to minimise waste. Table 5c shows the number and variety of waste management facilities in the Borough up to 31st March 2006. This was not monitored in the last AMR. It is hoped that the number of waste recovery facilities will continue to increase in the future.

Local Indicator – Number of planning consents on new non-landfill facilities for the management of waste

The Council has not approved any new non-landfill waste facility in the period.

Core Output Indicator (5a) - Mineral workings - Production of Primary land won aggregates

There are no mineral workings in Harrow and indicators have therefore not been identified for monitoring.

Core Output Indicator (5b) - Production of Secondary/Recycled Aggregates

There are no permanent concrete crushing equipment or aggregate making plants in the Borough. However the Council's Environmental Health Unit inspects all mobile machinery for concrete crushing on sites. Information on tonnage is very difficult to collate but efforts will be made to ensure that the building industry is actively promoting the use of recycled materials.

There is no fixed aggregate or concrete processing equipment in the Borough. There is however a requirement for the operators to inform the Council when a concrete crusher is in use in the Borough. The operator is under an obligation to provide information on the location of the equipment and the amount of time it will take to carry out the operation. There is however no requirement to provide information on the amount of waste processed and re-used. It is therefore not possible to monitor the tonnage of material recycled through this process.

In 2005/06 monitoring period the Council issued permits for two concrete crushers in Harrow. Both these concrete crushers are mobile and can crush as much material as possible so long as they do not abuse their permits. As for the tonnage of material recycled there is no figure for this. In practice some material may be used on site for footings and foundations whereas other material may be sold. The Council is not normally given any detailed information about this.

It has been observed, however, that more processing and recycling of materials are undertaken on demolition/construction sites in Harrow. However, the Council has no direct control over this. The Council has only direct control over dust and noise from a site and not the amount of waste generated.

Local Indicator – Number of incidents of nitrogen oxide (NO₂) and particulates (PM₁₀) exceeding the Governments objective levels by 2005

The results of diffusion tube monitoring for the most recent years at the four sites monitored in the Borough are given in Table 6 below. The sites are all background, being more than 5m from the kerb and all at least 2m above ground level. The results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEF programme. The factor used for 2001 was 1.36 and for 2002 was 1.37. These factors indicate that the diffusion tube results under read in comparison with chemiluminescence monitoring. As Gradko Scientific supplied the Council's diffusion tubes with analysis undertaken by Casella Stanger, the national bias adjustment was applied to data for 2003, 2004 and 2005 and these were 1.10, 1.08 and 1.18 respectively.

The bias adjusted results are presented in Table 6 below and indicate that the majority of sites meet the projected annual mean objective for 2005. The sites are all locations that are considered to represent relevant public exposure. The biased results indicate that all the sites met the annual mean concentration objective, apart from Site 1 (closest to roadside), during 2003 and 2004.

Table 6 - Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³)

Site	Bias adjusted 2001	Bias adjusted 2002	Bias adjusted 2003	Bias adjusted 2004	Bias adjusted 2005
Site 1	38.8	36.5	43.9	42.2	46.1
Site 3	24.2	28.9	22.4	17.7	30.6
Site 4	27.2	26.7	32.4	30.4	24.6
Site 5	30.1	26.8	33.9	32.6	31.8

Site Number One has an annual mean concentration greater than the 2005 objective ($40 \mu\text{g m}^{-3}$), for 2003, 2004 and 2005. Using the correction factors on the 2005 data to estimate the annual average NO_2 concentrations for 2010 these show that the annual mean concentrations would be $37.9 \mu\text{g m}^{-3}$, this would be below the exceedence limit.

The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2005 were $26.5 \mu\text{g m}^{-3}$ (99.7% data capture) and $42.0 \mu\text{g m}^{-3}$ (98.9% data capture), respectively. This again indicates that some of the roadside areas within the borough have the potential to exceed the objective limit of an annual mean of $40 \mu\text{g m}^{-3}$ during 2005.

There was one exceedence in 2005 of the $50 \mu\text{g m}^{-3}$ 24-hour mean for PM_{10} , for Harrow 1 (background continuous monitoring station). The annual mean concentration for Harrow 1 indicated a flattening off of the downward trend in background concentration for the Borough (Table 7) seen in 2004. At the roadside continuous monitoring station Harrow there were 17 exceedences during 2005 compared to 18 exceedences in 2004. This is 50% lower than the permitted level of 35 exceedences.

Table 7 - PM_{10} monitoring at the Harrow 1 site.

LAQN site	1999	2000	2001	2002	2003	2004	2005
Days mean $\geq 50 \mu\text{g m}^{-3}$	3	3	6	8	16	0	1
Annual Mean $\mu\text{g m}^{-3}$	21	20.8	21	23	24	19.7	20.0

Note – italics represent < 90% data capture

The 2005 mean average annual concentration for the background monitoring station (Harrow 1) was $20.0 \mu\text{g m}^{-3}$ (with 100% data capture) and the mean annual concentration for the roadside monitoring station (Harrow 2) was $28.4 \mu\text{g m}^{-3}$ (with 98.6% data capture) after the interim default adjustment factor of 1.3 was used, as TEOM monitors are employed. Both these values were below the annual mean concentration limit for 2005 of $40 \mu\text{g m}^{-3}$.

The mean annual PM_{10} concentration, for the roadside continuous monitoring station (Harrow 2), measured in 2005 was used to predict the PM_{10} mean-annual concentration in 2010. The predicted concentration was $28.41 \mu\text{g m}^{-3}$, which would be above the revised exceedence limit for 2010 of $23 \mu\text{g m}^{-3}$. Although the predicted value for Harrow 1 continuous monitoring station would be $19.91 \mu\text{g m}^{-3}$ and this would be below the 2010 annual exceedence limit.

4.2 DESIGN AND THE BUILT ENVIRONMENT

Policy Objectives

- To protect and enhance sites, areas and features of historic, cultural archaeological and architectural interest.
- To improve access to buildings and landscapes of historic/cultural value and to use architectural design to enhance the local character and “sense of place” of development.

Like most of London, Harrow is intensively developed and, although there are significant areas of open space, the built environment predominates. Harrow has a rich heritage and a built environment of enormous variety, with famous landmark buildings and historic areas of national importance, as well as some modern, commercial buildings in Harrow Town Centre. They combine to create an attractive and high quality environment, which the Council is committed to maintain and enhance.

Design and Built Environment Objectives

- i) To ensure that development secures the most efficient and effective use of land through good design, thereby enhancing the built environment;
- ii) To promote more sustainable types and layouts of development, including mixed use development;
- iii) To seek the protection and enhancement of the historic environment; and
- iv) To promote more sustainable travel patterns through layouts and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

The HUDP has no specific targets relating to Urban Design and the OPDM Core Output Indicators do not require any data to be submitted about design issues. Notwithstanding this, alternative indicators have been identified which show that action is being taken to improve the quality of the built environment in Harrow.

Local Indicator - Number of urban design statements submitted to the Council

Design statements are required by the HUDP policy D4, and design and access statements accompany most of the major planning applications. Currently there is no actual figure for the number of urban design statements submitted to the Council. The Government Circular on Design and Access Statements (in May 2006) came into force on 10 August 2006. The requirement for applicants to submit Design and Access Statements will enable the Council to record and monitor these in future. In order to assist developers the Council has produced an informal Access and Design Guide.

Local Indicator - Number of design briefs for key development sites

During 2005/06 the Council adopted two site specific briefs:

- Land at Honeypot Lane, in April 2005
- Land at Harrow on the Hill Station, in July 2005.

The Council also adopted the Harrow Town Centre Development Strategy in July 2005. The three design briefs prepared during the previous monitoring period remain active. During the monitoring period the development brief for Honeypot Lane was used to determine the planning application for the site. The Harrow on the Hill Station brief was used at a Pre-application negotiation with landowners and as a tool for exploring future development opportunities. Individual site briefs are being developed through the Site Allocation DPD to support the Local Development Framework and it should be possible for these to be reflected in the 2006/07 AMR period.

Local Indicator - The production and status of design guides and design policy documents

The two Supplementary Planning Documents on Access for All and Accessible Homes were progressed through the various stages during the monitoring period, but their adoption was in April 2006, just outside the monitoring period. These will assist developers and the Council in the determination of applications and the preparation of Design and Access Statements. Other documents being produced are listed in the revised LDS timetable (Appendix 1).

Local Indicator - Number of planning applications referred to the Access Officer and/or Urban Design Officer

The delivery of the Supplementary Planning Documents, Access for All and Accessible Homes, has enabled Development Control Officers to deal with majority of planning applications without recourse to the Access Officer. However all major planning applications are referred to the Council's Access Officer for comments on access needs of disabled people. At present there are no accurate records of the number of planning applications considered by the Access Officer. It is intended that a monitoring database is set up to deal with this during the next AMR period.

The Urban Design Officer provided comment on:

- 21 Pre-application submissions
- 24 Planning Applications

Due to the need to comply with the Disability Discrimination Act significant improvements have been made to public facilities and services in terms of physical access and the Council has taken advantage of new development opportunities to effect improvement to front elevations of buildings and to seek level access for disabled people. In addition the Council approves more than 50 improvement and adaptation applications for disabled access and other facilities every year.

Local Indicator - Number of submissions seen by the Planning Advice Team

The Planning Advice Team, comprising key officers and the Crime Prevention Adviser from the Metropolitan Police was established to assess the design and feasibility of applications. The team meets on average fortnightly and usually assesses between 10-14 proposals, providing advice to developers on how to improve the design of their schemes.

Local Indicator - 100 % of Conservation Areas to be covered by policy statements (HUDP) (now referred to as character appraisals)

In addition to the 14 Conservation Areas covered by policy statements, two new policy statements were started and progressed to an advanced stage during the 2005/06 monitoring period. They were subject to final public consultation in February/March 2006 and adopted just outside of the monitoring period (April 2006). Four other statements are now being prepared including: Harrow School, Eastcote Village, Brookshill Drive and Edgware High Street. The possible date of adoption is the end of March 2007. This means that more than 70% of the Conservation Areas would be covered by adopted policy statements by 2007 (i.e. 20 out of 28).

Core Output Indicator BVPI 219 - the percentage of conservation area character appraisals and management plans adopted within the last five years

At the end of 2005/2006, only three out of 28 conservation areas had up-to-date appraisals and plans. However, the Council hope to have nine adopted by the end of March 2007. The two policy statements adopted in April 2006 were for Rayners Lane and Old Church Lane Conservation Areas. A number of SPDs are being produced under the LDF programme as shown in Appendix 1.

Key Findings and Policy Implications

Policy Objectives	Achievements
<ul style="list-style-type: none"> To promote the wise use of land and reduce the amount of derelict, degraded and underused land To improve the quality of the built environment through high standards of sustainable design and construction of new and existing buildings To promote design that respects and enhances townscapes, streetscapes and or landscapes To protect the quality, quantity and accessibility of open spaces in the Borough To avoid damage to, and improve biodiversity in the area An increase in area of the Borough covered by Sites of Nature Conservation Importance and no loss of existing areas 	<p>The Borough has met its housing allocation without having to allow development of Green Belt or open space. Residential developments in Harrow have taken place at higher densities in the last five years and this suggests that:</p> <ul style="list-style-type: none"> the available land had been used more efficiently by encouraging the use of material The amount of waste going to land fill site has reduced due to recycling There has been an improvement in crime reduction Further measures have been taken to increase the number conservation areas covered by policy statements The amount of mixed-use development has increased

- The greater emphasis on environmental management and the use of available resources in a more efficient manner has led to a reduction in waste arisings and

the protection of valuable assets such as open space, Green Belt, Historic buildings and parks.

- The concern with climate change has led to measures being taken to monitor air quality and to promote sustainable development. There was one exceedence in 2005 of the 50µgm-3 24-hour mean for PM10, for Harrow 1 (background continuous monitoring station) and it can be demonstrated that the Council has taken adequate measure to safeguard the environment
- Further measures to reduce waste will be sought through the joint Waste Strategy and the emerging LDF
- The Council Strategy has been to increase the number of trees covered by TPO's
- There was no net losses of open space and there has been a positive move to improve facilities that cater for both informal and formal activities

Policy Implications

The protection of green space and the promotion of renewable energy will enhance Council objectives	✓
Areas of Concerns	Actions Required
More effort is required to ensure that more wastes are recycled to meet the Government target.	Joint waste strategy should be given priority. More waste management facilities to be sited in the Borough if practicable and viable

4.3 TRANSPORT

The need to encourage the use of other modes of transport, other than cars, presents one of the biggest challenges. Road safety and the prevention of accidents are a serious concern within the community, and can significantly affect the quality of life. The transport policies in the UDP aim to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes. The policy objectives are:

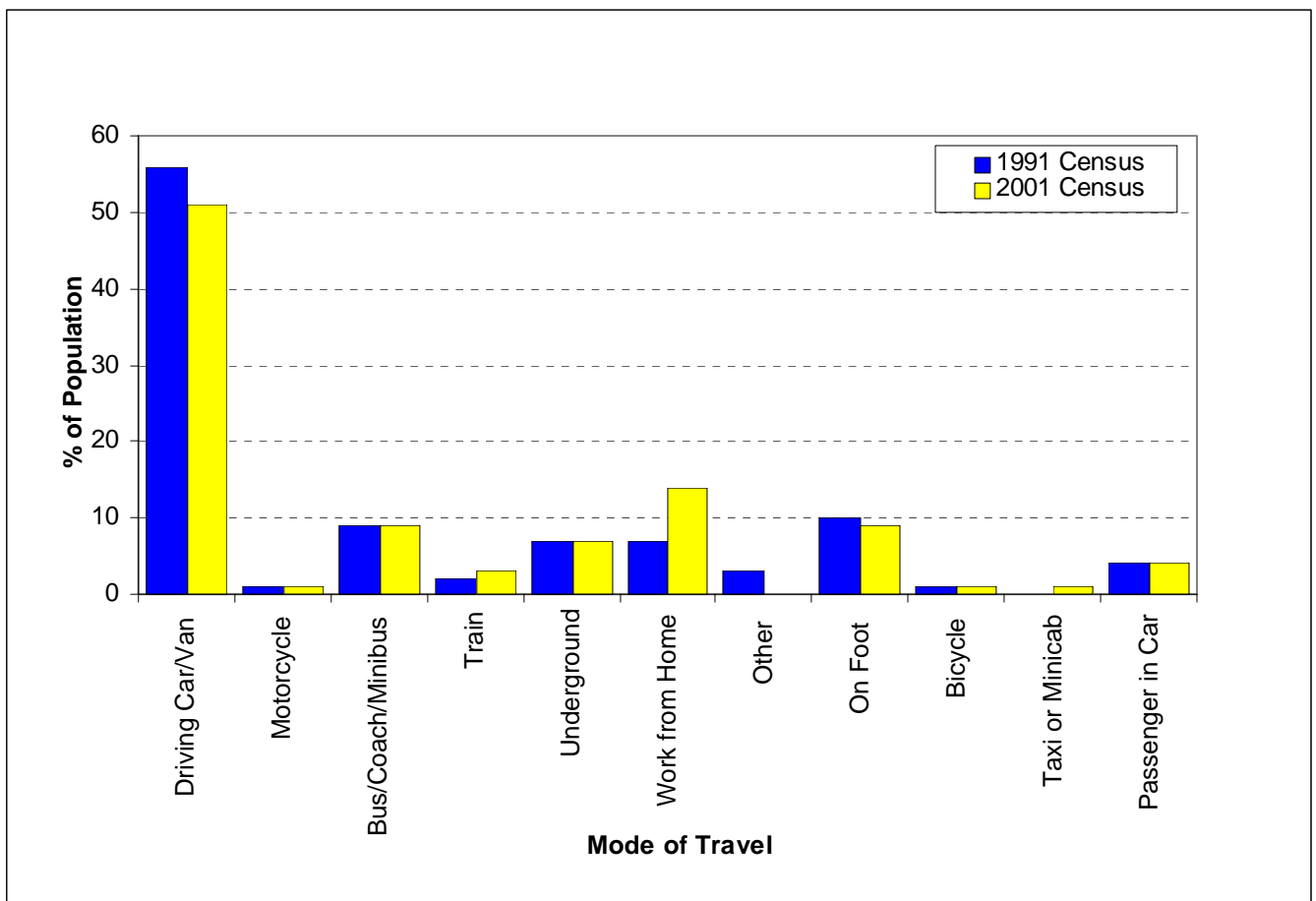
- i) To help bring about a land use pattern where travel, particularly by car, is minimised, and where there is a realistic choice of mode of transport;
- ii) To promote sustainable travel patterns by encouraging walking, cycling and the use of public transport by better maintenance and improvement of the provision made for these modes, and to promote safe and convenient interchange between different modes of transport;
- iii) To protect the environmental quality of the Borough from the impact of traffic; and
- iv) To manage the highway network effectively for all users without increasing its overall capacity for private motorised vehicles, and creating further capacity where appropriate for priority use by sustainable transport modes.
- v) To ensure that all medium/large development schemes are designed to maximize integration of different modes.

Context

There is a high level of car ownership and dependence in Harrow. The main features relating to transport in Harrow include:

- 77% of Harrow households have access to a car or van (the second highest level in London (2001 Census));
- 33% of households have two or more cars or vans (the second highest level in London); and
- 43% of Harrow residents using public transport to travel to work compared to 58% in London overall.

Figure 5 - Mode of Travel to Work for People in Harrow – A 1991 and 2001 Comparison



Source: 1991 & 2001 Census, Crown Copyright

Road Accidents 2003 and 2004

The number of people killed or seriously injured through road accidents has dropped by 27.5% between the period from 2000 to 2005.

Table 8 - Road Accident Statistics 2003 and 2004

Accidents	2003	2004
No. of Casualties	676	708
Total Accidents	549	582
Fatalities	9	4
Serious Injuries	70	79
Slight Injuries	597	625

Source: Accident Records, Harrow Council, Transportation Section

Notes

- 1 The BVPI99 road traffic accidents and casualties are reported every calendar year. Thus the data reported in the 2004/2005 AMR is for calendar year 2003. Therefore, the data to included in 2005/2006 AMR should is for calendar year 2004. This is in order to be consistent with BVPI reporting system.
- 2 The data presented is the most up to date at the time of this AMR.

Table 9 - Casualty Statistics from 2000 to 2004

	2000	2001	2002	2003	2004
Accidents	618	647	560	549	582
Casualties	776	800	711	676	708
Fatal	10	5	4	9	4
Serious	109	100	83	70	79
Slight	657	695	624	597	625
Pedestrians	137	146	101	118	121
Age: 0-4	5	11	3	5	4
Age: 5-15	31	37	22	28	23
Age: 16-59	64	56	49	62	70
Age: 60+	28	29	18	18	19
Unknown	9	13	9	5	5
Cyclist	45	41	33	27	37
Children	21	12	9	9	14
Adults	24	28	23	17	23
Unknown		1	1	1	0
Total in Vehicle	594	613	577	531	587
M/Cycle	60	71	76	52	65
Car/Van	491	492	470	444	451
PSV	30	34	21	30	23
LGV/HGV	12	12	6	4	1
Other	1	4	4	1	1

Source: Harrow Council, Transportation

Local Indicator - Accident Rates

Accidents rate recorded in Harrow in 2004/05 was 320.8 accidents per 100,000 persons comprised 56.0 involving pedestrians, 12.8 involving cyclists, 24.7 involving motorcyclists, 210.7 involving cars and 16.6 involving other modes. If the current accident rate is maintained, then it is expected that the target of reducing accident numbers by 40% by 2010 will be met. This trend is in line with the objective of promoting highway safety.

Local Indicator - Number of Travel Plans produced

A 'Travel Plan' usually relates to large businesses or employees putting in place a range of measures aimed at promoting more sustainable travel choices and reducing reliance on the car. The Council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport. In the last five years 16 travel plans have been adopted. In 2005/06 six travel plans were adopted and these are in addition to the five adopted in 2004/05. The 11 travel plans adopted in 2004/06 include:

Clementine Churchill Hospital
Katies Kitchen
ASHA Foundation (The scheme was never implemented)
Stanmore Baptist Church
Greek Orthodox Church
Retail Store and Residential, 354-366 Pinner Road
Zoroastrian Centre, Rayners Lane
Swaminarayan Temple, Kenton Road
Swaminarayan Temple, Buckingham Road
Former BAE Systems Site, Stanmore
Swaminarayan Temple, Cloisters Wood

At present there are 2 voluntary travel plans in place and another currently being developed.

- i) Calamity Comics, Station Road (The company has subsequently moved from these premises)
- ii) Royal National Orthopedic Hospital (RNOH)

There are now 18 travel plans in the Borough up to 31 March 2006. In addition a total of 16 school travel plans were submitted in the period from 1st April 2005 to 31st March 2006. There is no comparable figure for 2004/05, because there was no requirement to produce this prior to the current AMR period.

Local Indicator – The amount of medium/large development schemes designed to maximize integration of different modes. (HUDP)

Only large developments have the scope for transport integration and accessibility. As in the previous monitoring period only one major proposal had the scope for transport integration and accessibility in 2005/06. This involved a major residential development on previously developed land at Honeypot Lane. Two schemes (BAE and RNOH) secured financial contributions to improve bus services (see page 76)

Local Indicator - Location of new housing development and accessibility by PTAL rating

The development of Public Transport Accessibility Level (PTAL) ratings allows officers to assess improvements to density patterns connected to good public transport. Harrow is well served by public transport and it has been demonstrated that most residents are within 30 minutes of public transport. Areas around Harrow Metropolitan Centre and the district centres are the most accessible locations (see Figure 6).

Local Indicator - Number of completed residential schemes (above 10 units) with no car parking provided

Two sites (of 10 units or more) were completed in 2005/06 without any provision for car parking:

- 15 flats at County House, 29 Peterborough Road (Harrow Metropolitan Centre)
- 10 flats at 464 Alexandra Ave. (Rayners Lane District Centre)

This is an improvement on the previous year when one residential development was completed with no parking spaces. It is important that the number of residential schemes (in appropriate locations) with no or minimal numbers of parking spaces will increase in the next year as the Council aims towards achieving more sustainable patterns of development. It should be noted that zero parking schemes could only be a viable option in locations with good public access.

Core Output Indicator (3a) - Amount of completed non-residential development within UCOs A, B, D complying with car parking standards set out in the local development framework. (ODPM)

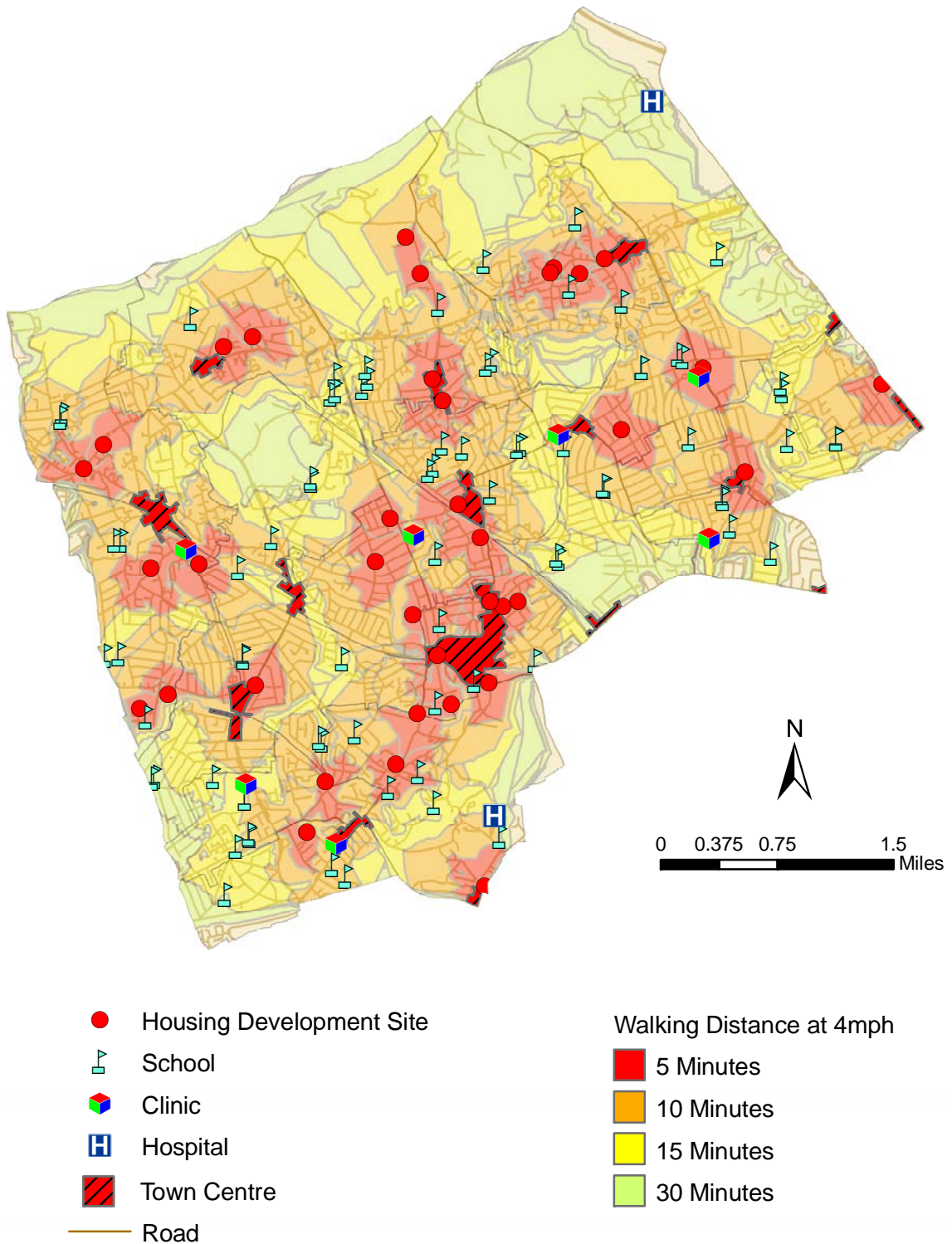
The parking standard in the adopted HUDP is treated as maximum. Policy T13 (HUDP) enables developments to provide for car parking at a level lower than the maximum set out in the Plan. An analysis of appeal decisions was undertaken in order to see if a breach of car parking standards was an issue. In the period 2005/06 all non-residential developments in use classes A, B & D were analysed to see if they complied with the parking standards. The result of the analysis shows that 81.2% were found to have complied whilst 18.8% did not. The six developments that did not comply with the standards were either redevelopments or extensions to existing facilities. In these cases existing parking arrangements did not have to change.

Core Output Indicator (3b) - Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and a major health centre. (ODPM)

With regard to this indicator, a transport accessibility map was generated (see Figure 6). This shows that most residents are within 30 minutes walking distance of public transport. All residential areas are within 30 minutes public transport time but there are a few residents, especially those within the Green Belt, who are limited due to constraints imposed on the area. The current patterns of new residential development also show that all major new residential developments are within 30 minutes public transport time of the aforementioned facilities. With regard to the second indicator, the Council is aware that MVA has developed the ACCESSION software, which should

be able to provide the required information with greater ease in the future. The implementation of this has cost as well as London wide implications. Discussions with Transport for London (TFL) are ongoing and it not possible to give a precise timeframe when this is likely to take place.

Figure 6 - Transport Accessibility Map



Local Indicator - Parking facilities and Provision of cycle parking

Improving existing facilities, including the pedestrian environment, can lead to an increase in the use of public transport.

The number of Council car parking facilities has remained unchanged between 2004/05 and 2005/06. These are mainly around the town centres. Most of the parking facilities within the Harrow Metropolitan Centre are of strategic importance as they are necessary for the vitality and viability of the centre.

The absence of new major retail, office and employment generation facilities makes it impossible to monitor the provision of cycle parking facilities

Key Findings and Policy Implications

Policy Objectives	Achievements
<ul style="list-style-type: none"> • To minimise the need to travel and promote sustainable mode of transport • To improve the quantity and quality of public transport • To promote development in high transport accessibility locations • To protect the quality, quantity and accessibility of open spaces in the Borough • To increase the number of transport plans being prepared • To reduce the number of road traffic accidents in the Borough • Promote accessible transport 	<p>The Council has made significant progress by working with transport operators to ensure proper integration and improvement to the existing infrastructure. Most major developments have taken place in and around the town centres and more mixed use developments have been encouraged in the last five years and there are indications that:</p> <ul style="list-style-type: none"> • The available land had been used more efficiently • The number of road traffic accidents has reduced as well as the number of fatalities • There has been an improvement in public facilities and the number of bus stops with disabled access • The number of transport plans has increased and further measures have been taken to increase the number of transport plans • The amount of mixed-use development has increased.

- Residential developments in Harrow have taken place at higher densities in the last five years and at locations with high transport accessibility.
- There was an increase in the number of developments without any provision for car parking and the number of Travel Plans putting in place a range of measures aimed at promoting more sustainable travel choices and reducing reliance on the car.
- The Council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport.
- The promotion of sustainable development through mixed-use development and intensification has been a key policy objective and this has been met.
- The need to reduce CO2 emission and pollution levels through sustainable development has been identified. The need to continue to improve the attractiveness and reliability of public transport will ensure that policy objectives are met.

- Commitment to improve: pedestrian environment, cycle parking facilities and public transport should be encouraged as set out in Schedule 6 of the adopted UDP and these should underpin the objectives and policies of the new LDF

Policy Implications

High Density development has been achieved throughout and new developments are within easy reach of local facilities	✓
Areas of Concern	Actions Required
Reducing the number and distance of trips undertaken in private cars and improving travel choices requires a major rethink of land use allocation. Any drastic measures that could lead to alteration of the land use pattern in a built up like Harrow is problematic.	The LDF Team and the Council engineers need to work hand in hand to ensure that planning policy and transport objectives are well integrated.
Emphasis on development around the town centre and major roads may lead to further traffic congestion and infrastructure overload.	

4.4 HOUSING

Housing constitutes the largest single component of the Borough's built-up area (about 50%). The need for good quality housing is one of the most important issues for the Borough's residents. This section addresses a number of important housing issues, including the provision of new dwellings, conversions, the housing trajectory and affordable housing.

Context

- There are over 83,000 dwellings in the Borough and over three-quarters of Harrow's housing stock was owner-occupied in 2001, ranking Harrow fifth in London. About 11% of Harrow's households lived in social housing in 2001;
- The third lowest level of social housing in London;
- There were 3,597 statutorily unfit dwellings in Harrow (2000 Private Sector Stock Condition Survey); and
- 48.3% of the Council's own housing stock failed to meet the decent homes standard (NBA Stock Condition Survey 2003).

Table 10 - Housing - Key Facts

	2004/05	2005/06
Population	211,200 (204 MYE)	214,000 (2005 MYE)
Number of households	79,565 (2001 Census)	81,801 (Mid 2006 projections)
Single person households	20,705 (2001 Census)	22,681 (Mid 2006)
Households with children	22,540 (2001 Census)	N/A
Average house price	£276,384	£276,655 (Land Registry)
House price to income ratio	1:10	1:10
Households with income less than £10,000	8,500 (10%) (CACI)	6,865 (8.2%) (CACI)
Homeless Households	2,724 (1.3%)	3,182 (1.5%)
Households in overcrowded accommodation	9,455 (2001 Census)	N/A

Source: Harrow Council, Planning

Housing Objectives

- i) To provide sufficient housing land to meet identified housing needs, give priority to the re-use of previously-developed land, bring empty homes back into use and promote the conversion of existing buildings within urban areas, in preference to the development of greenfield sites;
- ii) To meet the housing requirements of the whole community including those in need of affordable housing including key workers and special needs housing;
- iii) To provide wider housing opportunity and choice and a better mix in the size, type and location of housing and seek to create mixed communities;
- iv) To provide for higher density housing in locations with good public transport accessibility and/or access to town centre facilities and to reduce reliance on the use of the motor car;

- v) To promote housing in town centres by, for example, converting space above shops and vacant commercial buildings, and including housing in mixed-use developments;
- vi) To secure the effective use of vacant land and buildings;
- vii) To improve the existing dwelling stock; and restrict the loss of residential accommodation.

Core Output Indicator (2a) - The Number of Net Additional Dwellings Provided 2005/2006

The HUDP includes a target to provide 6,620 additional dwellings during the period 1st January 1997 and 31st December 2016. This equates to an annual average target of 330 additional dwellings. Table 11 shows actual housing completions from all conventional sources in the period 2004/05 and 2005/06 by sector.

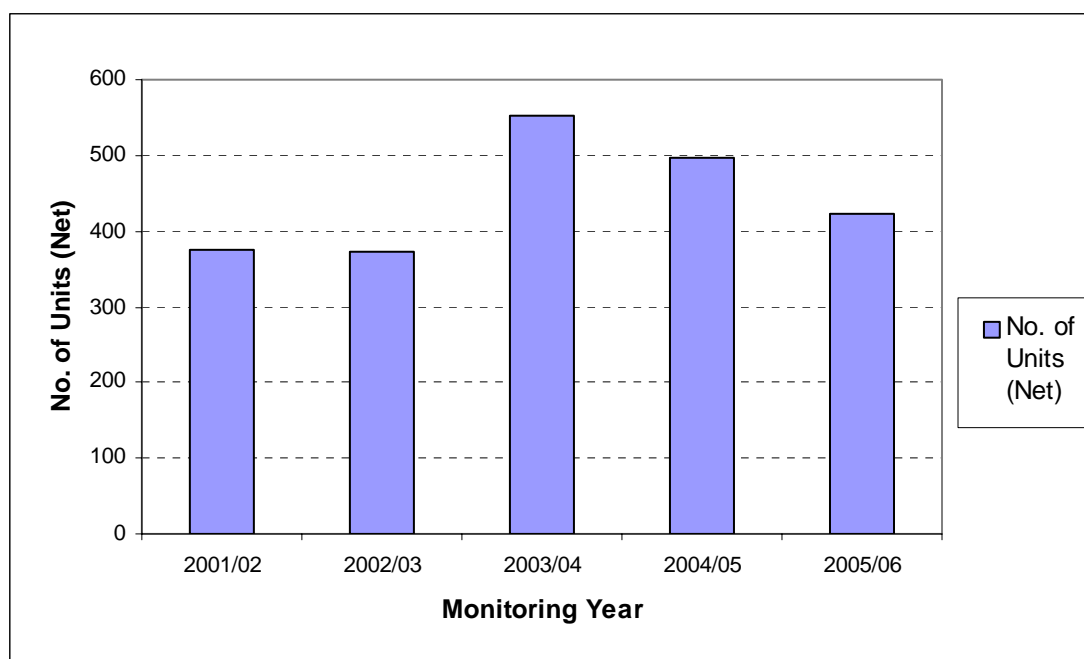
Table 11 - Residential Completions 2004/05 & 2005/06

	2004/05			2005/06		
	New Build	Conversions/ Change of Use	Total	New Build	Conversions/ Change of Use	Total
Total No. of Existing Units	115	99	214	26	66	92
Total No of Proposed Units	448	247	695	242	273	515
Net Gain of Units	333	155	488	216	207	423
Number of Sites	50	96	146	38	78	116

Note: Figures include partial completions
 Source: Housing Monitoring database, Harrow Council, Planning

As shown in Table 11, 423 net housing units were completed in 2005/06. Although this figure is less than the previous year when the net completion level was 488, it is still significantly higher than the average target of 330 units per year set for Harrow.

Figure 7 - Net additional dwellings over the last five years 2001/02-2005/06



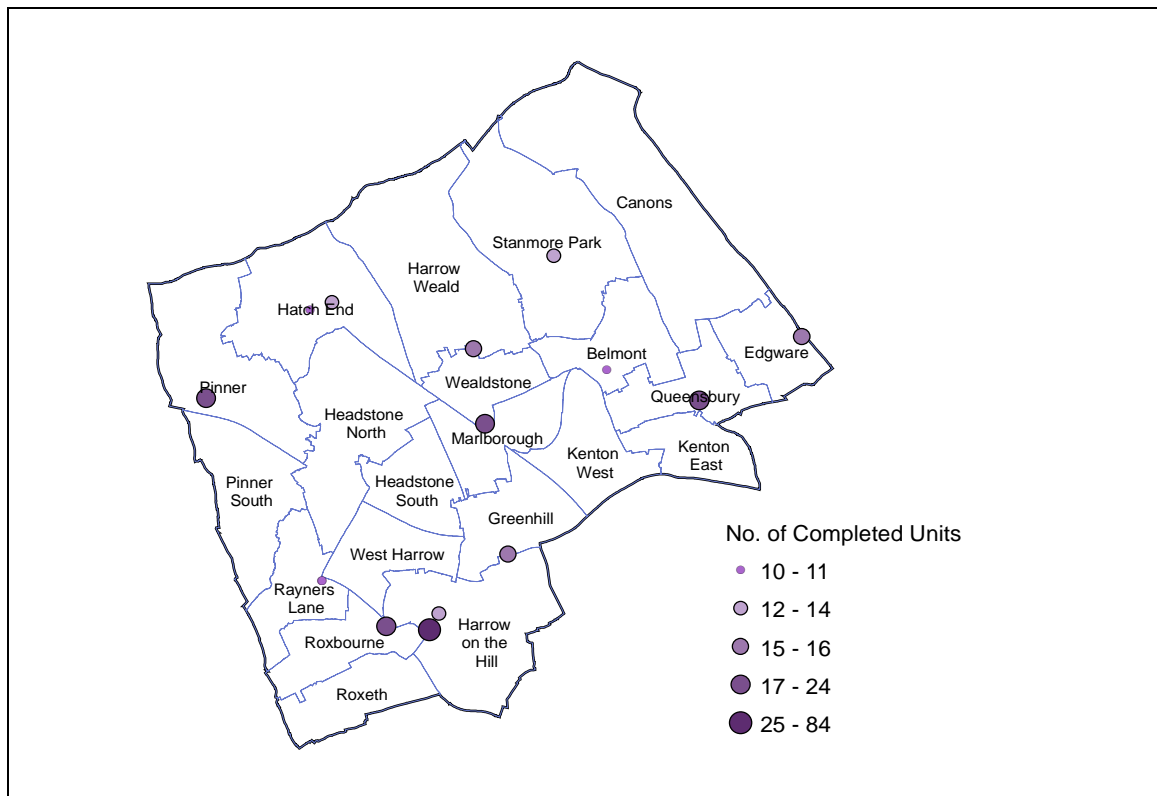
Source: Housing Monitoring database, Harrow Council, Planning

Figure 7 shows that the annual numbers of residential units built between 2003/4 and 2005/6 were significantly higher than in 2001/2 and 2002/3. It also shows that the annual rate of completions over the five-year period is consistently higher than the average target of 330 additional units.

Core Output Indicator (2b) BVPI 106 - Percentage of new homes and converted dwellings built on previously developed land

The HUDP sets a target of 100% of new residential units to be built on brownfield sites. In 2005/06 all new residential completions occurred on previously developed land. A significant proportion of the housing developments came from infill sites. This was the same as in the previous year when all residential developments took place on previously developed land. The pattern of development achieved reflects the principles of sustainable development. This is also indicative of the implementation and effectiveness of the UDP policy H4 and the Council's commitment to the principles of ensuring a more efficient use of land.

Figure 8 – Distribution of New Residential Developments of 10+ Units Completed 2005/06



Source: Housing Monitoring database, Harrow Council, Planning

Core Output Indicator (2c) - Percentage of New Residential Developments built at a density of at least 150 habitable rooms per hectare (HUDP)

An analysis of residential development in the Borough shows that the average density of completions for new residential developments (over 10 units) for the period 2005/06 was 297 habitable rooms per hectare (HRPH). This was higher than the previous monitoring period when the average density was 254HRPH. This is well above the minimum target of 150HRPH. This upward trend reinforces the Council's commitment to sustainable development and the value of working towards the provision of new residential development at higher densities in appropriate locations. In terms of the individual developments, 92% (11 out of 12) were built at a density of at least 150HRPH compared to 88.9% (8 out of 9) in the previous year. For completed new build developments under 10 units, the average density was 138HRPH.

Core Output Indicator (2c) - Percentage of new dwellings completed at:

- i) less than 30 dwellings per hectare**
- ii) between 30 and 50 dwellings per hectare**
- iii) above 50 dwellings per hectare**

Table 12 - Percentage of new dwellings completed at, below or above 30 to 50 dwellings per hectare

	2004/05	2005/06	
		Percentage	No. of sites
Less than 30 dwellings per hectare	7.3%	19%	5
Between 30 and 50 dwellings per hectare	62.9%	22%	6
Above 50 dwellings per hectare	29.8%	59%	16

Source: Housing Monitoring database, Harrow Council, Planning

19% of new dwellings completed were at a density of less than 30 dwellings per hectare compared to 7% in 2004/05. The one development (over 10 units) that fell short of the target at 122 HRP, was at 30-32 Uxbridge Road, for a development of 14 flats. It should be noted that planning permission for this development was granted in February 2003, before the adoption of the current policy. The situation reflects the Council's commitment to high density development and repeats the same pattern as 2004/05 when a development at Brookshill, Harrow Weald was the only residential development that fell below the target of 150 HRP.

Unlike in the previous year, when low density developments only took place on sites in or adjacent to Green Belt or Metropolitan Open Land, there was no pattern in terms of location of the developments completed below the minimum density in 2005/06. It was, however, observed that most of these developments were granted at appeal. This is indicative of the effectiveness of the UDP policy H4.

Of those five sites completed below a density of 30 dwellings/Ha, two were allowed on appeal and two were on previously developed land in the Green Belt. Of those six sites completed between 30 & 50 dwellings/Ha, one was allowed on appeal.

Table 13 - Completed Residential Development (over 10 units) and Density Rate - 2005/06

	Address	Density (hrph)	Unit Net Gain
1	Northolt Road, 82, 'Templar House'	953	84
2	Honeypot Lane, 400, 'Queen of Hearts PH - Flamedeck'	300	23
3	Headstone Drive, 23, Wealdstone Ex-Servicemen's' Club	535	22
4	Pinner Green, 1, "The Orange Tree PH"	216	21
5	Roxeth Green Ave, land at 101 & 103	220	22
6	High Road, 286-288	386	16
7	Columbia Avenue, land off (r/o 1-3 Canada Park Parade)	355	16
8	County House, 29 Peterborough Road	479	15
9	The Avenue, 6, 'Elmwood', Hatch End	187	13
10	Lower Road, 60-64	208	12
11	Uxbridge Road, 30-32	122	12
12	Westfield Park, "Westfield House" & "Hillsdale"	247	9
13	Uppingham Avenue, St. Anselms Church & Church Hall	307	10
14	Alexandra Avenue, 464-472	1,667	10
15	Alexandra Avenue, 464	513	10
	Average Density & Total Number of Units	446	295

Source: Housing Monitoring database, Harrow Council, Planning

The density levels of residential completions on individual sites were analysed for the 15 largest schemes completed in 2005/06. Table 13 shows that the average residential density completed was 446HRPH. This is significantly higher than the previous year when the average density was 237HRPH.

Local Indicator - Residential Permissions 2005/2006

Monitoring permissions data is a good way of assessing policy performance as well as giving an indication of future development levels. In total, 212 planning permissions were granted in 2005/06, leading to a potential net gain of 1017 residential units. This nearly doubles the number granted in 2004/05, although they will not all be completed in one year. The significant rise in the number of dwelling

units arising from planning permissions should be interpreted with caution because four major applications accounted for more than 47% of the total permissions. Judging by the net gain of residential units due to planning permissions granted in 2005/06, it is likely that the Council will continue to meet its annual net additional residential unit target in the next few years.

Table 14 - Residential Permissions 2004/2005 & 2005/06

	2004/05		2005/06	
	New Build site	Conversion/Change of use	New Build site	Conversion/Change of use
Existing Units	9	123	65	121
Proposed Units	219	433	894	310
Net Gain	210	310	829	188
Number of Sites	143	70	84	128

Source: Housing Monitoring database, Harrow Council, Planning

An analysis of permissions granted in the last five years shows that an average of about 700 additional units per annum have been approved. This clearly demonstrates that the Council is on target to meet and possibly exceed its housing requirement figure of 6620 additional dwellings.

Local Indicator - Number of expired residential planning permissions

Permissions granted from August 2005 have three years until expiry for full planning applications and two years until expiry for outline permissions. Table 15 shows the number of lapsed residential permissions for each financial year over the last five years. In 2005/06 only one planning permission lapsed compared to two in the period 2004/05, when two permissions lapsed. As long as the number remains low, no immediate action is considered necessary, although the situation will continue to be monitored closely.

Table 15 - Lapsed Residential Permissions 2001/02 - 2005/06

Monitoring Year	Lapsed Permissions
2001/02	3
2002/03	6
2003/04	3
2004/05	2
2005/06	1

Source: Housing Monitoring database, Harrow Council, Planning

Local Indicator - Net increase in the amount of mixed-use developments (HUDP)

The number of planning applications involving mixed-use developments decreased in 2005/06 compared to the previous year, but it is still significantly more than the figure before the UDP was adopted (Table 16). The increase reflects the emphasis on town centre development and the implementation of UDP policy SH2. More mixed-use

development means that people may have to travel less distances to take part in various activities, including leisure and work.

Table 16 - Mixed Use Permissions 2000/01 - 2005/06

Monitoring Year	Mixed Use Permissions Granted
2000/01	1
2001/02	1
2002/03	3
2003/04	3
2004/05	9
2005/06	7

Source: Housing Monitoring database, Harrow Council, Planning

Local Indicator - Increase in the average density of new residential development in areas of good public transport accessibility by at least 10% above the average residential density between 1999/2000 and 2003/04 (HUDP)

As shown in Table 17, the average residential density in 2005/06 was 297 habitable rooms per hectare compared to 254 habitable rooms per hectare in 2004/05. This equates to an increase of nearly 17% in period between 2004/05 and 2005/06. The average density is nearly double the minimum set out in the adopted Plan and also higher than the average density of 286 habitable rooms per hectare achieved between 2000/01 and 2005/06.

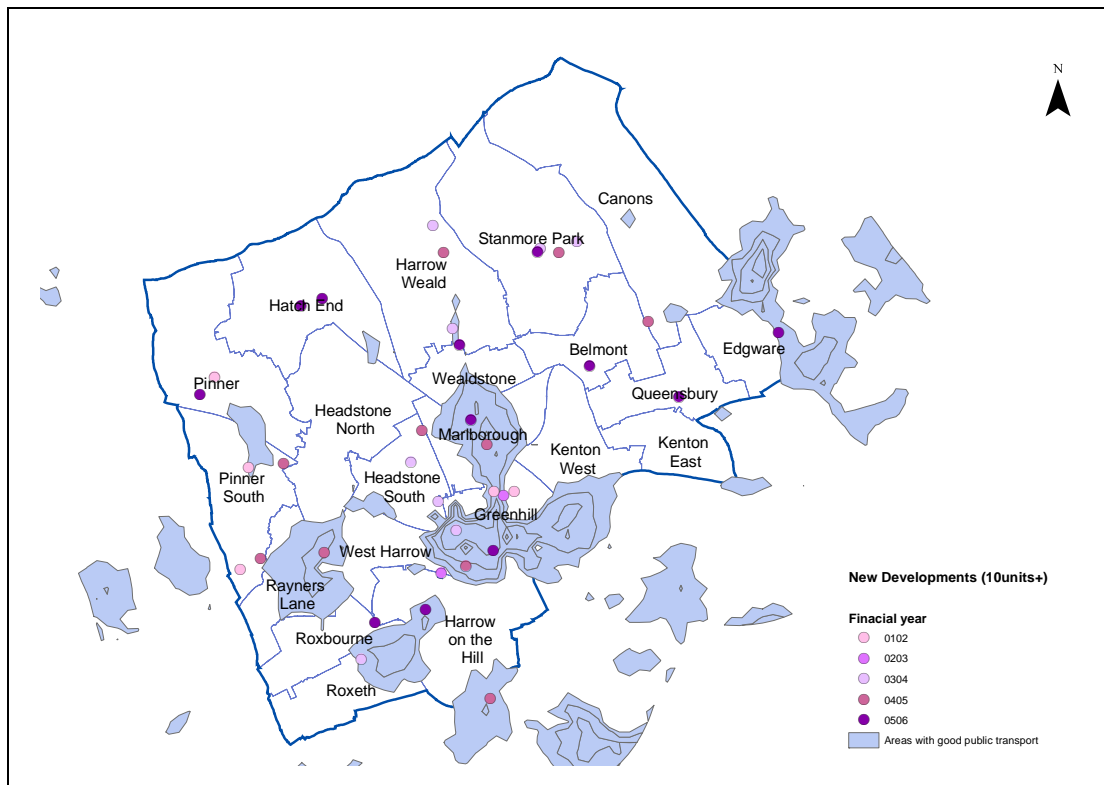
Table 17 - Residential Density – Developments of 10+ Units Completed 2000/01 - 2005/06

Monitoring Year	Average Residential Density (habitable rooms per hectare)
2000/01	220
2001/02	251
2002/03	260
2003/04	434
2004/05	254
2005/06	297

Source: Housing Monitoring database, Harrow Council, Planning

The increase in the residential density is a clear demonstration that land is being used more efficiently. The majority of the housing developments tend to be flats rather than houses.

Figure 9 - New Residential Developments (above 10 units) for 2001/02 - 2005/06 & areas with 'good' public transport accessibility



Sources: Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels, Transport for London (TfL)

Table 18 - Net additional dwellings 2001/02 - 2005/06

Monitoring Year	No. of Units (Net)
2001/02	375
2002/03	373
2003/04	553
2004/05	498
2005/06	423

Source: Housing Monitoring database, Harrow Council, Planning

Affordable Housing completions

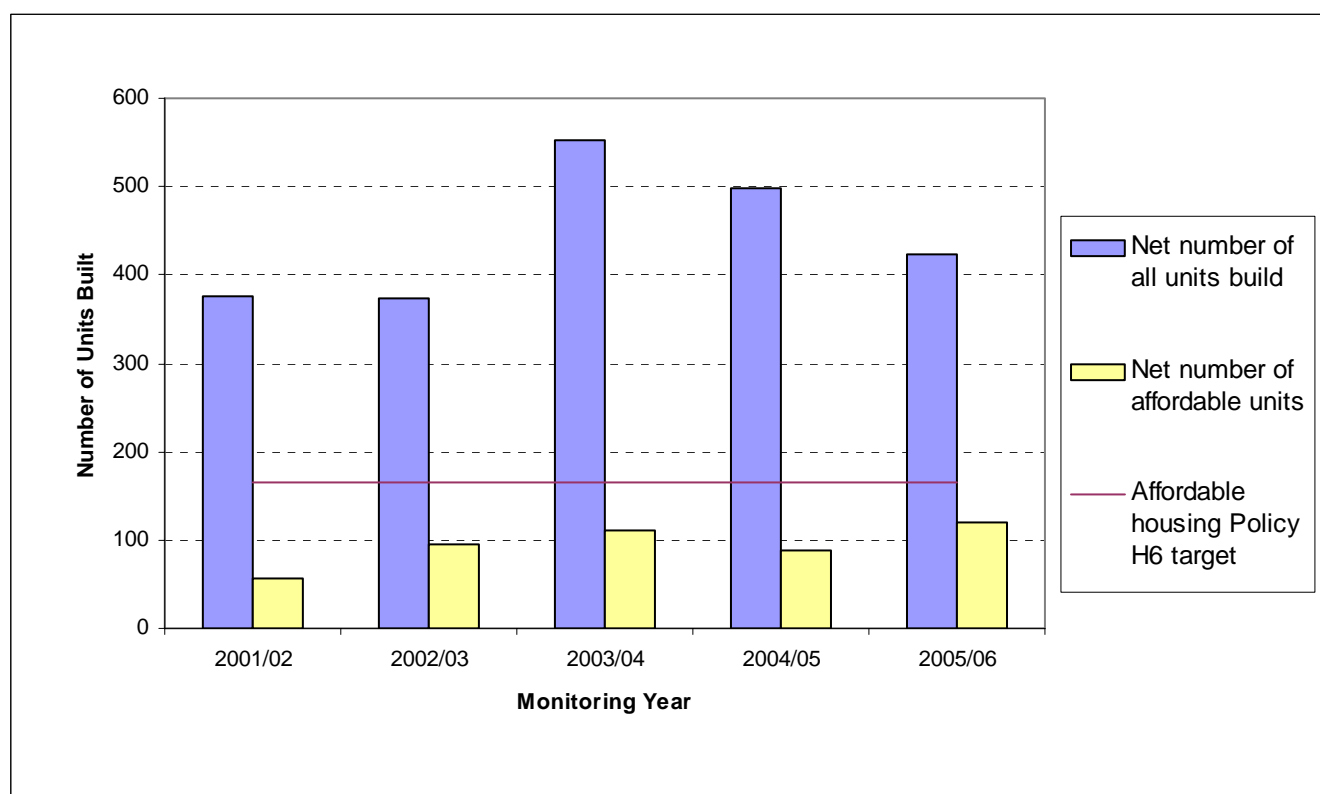
Table 19 and Figure 10, show the number of affordable housing completions as a proportion of the total housing completed in the Borough in the last 4 years. Although the proportion in 2005/06 is higher than 2004/05, it is still less than the Plan target.

Table 19 - Affordable Housing Completions as proportion of total housing units 2000/1 – 2005/6

Monitoring Year	Net number of all units built	Net number of affordable units	% Affordable units	% of UDP target H6 (165 units)
2000/01	155	-3	-1.9	-1.8
2001/02	375	57	15.2	34.5
2002/03	373	96	25.7	58.2
2003/04	553	110	19.9	66.7
2004/05	498	89	17.9	53.9
2005/06	423	121	28.6	73.3
Average	396	78	17.6	47.5

Source: Harrow Council, Planning

Figure 10 – Affordable Housing Completions as a Proportion of Total Housing completions 2001/02 – 2005/06



Source: Housing Monitoring database, Harrow Council, Planning

Affordable Housing units with planning permission

In this monitoring period a total of 162 affordable housing units were granted planning permission. This is significantly less than the previous year when a total of 292 affordable housing units were granted planning permission, a decrease of 44.5%. Although the numbers of planning permissions have decreased the actual number of affordable housing units completed increased from 89 to 121 units, an increase of 36%. The completions figure is a good measure of policy impact. It is possible to conclude that the implementation of the HUDP policies overall (July 2004) are having a positive effect on the number of permissions being granted. It is important that the Council continues to secure more affordable housing in order to meet its present and future housing obligations. The number of units granted planning permission in 2005/06 is slightly below the HUDP target of 165 additional affordable units per year. However, it should also be noted that the proportion of affordable housing units granted (15.9%) falls short of the minimum level of 30% being sought in the UDP. Efforts are being made to secure affordable units by working in partnership with developers and Registered Social Landlords operating in the Borough.

In order to provide an indication of the likely rates of affordable housing development in the future, it is useful to consider the existing permissions as well as the levels of affordable housing completions.

Table 20 - Affordable Housing Units Granted Permission 2000/01 - 2005/06

Period	Total Housing Net Gain (units)	Affordable Units On Site	Off Site Purchase	% Affordable	% of UDP Target H6
2000/01	402	54	10	15.9	38.8
2001/02	806	184	0	22.8	111.5
2002/03	524	70	0	13.4	42.4
2003/04	545	55	0	10.1	33.3
2004/05	1,171	292	0	24.9	176.9
2005/06	1,017	162	0	15.9	98.2
Average	744	136	10	16.8	82.5

Source: Harrow Council, Planning

Core Output Indicator (2d) - Total Number of Affordable Housing Completions (2005/06)

An analysis of completions by developer type (Table 21) shows that although the number of affordable housing units completed has increased there were no private affordable housing developments completed during the AMR period. Whilst the overwhelming majority of affordable housing units secured between 2000/01 and 2003/04 was through private developments, those secured in the last two financial years have been mainly through Housing Associations. The greatly increased contribution for Housing Associations in 2004/05 and 2005/2006 is likely to continue, reflecting the redevelopment of the Rayners Lane Estate.

Table 21 - Net Affordable Housing Completions by Developer Type 2001/02 - 2005/06

Monitoring Year	Housing Association	Private	Total
2001/02	8	49	57
2002/03	4	92	96
2003/04	6	104	110
2004/05	84	5	89
2005/06	121	0	121

Source: Harrow Council, Planning

In 2005/06, 121 affordable housing units were completed. This represents 73% of the HUDP policy H6 target of 165 affordable completions per annum. Table 21 indicates that completions in the period 2002/03 -2004/05 were averaging just under 100 units per annum. Policy H6 only came into force in July 2004, so the completions rate partly reflects the permissions granted in previous years.

Core Output Indicator (2d) - Total Number of Affordable Units with Planning Permission of development type (2000/01 - 2005/06)

The saved policy in the HUDP (Policy H5) requires that all qualifying developments over 15 units provide an element of affordable housing. Over the last five years, just one permission with an affordable element expired before the units were built, therefore it is reasonable to conclude that the permissions granted over the last five years can give a general indication of the likely future rates of housing completions as can be seen from Tables 19 & 20.

Although the contributions by Housing Associations to total affordable housing levels decreased by about 24%, the contributions from private developers increased by more than 1100% from 10 in 2004/05 to 128 in 2005/06. The Council will continue to use its planning powers to ensure that planning permissions are implemented in accordance with proposed schemes.

Table 22 - Net Affordable Housing with Planning Permissions 2001/02 – 2005/06 by Developer Type

Monitoring Year	Housing Association	Private	Total
2001/02	184	0	184
2002/03	177	115	292
2003/04	44	26	70
2004/05	45	10	55
2005/06	34	128	162

Source: Harrow Council, Planning

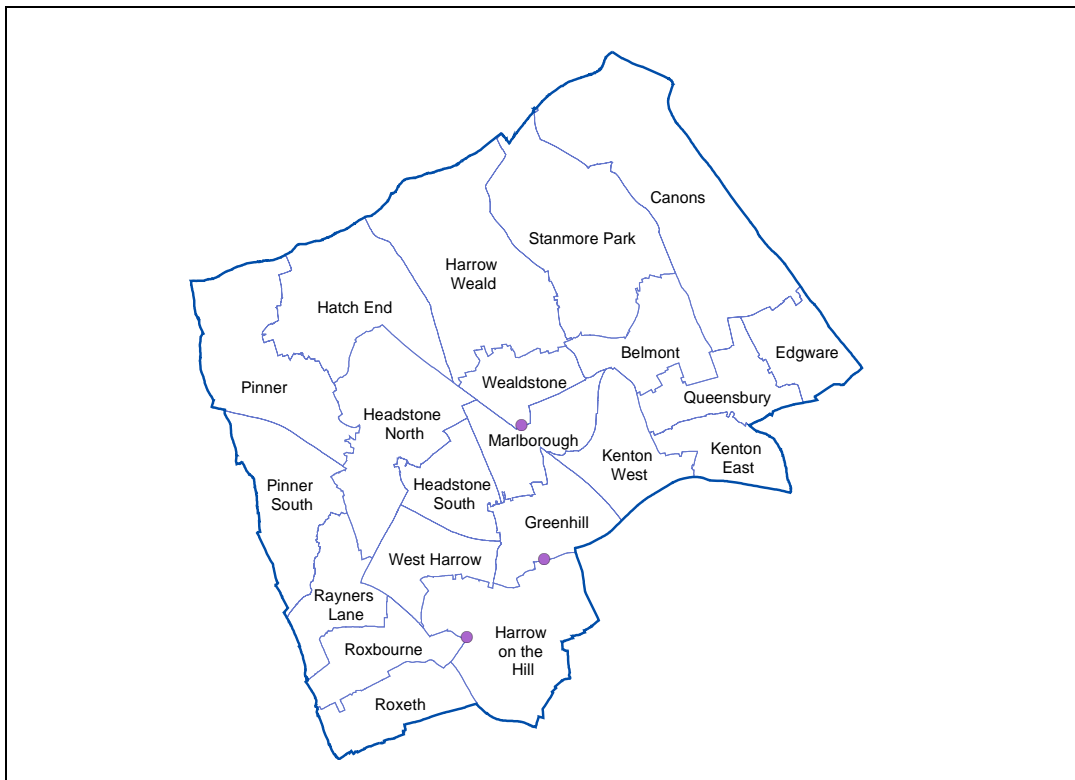
Housing Affordability

Table 23 - Average House Prices for Harrow and Greater London (Jan - Mar 2006)

	Detached House	Semi-Detached House	Terraced House	Flat/ Maisonette	Overall
Harrow	£540,535	£294,989	£255,797	£203,692	£268,715
Greater London	£615,091	£335,039	£324,925	£255,696	£302,294

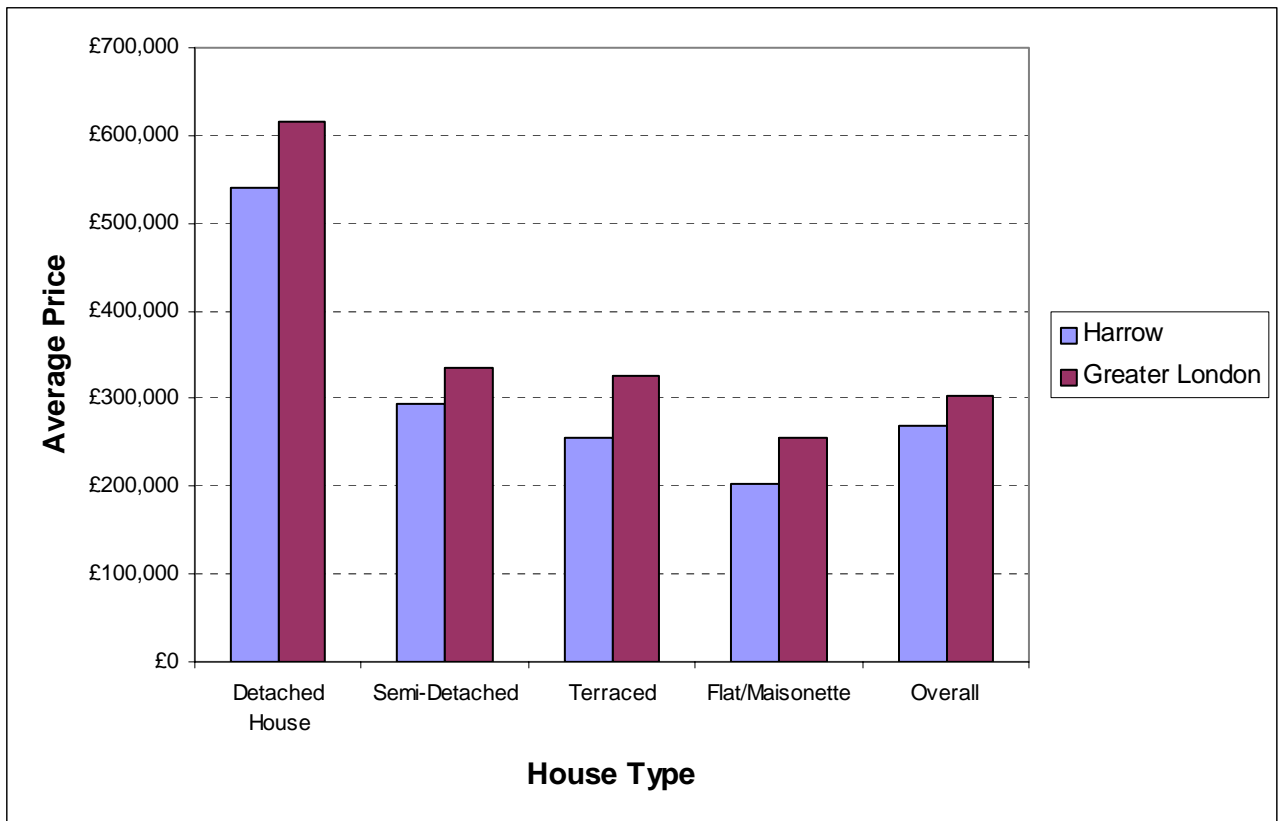
Source: Land Registry.gov.uk (Jan-Mar '06)

Figure 11 - Affordable Housing Developments Completed 2005/06



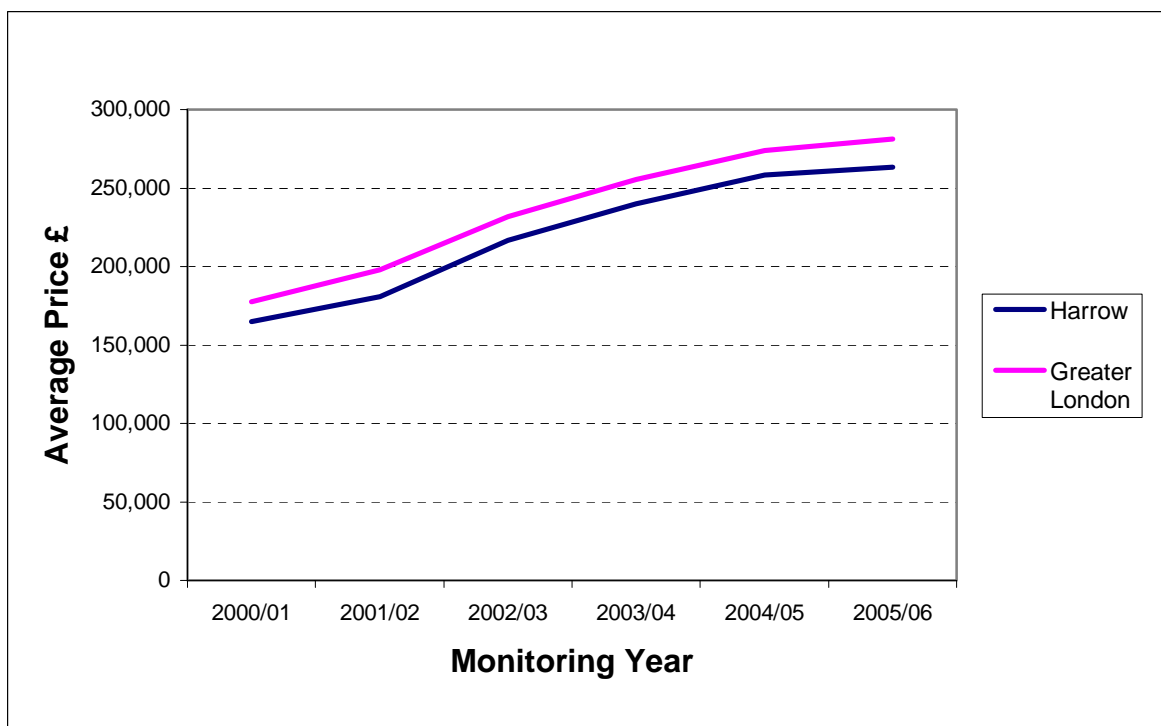
Source: Housing Monitoring database, Harrow Council, Planning

Figure 12 - Average House Prices in Harrow (Jan – March 2006) by type



Source: Land Registry (Jan-Mar '06)

Figure 13 - Average House Prices in Harrow and Greater London 2000/01 - 2005/06



Source: Land Registry

Of the total of 423 dwellings completed in 2005/06 121 (28.6%) were provided as affordable housing. The level of provision falls below the UDP Policy H6 target and policies in the LDF will need to address this issue.

Housing Trajectory

The trajectory relates to the guidelines laid down by Central Government and the deliverability of housing through the implementation of policies to meet the regional requirement. It looks at past housing provision and estimates future performance against the trajectory period. The basis for the housing trajectory is the London Plan and the 6,620 additional homes to be provided in Harrow in the period 1st January 1997 and 31st December 2016.

The housing trajectory is updated in each Annual Monitoring Report and takes into account the following factors:-

- Net additional dwellings over the last five years;
- Net additional dwellings for the current year;
- Projected net additional dwellings for at least 10 years from adoption of the HUDP;
- The annual net additional dwelling requirement; and
- Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance.

The 'identified sites' are based on sites with planning permission (as at 31/03/06), HUDP Proposals Sites and sites identified in the 2004 London Housing Capacity Study.

Table 24 - Housing Provision 2000/1 - 2006/7

Harrow	2001 Housing Stock	Completions						Estimated Comps.
		2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Borough Total	81,495	155	375	373	553	498	423	472

Table 24 - Housing Provision Projections 2007/8 – 2016/17

Identified Sites									
2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
233	233	233	233	233	233	233	233	233	233

Source: Housing Monitoring database, Harrow Council, Planning

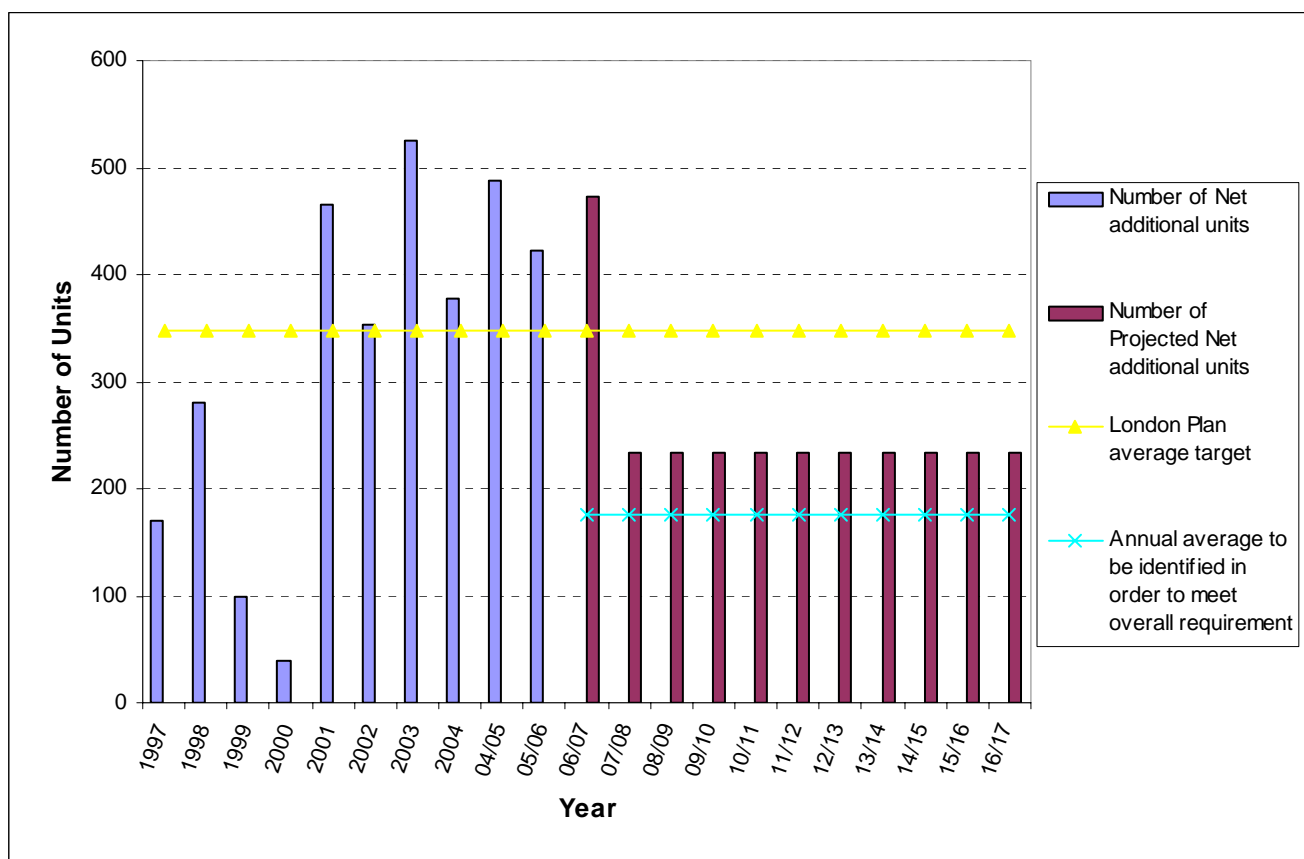
Table 24 shows housing completions from all sources in the period 2000 – 2006 together with a projection for 2006/07. Table 24b sets out estimated dwelling completions between 2007 and 2017 based on:

- Large sites with planning approval
- Data for future large sites, small sites, conversions and changes of use as built into the London Housing Capacity Study
- The total net additional dwellings needed to meet the requirements each year

As windfall sites are normally excluded from capacity studies, these have not been included in the estimate.

Over the trajectory period and as demonstrated in Tables 24a & 24b and Figure 14 the levels of projected net additional housing units are above the annual average to the identified on a yearly basis. On the basis of the figures shown, the Borough's housing requirements will be met and exceeded over the trajectory period.

Figure 14 - Housing Trajectory



Source: Housing Monitoring database, Harrow Council, Planning

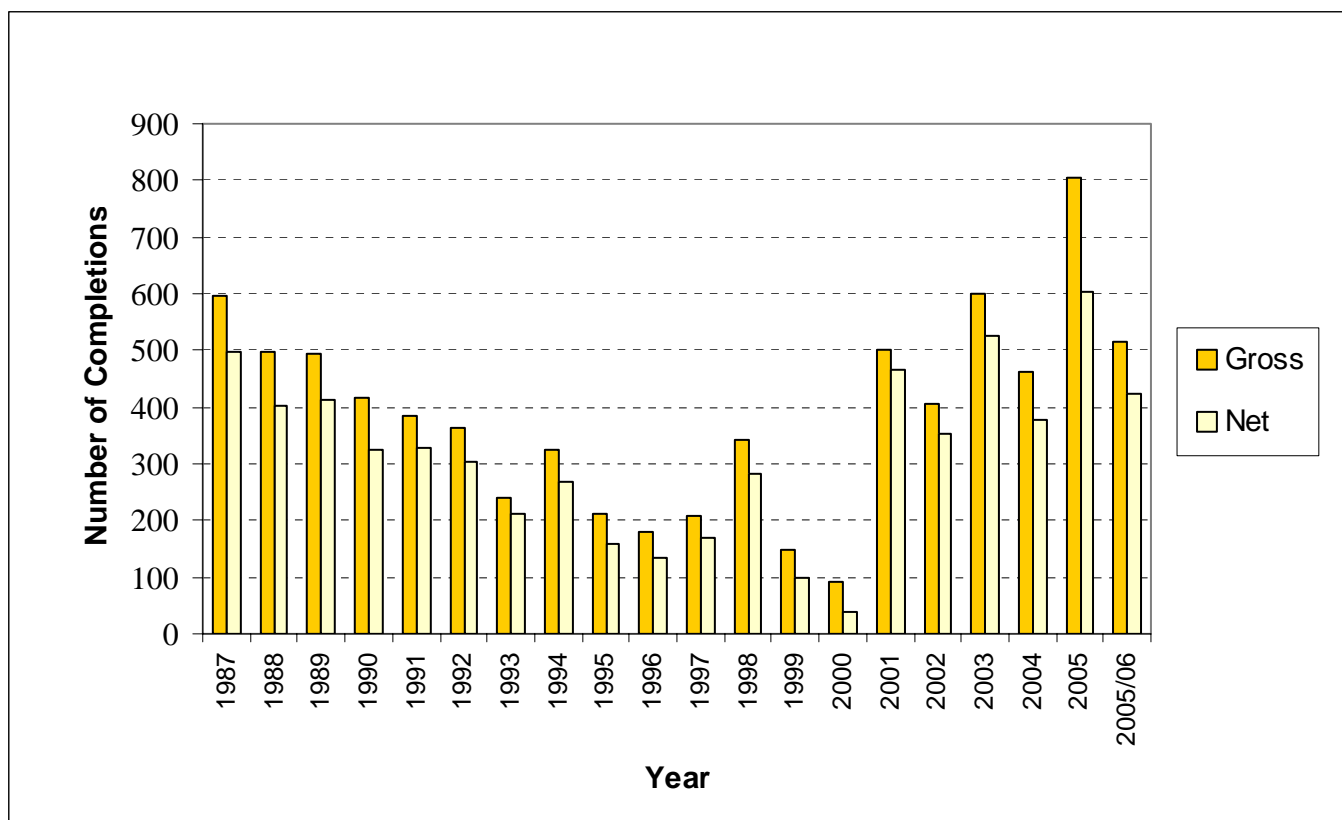
Notes:

- i) For 2005/06 the figures relate to net additional units completed.
- ii) For 2006/07 the figures are based on all live planning permissions granted before 31st March 2006 and which were under construction at that time.
- iii) From 2006-2016 the figures are based on planning permissions (where work had not yet started by 31st March 2006) plus identified sites in the HUDP and 2004 London Housing Capacity Study. The figures have been allocated on an equal basis over this period. However, it is acknowledged that the actual completions will follow a different pattern, which cannot be predicted.
- iv) For all years 2007-2017 there will be additional permissions granted each year, which are not reflected in this table.

Housing Performance

Figure 15 shows the housing performance between 1987 and 2005. Following a period of decline, the rate of housing completions has on the average increased significantly since 2001 compared to the period between 1995 2000.

Figure 15 - Housing Completions between 1987 and 2005/06



Source: Housing Monitoring database, Harrow Council, Planning

Measured against the target of 6,620 net additional units set in the London Plan and HUDP in the twenty-year period from 1997 to 2016, it has been demonstrated that the Council is capable of meeting its housing requirements. An average of more than 700 units (Table 14) are granted planning permission annually against a target of 330 units. If all the planning applications are translated to actual development it is possible to exceed the target over the plan period. Housing development in the last five calendar years (2,222 units) has taken place at significantly higher levels than in earlier years (at an annual rate of 444 units per year). In the last two calendar years, completion levels totalled 921, or an annual average of 461.

The most significant data informing any estimation of likely levels of future housing completions involves planning permissions, identified sites and, in the short term, housing developments that are already under construction. The Housing Trajectory Tables 24 & 24 indicates that, based on current and anticipated completions of developments under construction, a further 472 units will be completed in the financial year 2006/07.

A total of 2,803 units have already been identified as being likely to come forward for development in the period from 2006/07 to 2016/17. Planning approvals have averaged over 500 units per year in the period 2003/04 to 2005/06. The identified units are based on: sites under construction; outstanding planning permissions; Proposals Sites identified in the HUDP, and provisionally identified sites in the 2004 London Housing Capacity Study. Taking into account previous completions only an

average of 233 dwellings per year is required to meet the housing allocation figure (Table 25). For the purposes of this exercise, the figures have been allocated on a roughly equal annual basis over the period 2007 - 2017 (with the exception of those sites already under construction), but in practice, completions will clearly not follow this equal linear pattern.

Key Findings and Policy Implications

Policy Objectives	Achievements
<ul style="list-style-type: none"> • To ensure all groups have access to decent, appropriate and affordable housing that meets the needs of Harrow's residents. • To encourage more access to decent and affordable housing including key worker housing • To provide an appropriate mix of housing to meet residents' needs • To increase the number of affordable housing completions • To increase density of new residential development 	<p>The Council can meet its housing provision requirements without having to allow development of Green Belt or open space. Residential developments in Harrow have taken place at higher densities in the last five years and this suggests that:</p> <ul style="list-style-type: none"> • The available land had been used more efficiently • The rate of completions has been above target • Higher density residential development has taken place in and around town centres with good public transport accessibility- • The number of car free housing schemes-has increased • The number of affordable housing units secured has increased • The number of housing secured on brownfield as opposed to greenfield sites has increased • The amount of mixed-use development has increased.

- An analysis of new residential development in the Borough shows that the average residential density was 297 habitable rooms per hectare (for developments over ten units). This is well above the target in the Unitary Development Plan of 150 habitable rooms per hectare;
- The level of housing development is above the target for both completions and permissions, but the level of affordable housing has been below the expected level. Housing completion levels over the last five years have averaged 396.2 net additional dwellings per annum, comparing well with the target in the HUDP of a minimum of 330 units per annum;
- Taking into account previous completions only an average of 233 dwellings per year is required to meet the housing requirement figure (Table 25)
- In 2005/06, 162 affordable housing units were granted, compared to 121 being completed in the same period. Given the demand for affordable housing and the level of need, it is necessary to ensure that outstanding permissions are implemented in accordance with approved schemes;
- The promotion of sustainable development thorough mixed-use developments provides an opportunity for increasing housing development and intensification of use in and around the town centres. In the monitoring year seven mixed-use permissions were granted. A number of key sites identified in the LDF Site Allocations DPD (Delivering Development in Harrow) should ensure regeneration and sustainable development.

Policy Implications

High Density development has been achieved through out	✓
Area of Concern	Actions Required
Affordable Housing Policy in the Core Strategy will need to address the issue of delivering the number of units required.	There is a need for clear strategy for the provision of affordable housing

4.5 EMPLOYMENT, TOWN CENTRES AND SHOPPING

Harrow has relatively little land available for future industrial or office floorspace needs, and this underpins the strong emphasis on the need to protect the land and premises currently in such use. The policy objectives are:

- i) To encourage fewer journeys to work by car, through the retention of places of employment in established locations, and development in new locations, to which employees can easily travel by walking, cycling or using public transport;
- ii) To improve accessibility to the town centres, particularly by non-car modes of transport, and to improve accessibility within the town centres for all;
- iii) To ensure a wide variety of mutually supporting uses in the Borough's town centres, especially Harrow Metropolitan Centre, including opportunities for employment;
- iv) To support the economic health of local shops and services;
- v) To improve the environment of places of employment, and any adjacent areas, especially if these are residential in character; and
- vi) To maintain and improve the attractiveness of the town centres and local parades.

The Council recognised the steady loss of industrial land and the policies in the adopted UDP seek to stem this trend. Maintaining the stock of the industrial land and buildings in the interest of sustainability and forecasts of employment growth is a local as well as national priority.

The Council commissioned an Employment Land Study in December 2005 to support the evidence base for the Local Development Framework. This will provide an assessment of the office market and the potential from current employment land in the Borough. The study was completed outside of the AMR period and its findings will feed into the Core Strategy as well as form the basis for reviewing existing policies.

Core Output Indicator (1a) - Amount of floorspace developed for employment by type (completed gross floorspace m²) (ODPM)

Table 25 - Amount of floorspace developed for employment by type

Use Class	2004/05	2005/06
	Floorspace gain or loss m ²	Floorspace (gain or loss) m ²
B1	1,229	-4,942
B2	0	-758
B8	2,920	-380
Total	4,149	-6,080

Source: Harrow Council, Planning

Core Output Indicator (1b) - Amount of floorspace developed for employment by type in Employment / Regeneration Areas

Table 26 - Amount of floorspace developed for employment by type in Employment/Regeneration Areas

Use Class	2004/05	2005/06
	Floorspace gain or loss m ²	Floorspace (gain or loss) m ²
B1	1,229	-2,964
B2	0	92
B8	2,920	-380
Total	4,149	-3,252

Source: Harrow Council, Planning

In terms of completions resulting from new build, extensions and change of use, there was an overall loss of 6,080 m² gross external floorspace in 2005/06 compared to a net gain of 4,149m² in 2004/05. This figure includes 3,252 m² of floorspace lost in employment/regeneration areas.

Table 27 - Losses/Gains of Employment land in Employment/Regeneration Areas

Use Classes	Land gained (Ha)	% of borough	Land lost (Ha)	% of borough	Net change (Ha)
B1	0	n/a	0.191	46.02%	-0.191
B2	0	n/a	0	n/a	0
B8	0	n/a	0.064	100.00%	-0.064
Total	0		0.255		-0.255

Source: Harrow Council, Planning

Harrow has limited regeneration areas and a significant part of the Council's activity involves managing existing facilities and services that would support the business sector. Although there is a net loss of 0.255 Ha as shown in Table 27, the unemployment levels in Harrow remain relatively low.

Core Output Indicator (1c) - Amount of floorspace by employment type, which is on previously developed land

There was no major employment generating development completed in this period. There were, however, various small-scale developments involving renovation and extensions to existing buildings. It can therefore be concluded that 100% of developments for employment uses in Harrow have taken place on previously developed land in the period 1st April 2005 to 31st March 2006.

Core Output Indicator (1d) - Employment land available by type (ODPM)

In 2005/06 the total amount of employment land (B1, B2 and B8) available in Harrow was 822,329m² compared to 780,369m² in 2004/05. The 2005/06 figures comprise: B1 345,304m², B2 292,110 m², B8 98,373m² and 81,500m² floorspace in Proposals sites. There is however, therefore, no direct comparison between the 2005/06 and previous year's figures because the basis of calculation has changed to take account

of site allocations and permissions. It should also be noted that permissions figures now reflect gain instead of net loss in the previous year.

Table 28 - Amount of employment land (B1, B2 and B8) available in Harrow 2004/5 and 2005/6

Type	2004/5	2005/6
	Floorspace m ²	Floorspace m ²
B1	339,234	345,304
B2	277,380	292,110
B8	90,744	98,373
Proposal Sites	81,500	81,500
Permissions	-8,489	5,042
Total	780,369	822,329

Source: Harrow Council, Planning

Core Output Indicator (4a) - Amount of completed retail, office and leisure development (over 1.000 m²)

Table 29 - Developments of over 1,000m² floorspace - 2004/5 - 2005/6

	2004/5	2005/6
	Floorspace m ²	Floorspace m ²
Retail	0	0
Office	1,229	0
Medical (D1)	0	2,305
Leisure	0	0
Total	1,229	2,305

Source: Harrow Council, Planning

As in the previous year, there were no completed retail developments over 1,000 m² during the 2005/06 AMR period. Two proposals involving the conversion of office developments to medical facilities were completed. The two proposals were:

- Premier House, Canning Road, Wealdstone -1,285 m² use change to D1
- Bentley House, Headstone Drive, Wealdstone -1,020 m² use change to D1

These developments are both located within Wealdstone town centre and are therefore considered to compatible to the overall aim of promoting sustainable development.

Core Output Indicator (4b) - Amount and percentage of completed retail, office and leisure development in town centres (over 1,000 m²)

There were no major new retail, office or leisure developments completed in town centres during the AMR period. However the two proposals involving the conversion of office developments to medical facilities were completed, in a designated district centre, as described overleaf

Local Indicator - Vacancy rate overall for each centre to be no more than 10% of total measured retail frontage (HUDP)

The vacancy rate is one or several indicators of the health of a town centre. In Table 30 the vacancy rates for the different centres in Harrow for the 2004/05 and 2005/06 monitoring periods are shown.

Table 30 - Percentage of Vacant Retail Frontage in Town Centres - 2004/05 & 2005/06

Town Centre	% Frontage Vacant	% Frontage Vacant
	2004/05	2005/06
Harrow Town Centre	4.56	5.81
Burnt Oak	9.55	5.05
Edgware	3.75	3.44
Kingsbury	0	0
North Harrow	10.5	11.98
Pinner	2.59	0.44
Rayners Lane	6.15	8.48
South Harrow	0.9	1.7
Stanmore	2.23	1.79
Wealdstone	13.72	12.56
Belmont	7.13	5.78
Harrow Weald	3.83	6.35
Hatch End	2.52	1.72
Kenton	6.62	7.22
Queensbury	7.59	1.64
Sudbury Hill	0.56	0
Average Vacancy Rate	5.14%	4.62%

Source: Harrow Council, Planning

Table 30 shows the percentage of total vacant retail frontage (designated and non-designated frontage) for each town centre. As is evident from the table only two centres have vacancy rates of more than 10%. Coincidentally these are the same centres that failed to achieve a rate of below 10% in the previous year. The overall vacancy rate decreased from 5.14% in 2004/05 to 4.62% in 2005/06. The highest vacancy rate was in Wealdstone, which was 12.56%. Although this is very high, it was less than the previous year and it is hoped that it will continue to improve. However the high vacancy rate in Wealdstone over the two periods raises concern about long-term vacancies in this centre.

Local Indicator - Average footfall levels in metropolitan and district town centres not to fall significantly below 1999 levels (HUDP)

Table 31 compares the footfall levels in 2004/05 and 2005/06 to data from 1999/00, as the policy target requires. Figure 16 shows the percentage change for each year between 2000 and 2006 against the 1999/00 baseline level (marked as 0.00 on the graph). It should be noted that not all the centres were surveyed in the 2005/06 AMR period.

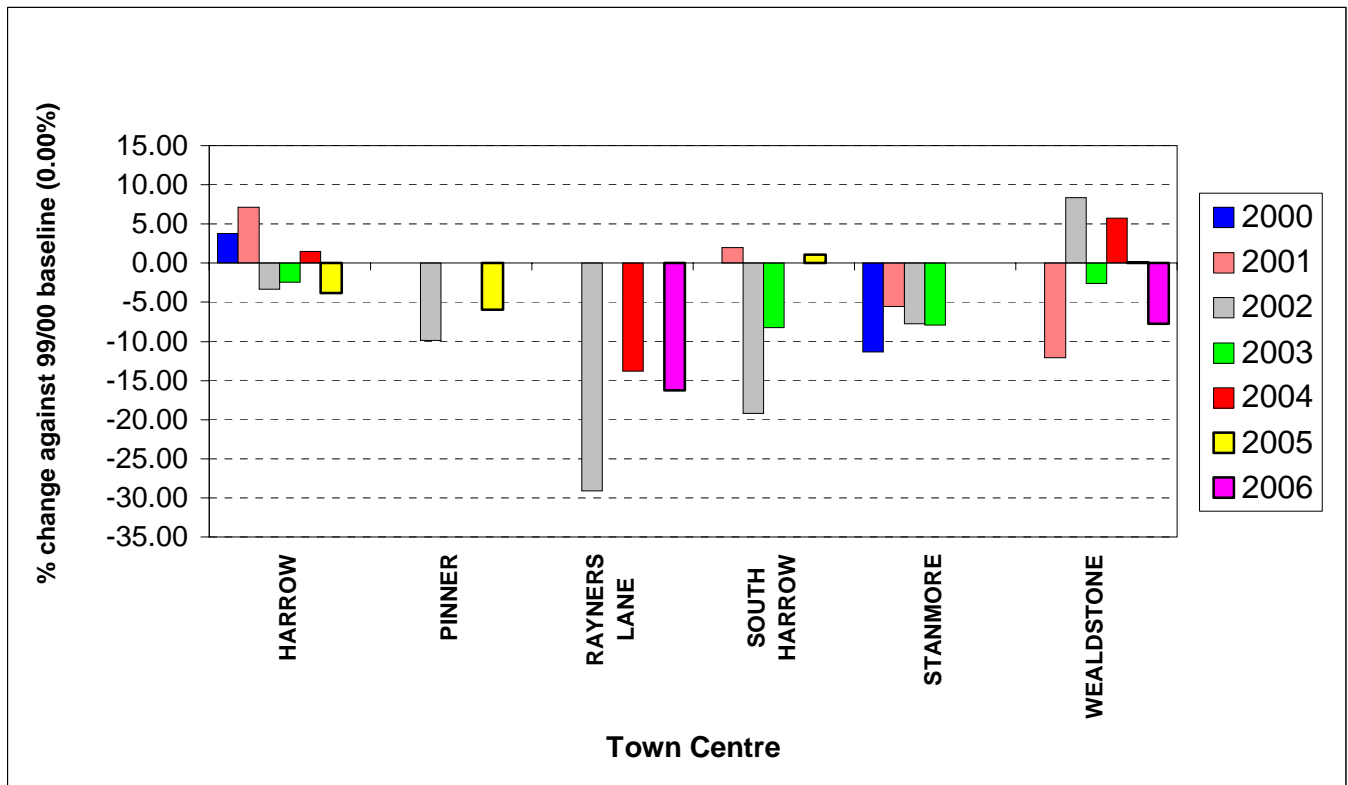
Table 31 - Pedestrian Counts in Harrow's Metropolitan & District Centres in 1999/00, 2004/05 & 2005/06

Town Centre				% Difference	% Difference	Actual Change	Actual Change
	1999/00	2004/05	2005/06	2004/05	2005/06	2004/05	2005/06
Harrow Town Centre	2,031,045	2,062,100	2,027,560	1.53	-0.17	31,055	-3,485
Burnt Oak	195,045	184,815	184,815	-5.24	-5.24	-10,230	-10,230
North Harrow	103,960	91,695	91,695	-11.8	-11.8	-12,265	-12,265
Pinner	284,760	267,885	267,885	-5.93	-5.93	-16,875	-16,875
Rayners Lane	190,695	164,370	159,675	-13.8	-16.27	-26,325	-31,020
South Harrow	286,200	262,665		-8.22	1.1	-23,535	3,150
Stanmore	135,945	125,145	289,350	-7.94	-	-10,800	
Wealdstone	269,790	270,060	248,790	7.09	-7.78	270	-21,000
Hatch End	65,400	70,035	71,655	0.1	9.56	4,635	6,255
Kenton	71,610	72,765	77,565	1.61	8.32	1,155	5,955
Average				4.26%	-3.13%		
Total	3,634,450	3,509,530	3,418,990			-62,915	-79,515

Source: Pedestrian Flow Counts, Harrow Council, Planning

In order to assess the vitality of the town centres, Pedestrian Flow Counts were carried out and measured against the figures obtained in 1999/00. Overall Harrow experienced a reduction in average footfall levels of 3% in 2006 compared to 4% in 2005. In terms of whether the target has been met, it is considered that a 3% reduction is not highly significant over the six-year period, although two centres experienced higher than average reductions in footfall levels. The pedestrian counts are carried out in the major town centres every year and approximately every two years for the smaller centres. The reduction in footfall levels in Wealdstone, Rayners Lane and North Harrow are of particular concern. Rayners Lane centre lacks a major supermarket, although a Tesco Express store now located in the vicinity may lead to an increase in footfall levels in the future. The fall in North Harrow can be partially explained by the closure of a major food store, but the site is currently being redeveloped with a new supermarket planned. This may consequently lead to a rise in the footfall.

Figure 16 - Percentage Change in Town Centre Footfall 2000-2006 Compared to 1999/2000 Baseline



Source: Pedestrian Flow Counts, Harrow Council, Planning

Core Output Indicator (4b)- The Amount of New Build Retail or Office in Town Centres

There were no new retail or office developments completed during the AMR period. This contrasts with the previous year when two new retail units were completed.

Local Indicator - No more than 5% of additional gross retail floor space to be out of town centre (HUDP)

There have been no new retail completions in the last AMR period and the vast majority of A1 activity has concerned changes of use and extensions. It could therefore be deduced that no additional retail floor space has been located out of town centres. The condition of the indicator could be said to be fully met as per the previous year when two additional retail units were completed within a District Centre (Wealdstone).

Local Indicator - Office Vacancy Rates

Office vacancy rates have increased from 9.73% (in January 2005) to 11.01% in 2006. There were no current planning applications for any major office developments determined during the monitoring period and there is no change in the proportion of office space in Harrow Town Centre, which represents 34% of total office stock. Table 32 shows that the average office vacancy rate remains relatively steady, at about 11.04% over the six-year period.

Table 32 - Office Floorspace in Harrow - January 2005

Year	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

Source: Property Database & Vacant Property Register, Harrow Council, Planning

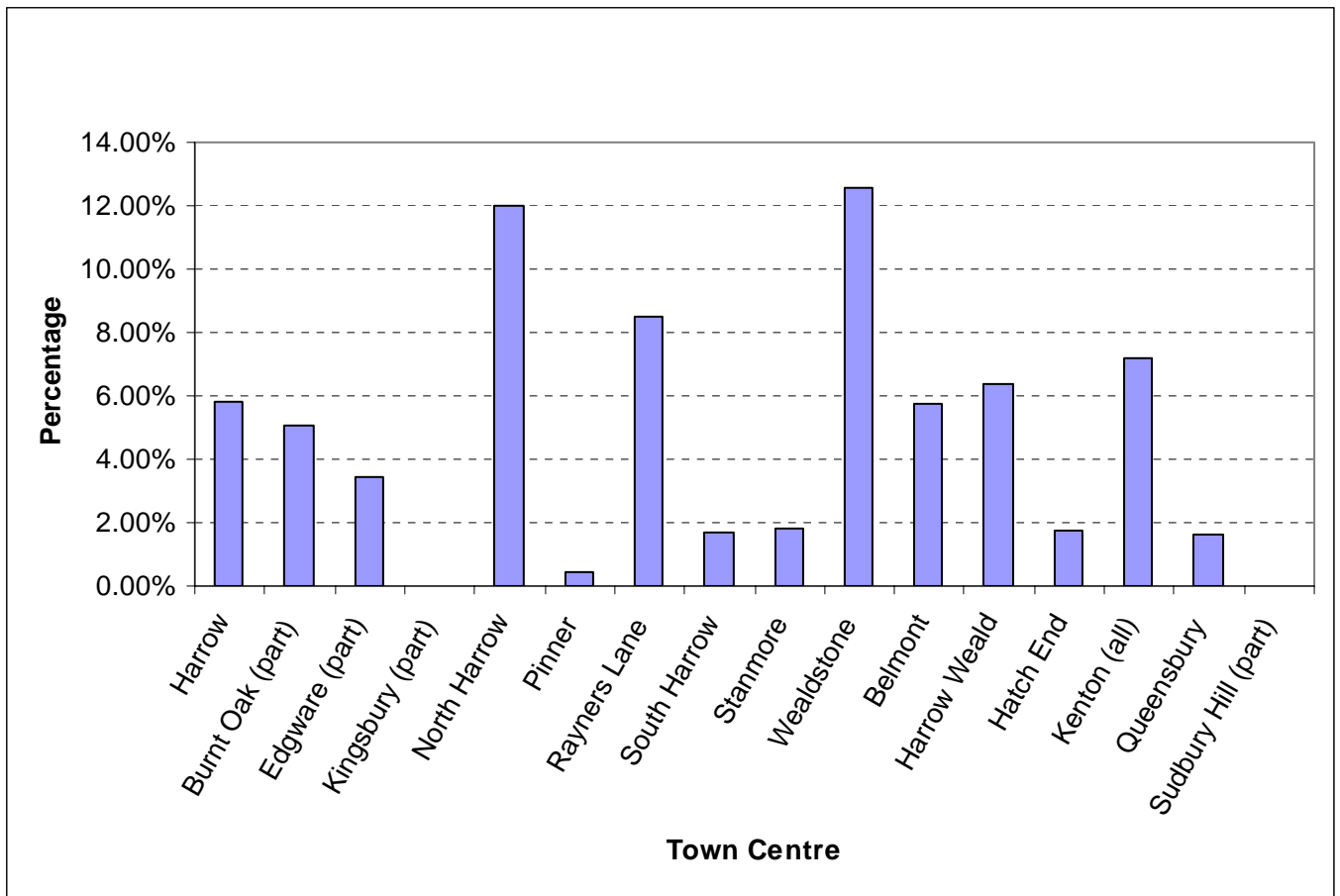
Table 33 - Vacancy Rate for Frontages in Town Centres 2004/05 & 2005/06

Centre	% Frontage	
	2004/05	2005/06
Metropolitan Centre		
Harrow	4.56	5.81
District Centres		
Burnt Oak (part)	9.55	5.06
Edgware (part)	3.75	3.44
Kingsbury (part)	0.00	0.00
North Harrow	10.5	11.98
Pinner	2.55	0.44
Rayners Lane	6.15	8.48
South Harrow	0.9	1.70
Stanmore	2.23	1.79
Wealdstone	13.72	12.56
Local Centres		
Belmont	7.13	5.78
Harrow Weald	3.83	6.35
Hatch End	2.52	1.72
Kenton (all)	6.62	7.22
Queensbury	7.59	1.64
Sudbury Hill (part)	0.56	0.00
Average Vacancy Rate	5.14%	4.62%

Source: Harrow Council, Planning

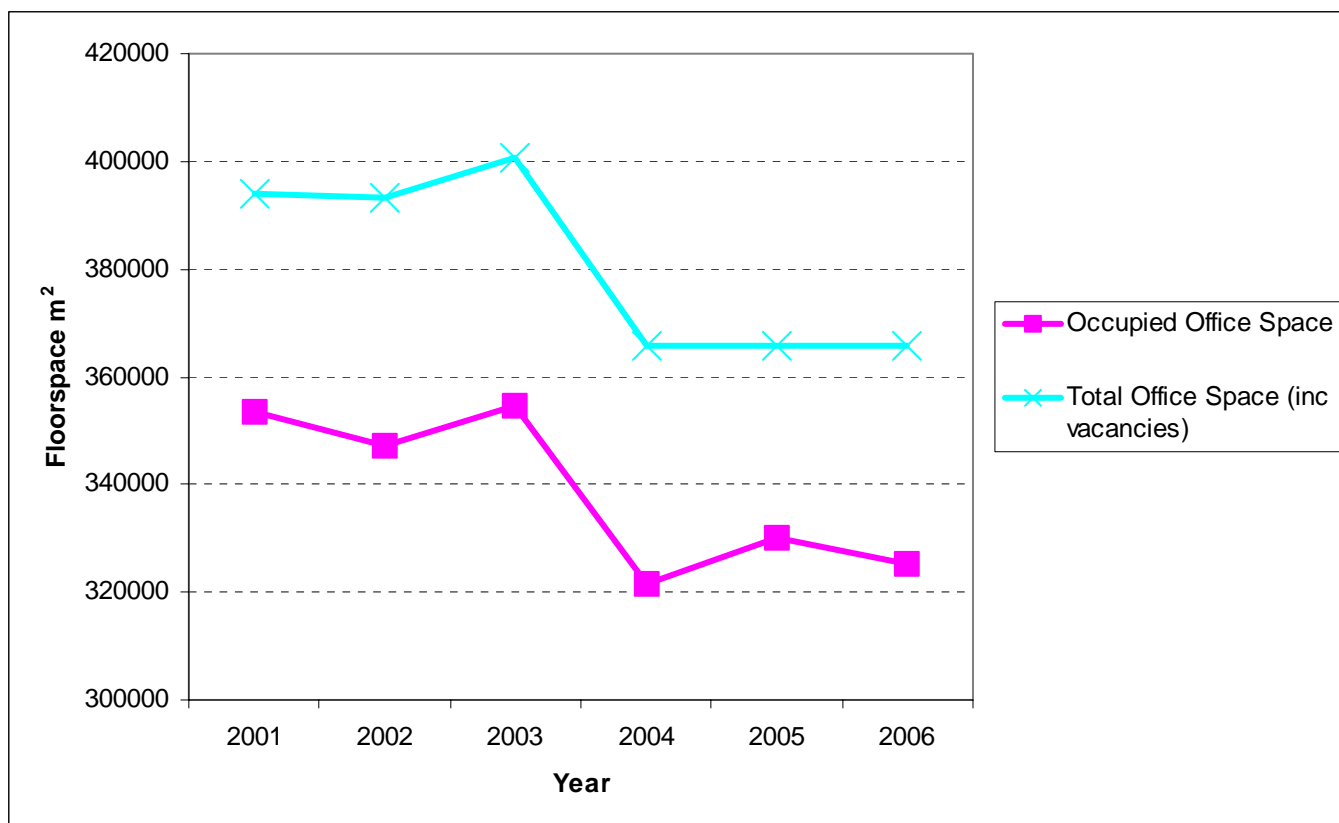
Table 33 shows the vacancy level for 2005/06 for frontages in all the centres in the Borough. The level of vacancies decreased from 5.14% in 2004/05 to 4.62% in 2005/06. The downward trend in vacancy levels is particularly noticeable in Burnt Oak where it decreased by nearly 50%, from 9.55% to 5.06%. There was a significant increase in the vacancy rate at Rayners Lane. The increase from 6.15% to 8.45% constitutes more than 35%. Perhaps the most dramatic change was in Queensbury centre where the vacancy rate dropped from 7.59% in 2004/05 to 1.64% in 2005/06. This represents a drop of nearly 78% in the vacancy rate within 12 months. The Council carries regular health checks of Harrow Metropolitan Centre and some of the District Centres in order to monitor their vitality and viability.

Figure 17 - Vacancy Rates for Town Centres 2005/06 (by frontage)



Source: Harrow Council, Planning

Figure 18 - Total & Occupied Office Space 2001 – 2006



Source: Harrow Council, Planning

Local Indicator - Amount of vacant warehouse (B8) floor space

The vacancy rate of Storage & Distribution floorspace in Harrow has increased from 7.35% in 2004/5 to 8.79% in 2005/6 (Table 34). This is not considered to be a major concern and could actually provide an opportunity for additional businesses to locate in Harrow. The older warehouse stock tends to have higher vacancy rates, largely located in South Harrow and Stanmore. This may provide cheap accommodation for small businesses or offer redevelopment opportunities.

Table 34 - Storage & Distribution Floorspace in Harrow, January 2005 & 2006

	2005	2006
	Floorspace (m ²)	Floorspace (m ²)
Vacant B8	7,009	8,835
Occupied B8	88,385	91,697
Total B8	95,394	100,532
% Vacant	7.35	8.79

Source: Harrow Council, Planning

Local Indicator - Change of use completions (over 1,000 m²).

This AMR has monitored developments over 1,000 m² in line with the requirements of the Mayor’s London Development Database. There were no completed change of use developments over 1,000 m² for the A and C Use Classes. It is not surprising that

there were no completions over 1,000 m² in the A Use Class as these developments are usually smaller in size and the larger developments do not occur on a regular basis. The gains to B1 and B8 are to be expected as office vacancy rates are generally low and there has been an increase in the number of long-term storage facilities in Harrow.

Table 35 - Change of Use Completions (over 1,000 m²) 2004/5 and 2005/6

	Total	A1	A2	A3	B1	B2	B8	C1	C2	C3	D1	D2
2004/05	5,165	0	0	0	1,229	0	2,820	0	0	-	1,116	0
2005/06	2,305	0	0	0	0	0	0	0	0	0	2,305	0

Total A Uses	0
Total B Uses	4,049
Total Other Uses	1,116

Data on C3 completions is covered in Table 18
 Source: Harrow Council, Planning

Core Output Indicator (1f) - Amount of employment land lost to residential development (C3)

Table 36 - Amount of employment land lost to residential development 2004/5 and 2005/6

	2004/05	2005/06
Permissions in the last year	-8,519 m ²	-50,249 m ²
Completions in the last year	-1,339 m ²	4,832 m ²
TOTAL Loss	-9,858 m²	-45,417 m²

Source: Harrow Council, Planning

Table 36 shows the amount of floorspace lost to residential development, but the permissions have not been implemented. Completions represented only a small proportion of permissions, about 9%.

Local Indicator - Net gain/loss for each Use Class based on permissions granted in 2005/06

An analysis of planning permissions granted in 2005/06 (Table 36) shows that the trend of losing employment floor space has continued. As shown in Table 37 a total of 49,294m² floor space of B1 was lost in 2005/06 compared to the previous year when only 5,633m² of floorspace was lost. The large loss of floorspace can be attributed mainly to the continued conversion of office buildings to residential use. The loss of floorspace in Use Classes A and D was not significant.

Table 37 - Net gain/loss for Use Classes A, B, C & D (parts) based on permissions 2004/05 & 2005/06

Use Class	Permissions		Floorspace (m2)	
	2004/05	2005/06	2004/05	2005/06
A1	70	62	-1,535	659
A2	44	17	766	-817
A3	47	34	2,458	983
A4	-	13		-570
A5	-	13		376
Total	161	139	1,097	631

Use Class	Permissions		Floorspace (m2)	
	2004/05	2005/06	2004/05	2005/06
B1	62	31	-5,633	-49,294
B2	12	6	-4,182	-229
B8	14	14	1,326	-2,725
Total	88	51	-8,489	-5,2248

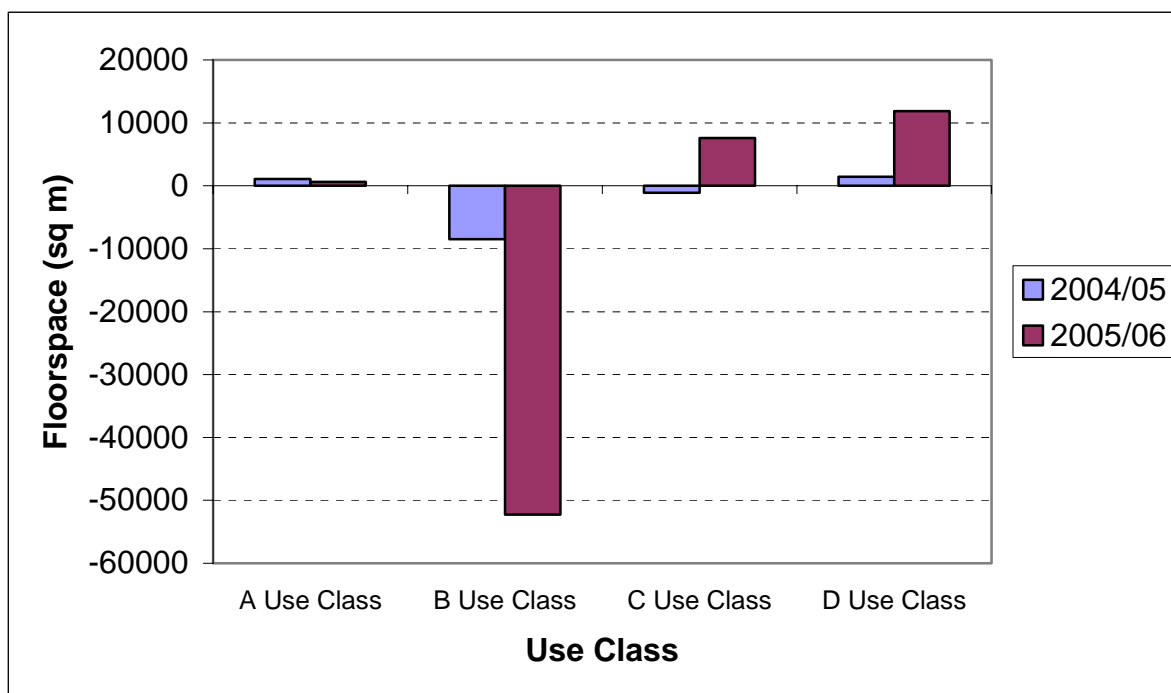
Use Class	Permissions		Floorspace (m2)	
	2004/05	2005/06	2004/05	2005/06
C1	5	3	-548	0
C2	6	9	-556	7,590
Total	11	12	-1,104	7,590

Use Class	Permissions		Floorspace (m2)	
	2004/05	2005/06	2004/05	2005/06
D1	65	63	2,027	12,229
D2	7	4	-592	-357
Total	72	67	1435	11872

Source: Planning Application Monitoring Database, Harrow Council, Planning

The existing policies EM16, EM17 EM18 & EM19 were designed to ensure that the town centres remain viable by retaining a significant proportion of its retail uses. There were no major losses of A1 uses. It appears the existing policy has been successful at preventing the loss of A1 uses.

Figure 19 - Use Class A, B, C & D (parts) Gains and Losses Summary 2004/05



Source: Planning Application Monitoring Database, Harrow Council, Planning

**Core Output Indicator (1e)- Losses of employment land in
(i) Employment/regeneration areas; and
(ii) Local authority area. (ODPM)**

Based on permissions, a total of 65,965 m² of floorspace of employment land was lost in 2005/06. Of this, a total of 50,249 m² floorspace was lost to residential which amounts to approximately 76% (equivalent to 5.2 hectares). This was largely due to the redevelopment of former BAE Systems site, which constitutes 60% (39,779m²) of the total. However total employment floorspace lost amounted 32,512m² due to some gain in the D1 use class.

Key Findings and Policy Implications

Policy Objectives	Achievements
<ul style="list-style-type: none"> To improve the competitiveness, vitality, viability and adaptability of town centres in Harrow and increase retail mix To improve the quality of retail and other services To increase the range of facilities and services in and around the town centres To promote business/investor confidence and strengthen the evening economy 	<ul style="list-style-type: none"> Employment activities in the Borough have been steady with no major retail or office development during the AMR period: In the main the Council has: Carried out an Employment Land Study and to inform future policy direction Embarked on a major initiative in the town centre and the Harrow Town centre study has been completed

• The policies are attempting to retain retail and employment use in certain locations and these appear to be partially successful and retail development continue to concentrated in the town centres.

- The loss of employment land has not significantly affected the employment situation in the Borough. No additional retail floor space has been located out of town centres. Vacancy rates in the town centres are low except for a few centres with relatively high vacancy rates

Policy Implications

High economic activity has been achieved throughout and the vitality and viability of the town centres has not been compromised	✓
Area of Concern	Actions Required
The LDF will have to weigh carefully the competing demand for employment and land for housing. In addition to the footfalls the town centre health checks require monitoring of the quality of shopping. The formulation of appropriate policies will enable the Council to retain employment land in accessible locations. The loss of employment land should only be allowed if it could be shown that there is no longer a need for it.	Careful monitoring of employment land is required in order to maintain a healthy local economy. The LDF Core Strategy needs to address the issue of employment land and the need for retention of a diverse local economy. This will help to ensure social inclusion and high economic activity in the borough.

4.6 RECREATION, LEISURE AND TOURISM

There are no specific indicators for leisure and tourism, but it is beneficial to give an update on progress in the implementation of the UDP and other schemes being carried out in the Borough. Sports, recreation, arts, cultural and entertainment activities are important within the community, enriching many people's lives and providing a wide range of benefits, such as better health, social integration and employment. Harrow has the potential to become a greater attraction to visitors and tourists. It has an internationally known name, good transport links with Central London, attractions such as Headstone Manor, Harrow Museum and Harrow School and proximity to pleasant, accessible countryside.

Recreation, leisure and tourism objectives

- i) To encourage provision, use and improvement, of a range of leisure and recreation facilities and participation by all sections of the community;
- ii) To encourage the development and availability of land and buildings for sports, arts, cultural, entertainment and social activities; and
- iii) To encourage tourism development that enhances the Borough's attractions, makes the best use of cultural resources and opportunities in the Borough and contributes to a high quality environment.

London Youth Games

The number of young people from Harrow who took part in the London Youth Games in 2005/06 was roughly the same as 2004/05 (about 600). Harrow's team achieved 22nd out of 32 London Borough's and the City of London, but this position is slightly worse than the previous year, when Harrow in the 20th position. Although a bit disappointing the performance was still a lot better than a few years back when Harrow was consistently achieving 30th.

Community Centre and Sports Hall on Rayners Lane Estate

In 2004/05 the Council approved a grant of £330,000 for the building of a multi purpose sports hall, which will provide sporting facilities for the residents of South Harrow. This will be run in partnership with Warden Housing. The Sport and Leisure Unit will be working closely with Warden Housing to provide sports development opportunities. Work began on the new £2.7 million community centre and sports hall in October 2005 at the Rayners Lane Estate. The Community Centre and Sports Hall is still under construction. Substantial progress has been made and there are indications that it will be completed in December 2006.

The release of the Leisure Card

The official launch of the leisure card was 17th September 2004. The leisure card was introduced in an effort to get everybody living or working in Harrow involved in sports and physical activity. It offers discounts on activities at Harrow Leisure Centre, Roger Bannister Sports Centre and Hatch End Swimming Pool.

Live Your Life Project

The Sport and Leisure Unit, in partnership with Connexions and the Asylum Team, have developed a project to encourage young people living in the Gayton Hotel to utilise local leisure facilities and to develop and maintain healthy balanced lifestyles. An outcome of this project is that these young people will be better informed about their fitness levels and be able to prepare their own routine to reach their potential goals.

Whitmore and Canons High School New Opportunities Project

Through the New Opportunities Fund the sport and leisure facilities at Whitmore High School and Canons High School have been upgraded to provide improved changing room facilities, suitable flooring and new fitness suites. A component of the New Opportunities Fund was also set aside to employ two part time Community Development Officers to work alongside Harrow Council and the schools to proactively open up the facilities to the community and establish development plans.

Interim Sport, Recreation and Open Space Strategy

Following the recreation study the Council produced a Leisure Strategy in 2005/06. This will provide direction for future investment and ensure resources are appropriately targeted. The strategy also identifies gaps in provision and input into the development of the Interim Sport, Recreation and Open Space Strategy in Harrow.

The Council decided during the AMR period “to relocate tourist information centre provision to a position of maximum exposure in order to attract more tourists to the Borough”.

- In 2005, visitor numbers to the newly restored Headstone Manor increased by 290% during the Open House Weekend. Demand from local residents has led to tours being increased later into the autumn period;
- Plans for increased directional tourism signage are now underway for the major attractions of the Borough, including Harrow Museum and Grimsdyke Hotel;
- Tourism input is also being sought for pedestrian signage around the town centre as part of the town centre regeneration programme;
- Council funding has now been secured to increase the range of Harrow’s heritage attractions to include West House – future home to the Heath Robinson Collection; and
- The Council is investigating existing sites within the Borough such as the Civic Centre, to cater for increased demand for coach parties following the re-opening of Wembley Stadium.

Key Findings and Policy Implications

Policy Objectives	Achievements
<ul style="list-style-type: none"> To retain and improve recreation, tourist and leisure facilities To increase the range of facilities and services in and around the Borough To reduce health inequalities among different groups in the community 	<p>Recreation, tourism and leisure activities in the Borough have been steady during the AMR period: In the main the Council embarked on:</p> <ul style="list-style-type: none"> Improving to leisure and recreation facilities Improving the range of Harrow's heritage attractions

- Further investment is being sought for the development of the Harrow Museum site in order to improve the range of leisure and recreation facilities for residents and visitors;
- In order to drive up standards of accommodation in Harrow in the build-up to the Olympics, Harrow Council will be promoting "quality assured accommodation" from mid-2007. Accommodation providers have already been invited to "mock-assessment" days in July 2006 and the brand new visitor guide for Harrow promotes quality-assessed accommodation only as initial steps to this end; and
- In order to encourage use and awareness of leisure and heritage facilities by the local resident community, the Council is planning to stage a "be a tourist in your own neighbourhood campaign" in March 2007 as part of British Tourism Week. The event will involve a week-long programme of special events/productions and promotions among Harrow's hotels, shops, leisure and heritage facilities.
- Opportunities for recreation, leisure and tourism have resulted in the preparation of a leisure strategy, the protection of buildings and features of historic and architectural interest.

Policy Implications

Significant improvement to local facilities have been achieved	✓
Area of Concern	Actions Required
The lack of comprehensive information on available tourist facilities and hotel accommodation does not allow detailed analysis of the potential for tourism in the Borough.	Careful monitoring of existing facilities and the provision of other services is required. A proactive approach and greater integration of the tourism development plan strategy is required.

4.7 COMMUNITY SERVICES AND ACCESSIBILITY

The availability of a wide range of facilities for social services, health, public utilities, healthcare agencies and educational bodies and voluntary organisations in the Borough provides the basis for sustainable communities and social inclusion. The basic policies guiding the extent and direction of many of these services are contained in the respective agencies' own plans. The HUDP is required to have regard to the land requirement of the relevant policies in order that new community services and facilities are provided. It is essential that policies, which seek the provision of new facilities and protection of existing ones should be carefully monitored. The HUDP objectives are:

- i) To improve and encourage the provision of community and health care services in the Borough.
- ii) To facilitate the proper location, design and distribution of land and buildings for health, education and community facilities in the Borough;
- iii) To improve access for all, particularly ethnic minorities, disabled people and those with mobility difficulties.

Permissions for community facilities

Despite the Harrow UDP positively encouraging the provision of additional new community facilities there has actually been a net loss of floorspace of 357 m² for the D2 Use Class, such as community halls and leisure facilities. There was, however, a significant gain of 12,229m² for D1. This is much higher than the previous year when a net gain was achieved of 2027m² D1 floorspace.

Table 38 - Community Facilities - Levels of Permissions and Floorspace 2004/5 & 2005/6

Use Class	Permissions for development		Net gain/loss Floorspace (m ²)	
	2004/05	2005/06	2004/05	2005/06
D1	65	63	2,027	12,229
D2	7	4	-592	-357
Total	72	67	1435	11,872

Source: Harrow Council, Planning

Local Indicator - Provision of community facilities

Two new medical facilities were provided during the monitoring period through change of use at:

- Premier House, Canning Road, Wealdstone - 1,285 m² use change to D1
- Bentley House, Headstone Drive, Wealdstone - 1,020 m² use change to D1

These complement the existing facilities and reinforce the pattern of the previous year when a property in William Drive Stanmore was developed as a Doctors Surgery. The combined floorspace for development is 2,305 m² compared to the previous year's figure of only 335 m² floorspace.

Work on a new Primary Care Clinic in Alexandra Avenue (started in May 2005) has now been completed. This is a large building, with a floorspace of 2,750 m², providing healthcare for people in the west of the Borough.

The 1,133 m² community centre building project at Scott Crescent commenced on 2nd November 2005 as scheduled. Significant progress has been made and the project is on target for completion in the 2006/07 AMR period.

Local Indicator - Retention of community facilities

Schools

The on-going improvement works in schools continued in the 2005/06 monitoring period. In addition to the improvements works previously carried out at Kingsley High School, Hatch End High School and Whitefriars First & Middle School, major improvement works carried out in 2005/06 include:

Bentley Wood High School - refurbishment of Art and IT areas including an extension to the Art area.

Nower Hill High School - refurbishment of Science lab and creation of IT workspace and Disability Discrimination Act works to include the provision of a lift for access to the first floor and ramps to pupil entrance and main entrance.

Grange First School - Replacement of mobile classrooms with traditional build to provide new Nursery and reception classrooms. (Started October 2005, completed July 2006).

Marlborough First & Middle-School - Extension to hall.

Norbury First & Middle-School - Upgrade of lighting and ceilings to corridors, classrooms and cloakroom areas.

Pinner Park First School - Replacement of mobile classroom with traditional build classroom extension.

Roxeth First & Middle School - Refurbishment of Administrative area and old school house to create a sympathetic new reception area, Head teacher's office, associated offices, library and creation of a mezzanine floor. These would house a staff room and provide a link to new Music Room facilities in the old school house.

During this monitoring period a new Skills Centre was established at the Central Depot, for use by High School pupils. In addition there is a programme for replacement of boilers, window replacements and external re-decorations in various schools.

Libraries

Further works took place in nine other Council libraries in 05/06 as follows:

Civic Centre Library - Extensive works involving the replacement of the lighting, installation of a false ceiling, redecoration and refurbishment of the heating and ventilation systems were carried out, leading to a much-improved service to the residents of Harrow.

Roxeth Library - The main front windows were replaced with attractive large pane windows including the provision of accessible toilet for people with disabilities. This has enhanced the appearance of the library from the street and attracted new readers.

Stanmore Library - The library had new lighting installed and the whole building was redecorated during the AMR period. In addition an accessible toilet with baby changing facilities has been installed, thus completing the improvements to the library.

Gayton Library - The obsolete shelving has been replaced in two areas allowing better display of stock and a more attractive layout overall. Partial redecoration also added to the effect. The remaining shelving will be replaced in 2006/07 and the redecoration completed. Public toilet refurbishment, including the installation of an accessible toilet and baby changing facilities, will be carried out in 2006/07.

Hatch End, Kenton, Pinner and Stanmore Libraries -. Hatch End, Kenton, Pinner and Stanmore Libraries were redecorated throughout with Hatch End and Pinner also having new lighting installed. The internal layout of shelving and counter at Hatch End were redesigned to provide better access for people with disabilities.

Wealdstone Library - The biggest building event was the relocation of the Wealdstone Library from Grant Road to The Wealdstone Centre in the High Street as part of a partnership with Youth and Connexions, the Harrow PCT and the Healthy Living Centre. There has been a dramatic increase in library use which has also benefited the High Street generally. The rolling stock in the Civic Centre Library basement was also replaced and this has improved access to local history material and other stock, including the Project Loan collection of the School Library Service.

Table 39 - Health Facilities 2005/6

Type of development	No. of applications received in 2005/06	Floorspace proposed (m ²)	No. of developments completed in 2005/06	Floorspace completed (m ²)
Gym	1	3,273	-	-
Swimming Pools	-	-	-	-
Health Clubs	1	129	-	-
ACE	-	-	-	-
Health/Medical Centres	10	2,872	4	2,690
Schools	19	5,167	8	4,306
Churches	4	3,098	5	2,058
Temples	-	-	-	-
Day Nurseries	1	100	-	-
Care Homes	6	12,891	-	-
Youth Clubs	1	100	-	-
Community Centres	2	180	-	-
Sports Facilities	2	252	-	-
Libraries	1	39	-	-
Total	48	28,101	17	9,054

Source: Harrow Council, Planning

Key Findings and Policy Implications

Policy Objectives	Achievements
<ul style="list-style-type: none"> To retain and improve community, social and health facilities To increase the range of facilities and services in and around the Borough To promote business/investor confidence and strengthen the evening economy To provide and improve access to health and social care services To reduce health inequalities among different groups in the community 	<p>Employment activities in the Borough has been steady with no major retail or office development during the AMR period: In the main the Council has:</p> <ul style="list-style-type: none"> Improvement to educational and recreation facilities Increase in the number of health and other services

- Improvements to Schools and the provision of new community and health facilities demonstrate a positive attitude towards the implementation of the adopted development plan policy SC1 & C2. Library facilities have been extensively refurbished and this should attract greater use of the library both for education and recreation uses.
- Opportunities for additional facilities are limited and policies and strategies that allow the retention and/or protection of buildings and facilities for community use have been applied successfully.

Policy Implications

Significant improvements to local facilities have been achieved	✓
Area of concern	Actions Required
The pressure for housing development has resulted in more intensive development and this has considerable implications for additional community facilities and other infrastructure.	Careful monitoring of the provision of community facilities is required in order to meet the needs of residents and to maintain a healthy local economy. The LDF Core Strategy needs to ensure that local facilities are not lost through redevelopment. Current policies, which seek to retain existing facilities, should be carried forward to the LDF.

4.8 IMPLEMENTATION S.106 AGREEMENTS - 01/04/05 - 31/03/06

Introduction

Monitoring of S106 agreements ensures that community benefits are delivered on time. It has enabled the Council to secure contributions towards the provision of a range of planning benefits including:

Table 40 - Affordable Housing contributions 2005/6

	No. of units
Shared ownership	44
Rent	80
Commuted sum	£1,032,660

Table 41 - Contributions towards Infrastructure 2005/6

	Amount (£)
Public Transport	350,000
Highway	32,000
Green Belt	250,000

Through negotiation with developers on different proposals with the Council this has led to the creation of 37 additional jobs in Harrow.

4.9 HUDP PROPOSALS SITES – CURRENT STATUS

Since the HUDP was adopted in July 2004, development has been completed on one Proposals Site (PS22), whilst construction is underway on five other sites (PS12, PS13, PS14, PS28 & PS35). A development brief has been prepared for PS6, planning permission granted on PS25, whilst development and refurbishment works undertaken on two sites (PS33 & PS37 respectively) which will require reconsideration of their designations.

Table 42 - Proposals Sites

Proposal Sites	Address	Development Status
PS1	Land South of Greenhill Way	None
PS2	Land North of Greenhill Way	None
PS3	2 St Johns Road	None
PS4	9-11 St Johns Road	None
PS5	Gayton Road Car Park	None
PS6	Harrow on the Hill Station	Development brief has been produced for site, negotiations with prospective development partners underway.
PS7	Land North of Junction Road	None
PS8	16-24 Lowlands Road	None
PS9	St Ann's Service Road	None
PS10	YWCA Sheepcote Road	None
PS11	Belmont Health Centre	None
PS12	Prince Edward Playing Fields	Development has started.
PS13	Former Harrow Hospital	Being developed for housing and a hostel.
PS14	Former Kings Head Hotel	Almost completed development as flats homes and a restaurant?
PS15	Harrow Weald Park	None
PS16	Harrow Arts Centre	None
PS17	TA Centre	None
PS18	149 and 151 Pinner View	None
PS19	Eastern Electricity Land	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses.
PS20	Roxeth Allotments	None
PS21	201 – 209	None
PS22	Roxeth Nursery	Development completed 12/07/05 providing 22 flats.
PS23	Glenthorne Common Road	None
PS24	Land at Stanmore Station	None
PS25	BAE Systems Site, Stanmore	Outline permission allowed on appeal (31/03/05) for 198 units. Construction underway.
PS26	Anmer Lodge	None
PS27	Former Government Offices, Honeygot Lane	New application received August 2006 for comprehensive mixed-use redevelopment including 816 residential units and 7,927 sq.m. B1 office floorspace. Awaiting determination.
PS28	24-28 Station Road	New Mosque is currently being built.
PS29	Land adjacent to the Leisure Centre	None
PS30	Parks Depot Site, Peel Road	None
PS31	Land North of the Bridge Day Care Centre	None
PS32	Driving Centre, Christchurch Ave	None

PS33	Land West of High Street, Wealdstone	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/2005 for a change of use from offices to 33 affordable flats with part of the site still to be developed.
PS34	Ex BR Site, Cecil Road	None
PS35	Wealdstone Library, Youth Centre	Permission granted in November 2004 and development is now underway for 10 houses and 87 flats in 2 – 6 storey buildings.
PS36	1-33 The Bridge & 6 – 14 Masons Avenue	None
PS37	Land at Oxford Road and Byron Road	Will need to be reviewed through LDF as premises at 10-16 Byron Road has recently undergone complete refurbishment including extensions for commercial use.
PS38	87-111 High Street	None
PS39	Land rear of 121-255	None
PS40	Vaughan Centre, Vaughan Road	None

Source: Harrow Unitary Development Plan, July 2004 & Monitoring Database, Harrow Council, Planning

4.10 APPEALS MONITORING

Core Output Indicator - Proportion of appeals allowed must not be more than 40% BVP112

Table 43 - Residential Appeals

Appeals	2004/05		2005/06	
	No	%	No	%
Dismissed	28	76	21	62
Allowed	9	24	37	38
Total	37	100	54	100

Source: Planning Appeals Data, Harrow Planning

The proportion of appeals allowed has always been used as a measure of the quality of decisions. Table 43 shows that 54 residential appeals were determined in 2005/06 compared to 37 in 2004/05. The proportion of appeals allowed increased from 24% in 2004/05 to 38% in 2005/06. This is slightly lower than the maximum acceptable guideline of 40% success rate. In general terms, this suggests that decisions based on HUDP policies are moderately supported by the Planning Inspectorate.

Local Indicator - Review of Non-Residential Appeals

In 2005/06, 117 non-residential appeals were determined. Of these 59 (50.4%) were allowed and 58 were dismissed. The proportion of appeals allowed is significantly higher than the previous AMR period when the proportion of non-residential appeals allowed was only 28%. Clearly the percentage of non-residential appeals allowed is

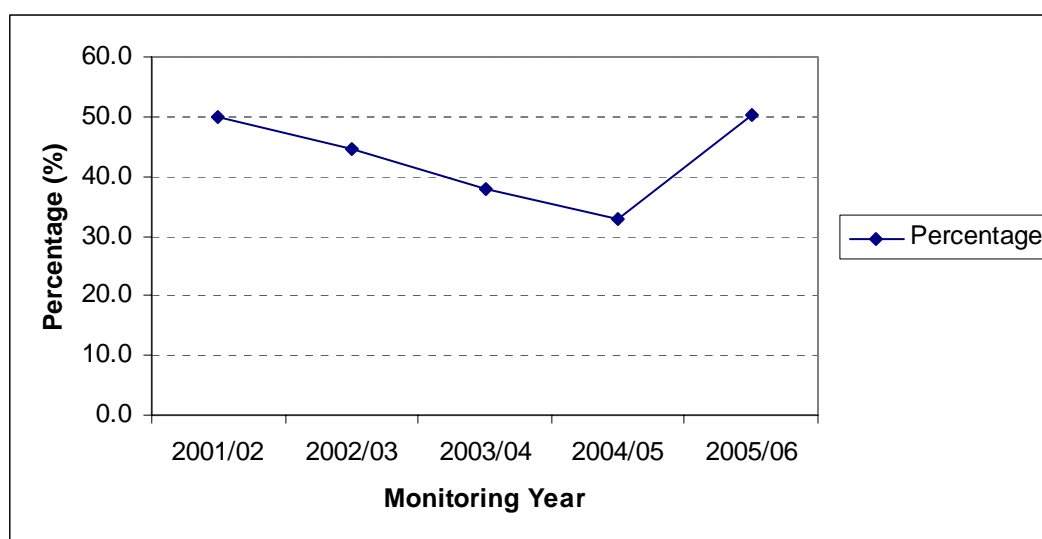
much higher than the maximum specified by the Audit Commission. It would have been appropriate to carry out a detailed analysis of the reasons for such a high level of appeals allowed, but due to resource limitations a detailed examination has not been possible. In general, there do not appear to be any specific policy issues raised by the Planning Inspectors to warrant the review of any policies in the adopted HUDP. The most common issues raised relate to the effect of a development on the character, appearance of the surrounding area, over concentration of developments within the same use class and parking. Detailed analysis of the appeals would be carried out as part of the evidence base when dealing with the Generic Development Control Policies Development Plan Document (DPD).

Table 44 - Appeals Summary 2001 – 2006

Monitoring Year	Total Appeal Decisions	Appeals Allowed	Appeals Dismissed	Percentage Allowed
2001/02	76	38	38	50.00
2002/03	81	36	45	44.44
2003/04	90	34	56	37.78
2004/05	119	39	80	32.77
2005/06	117	59	58	50.43

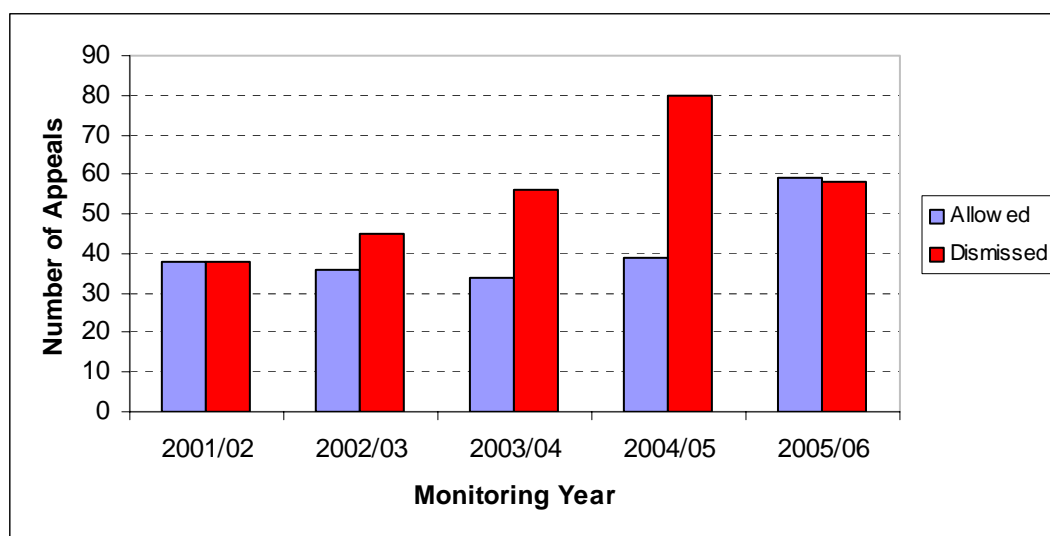
Source: Planning Appeals Data, Harrow Planning

Figure 20 - Percentage of Appeals Allowed 2001 - 2006



Source: Planning Appeals Data, Harrow Council, Planning

Figure 21 - Appeals Summary 2001 - 2006



Source: Planning Appeals Data, Harrow Council, Planning

The general trend in terms of both residential and non-residential appeals is that there has been a significant increase in the proportion allowed. An examination of the decisions suggests that appeals are allowed in most instances where the Council has overturned officers' recommendations. The need for a detailed analysis of the appeal decisions cannot be over emphasised and this will be done as part of future AMR and the LDF preparation.

Monitoring Framework and Managing a Sound Evidence Base

The Council has recognised the need for improving its evidence base and different officers are working together. The LDS highlighted the need for a properly maintained and managed evidence base to inform the development of the LDF. This includes the on-going need to ensure the evidence base is robust and credible by indicating awareness of a range of research being undertaken by other bodies.

4.11 KEY FINDINGS AND CONCLUSIONS

This Second AMR is an extension of the first, which presented indicators from the Sustainability Appraisal, and those core indicators identified by DCLG. However, it is too early to make clear links and establish trends in the indicators where there is comparable data.

The focus on sustainability and the protection of open space, green belt land and nature conservation has yielded significant benefits. Increases in the amount of waste being recycled, the reduction in crime etc demonstrates significant effects of policy implementation on the social, environmental and economic objectives. However, other quantitative and qualitative indicators that can cover the range of issues requiring measurement need to be developed and tested. These will be developed as part of the work on the Local Development Framework.

Housing completions in the last two years have been consistently over the target set for the Council. This trend is expected to continue but at a reduced level as land for housing is a finite resource. The two major sites, BAE Systems site and land at Honeypot Lane have made significant contributions to the overall housing provision but there is a need to maintain the right balance between housing provision and employment.

Despite the high overall housing provision figures, affordable housing completions are below the target. Efforts need to be made to ensure that private development contributes its fair share in order to meet the needs of local people. The income to house price ratio is about one to ten (1:10) and unless adequate measures are taken the Council is likely to continue to under-perform in terms of affordable housing.

Most housing completions have taken place in areas with high public transport accessibility and the increase in the number of transport plans demonstrates the Council's commitment to the need to reduce CO₂ emissions. Efforts to improve transport facilities in the Borough have underlined the Council's conviction that good quality public transport will serve as an incentive to attract people away from their cars, reduce the level of traffic congestion and reduce the levels of pollution and encourage a more sustainable use of resources.

The Council's policy to restrict the loss of employment land has been partially successful in that the vacancy levels in the town centres are relatively low. The loss of employment land has in two different locations (former BAE Systems site, The Grove & Honeypot Lane) followed the general pattern in London where manufacturing jobs have declined over the years. Against this background, unemployment remains relatively low in Harrow. Whilst the loss of some employment land may be acceptable the need to maintain as diverse a local economy as possible and encouraging take-up of training for new skills is important.

Improvements to Schools and the provision of new community and health facilities demonstrate a positive attitude towards the implementation of the adopted development plan policies SC1 & C2. Library facilities have been extensively refurbished and this should attract greater use of the libraries both for education and recreation uses. Opportunities for recreation, leisure and tourism have resulted in the preparation of a leisure strategy, complementing the protection of buildings and features of historic and architectural interest.

Both national and locally based indicators have been used as a way of measuring the effectiveness of the development plan policies. Information on municipal waste; public transport and renewable energy has been very difficult to obtain. Different sections of the Council together with partners will endeavour to improve on the quality and quantity of information and will assist in improving future AMR. More measurable indicators will be developed through the LDF and these will impact on future AMRs.

**APPENDIX 1. SUMMARY OF LOCAL DEVELOPMENT DOCUMENTS
MILESTONES – SCHEDULED AND ACTUAL**

PROGRESS AGAINST LOCAL DEVELOPMENT SCHEME (JUNE 2005)

<u>LDD</u>	<u>Stage</u>	<u>Date scheduled</u>	<u>Actual</u>
Statement of Community Involvement	Background research and preparation of draft SCI (including initial community engagement) Pre-submission public participation Submission to SoS Formal statutory consultation Pre-examination meeting Public examination (<u>or</u> inquiry by written representations) Receipt of Inspector's report Estimated/Actual date of adoption	Dec '04 - June '05 (August '05) Sept - Oct '05 Nov '05 Nov - Dec '06 Jan '06 March '06 May '06 July 2006	Dec '04 - June '05 (July - Aug '05) Sept - Oct '05 Nov '05 Nov - Dec '06 Not Required March '06 May '06 August 3rd 2006
Access for All SPD	Early community engagement Formal statutory consultation on draft SPD Estimated/Actual date for adoption	June - July '06 Nov - Dec '05 March 2006	Aug - Sept '05 Nov - Dec '05 April 25th 2006
Accessible Homes SPD (formerly Mobility and Wheelchair Housing SPD)	Early community engagement Formal statutory consultation on draft SPD Estimated/Actual date for adoption	June - July '05 Nov - Dec '05 March 2006	Sept - Oct '05 Nov - Dec '05 April 25th 2006
Affordable Housing SPD	Formal statutory consultation on draft SPD Early community engagement Estimated date for adoption	Oct - Nov '05 Apr - May '06 July '06	Oct - Nov '05 Apr - May '06 (see note below*)

*Following the local elections in May 2006, the new administration agreed not to adopt the SPD.

**PROGRESS AGAINST THE REVISED LOCAL DEVELOPMENT SCHEME
(SUBMITTED TO GOL - OCTOBER 2006)**

DEVELOPMENT PLAN DOCUMENTS (DPDs)

Core Strategy DPD

Stages	Date	Comments
Commencement	January 2006	
Community engagement on Issues and Options	September/October 2006	Completed
Community engagement on Preferred Options	June/July 2007	awaited
Submission to Secretary of State	February 2008	awaited
Pre-examination meeting	July 2008	awaited
Public examination	August 2008	awaited
Estimated date for adoption	May 2009	awaited

Site Specific Proposals (DPD)

Stages	Date	Comments
Commencement	January 2006	
Community engagement on Issues and Options	September/October 2006	Completed
Community engagement on Preferred Options	June/July 2007	awaited
Submission to Secretary of State	February 2008	awaited
Pre-examination meeting	July 2008	awaited
Public examination	August 2008	awaited
Estimated date for adoption	May 2009	awaited

Proposals Map DPD

Stages	Date	Comments
Community engagement on preferred Options	June/July 2007	awaited
Submission to Secretary of State	February 2008	awaited
Pre-examination meeting	July 2008	awaited
Public examination	August 2008	awaited
Estimated date for adoption	May 2009	awaited

**Generic DC Policies DPD
Proposals Map DPD**

Stages	Date	Comments
Commencement	January 2007	awaited
Community engagement on preferred Options	September/October 2006	Completed
Community engagement on Preferred Options	June/July 2007	awaited
Submission to Secretary of State	November 2009	awaited
Pre-examination meeting	April 2010	awaited
Public examination	May 2010	awaited
Estimated date for adoption	December 2010	awaited

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

RAF Bentley Priory SPD

Commencement	November 2006
Consultation on Draft SPD	May 2007
Adoption	September 2007

Harrow on the Hill Conservation Areas SPD

Commencement	July 2006 – work progressing
Consultation on Draft SPD	July 2007
Adoption	March 2008

Pinner Conservation Areas SPD

Commencement	July 2007
Consultation on Draft SPD	July 2008
Adoption	March 2009

Stanmore/Edgware Conservation Areas SPD


Commencement	July 2008
Consultation on Draft SPD	March 2009
Adoption	December 2009

Harrow Weald Conservation Areas SPD

Stanmore/Edgware Conservation Areas SPD

Commencement	March 2009
Consultation on Draft SPD	July 2009
Adoption	December 2009

FIGURE 22 – LOCAL DEVELOPMENT SCHEME 2006 TIMETABLE

	2006												2007												2008												2009												2010																									
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D														
DEVELOPMENT PLAN DOCUMENTS																																																																										
Harrow Core Strategy	C																		P	P												S			I	E	E	E																																				
Delivering Development in Harrow1	C																		P	P												S			I	E	E	E																																				
Harrow Proposals Map	C																		P	P												S			I	E	E	E																																				
Generic Development Control Policies																																C																																										
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Stanmore/Edgware Conseration Areas																																																																										
Harrow Weald Conservation Areas																																																																										
DEVELOPMENT PLAN DOCUMENTS	SUPPLEMENTARY PLANNING DOCUMENTS																																																																									
C = Commence of Preparation	C = Commence of Preparation																																																																									
P = Preferred Options	D = Consultation on draft Supplementary Planning Document																																																																									
S = Submission to the Secretary of State and Consultation	A = Adoption																																																																									
I = Pre-Examination Meeting (exact date to be determine by the Planning Inspectorate)	1 Site Specific Proposals Document																																																																									
E = Public Examination (exact date to be determined by the Planning Inspetorate)																																																																										
A = Adoption																																																																										

APPENDIX 2 - BIODIVERSITY

It needs to be recognised that there are limitations in reporting this core output indicator. Greenspace Information for Greater London does not hold records for every habitat and species in Harrow. If there is no Greenspace Information for Greater London record for a specific habitat species in Harrow, this does not mean that it is not present in Harrow. A number of the habitat descriptions that GIGL uses do not correspond directly to the priority habitats types, reporting on every priority habitat is therefore not possible.

Local priority habitats and species are identified through a local Biodiversity Action Plan. The Harrow Biodiversity Action Plan is currently being developed, with its implementation due in 2008. Until this date, it will only be possible to comment upon priority habitats and species identified in the London Biodiversity Action Plan that are recorded in Harrow.

Listed below are priority habitats identified for London. The area in hectares for each habitat has been taken from the records GIGL provides. Where the habitat type used by GIGL does not correspond exactly to the priority habitat, the GIGL habitat type has been listed for clarity.

Habitat	Ha in Harrow
Woodland	210.19 Native broadleaved
Chalk grassland	No relevant GIGL record
Heathland	No relevant GIGL record
Wasteland	No relevant GIGL record
Private gardens	No relevant GIGL record
Acid grassland	55.88
Tidal Thames	0
Canals	0
Churchyards & cemeteries	12.02
Parks, amenity grassland and city squares	339.41 Amenity grass 108.3 parks
Open spaces with ancient/old trees	No relevant GIGL record
Grazing marsh & floodplain grassland	No relevant GIGL record
Marshland	No relevant GIGL record
Ponds lake & reservoirs	16.91 Standing water
Reedbed	11.59 Reedswamp
Railway linesides	27 Railway cutting 22 Railway embankments
Farmland	143 Agriculture
Hedgerows	40.97
Grassland, meadow & pasture	24.77 Neutral herb rich 76.88 Neutral semi improved

Listed below are priority species for London, the number of records for each species has been taken from the information GIGL provides.

Species	Number of records
Adder	2
Bullfinch	2
Common pipistrelle	6
Grass snake	9
Grey heron	7
House sparrow	39
Lesser spotted woodpecker	2
Mistletoe	1
Noctule	1
Skylark	2
Slow worm	3
Song thrush	12
Stag beetle	24
Starling	10

Change in area designated for their intrinsic environmental value including sites of international, national and regional, sub-regional or local significance. The information provided by GIGL will be used to assess this output indicator in the future.

APPENDIX 3A. SITES OF NATURE CONSERVATION IMPORTANCE IN THE BOROUGH (1989)

The following sites were identified in the London Ecology Unit Handbook (1989):

1. Bentley Priory	16. Rayners Lane Railside Lands
2. Stanmore and Little Commons and the grounds of the Royal Orthopaedic Hospital	17. Yeading Brook
3. Harrow Weald Common	18. Headstone Manor Copse
4. Pear Wood and Stanmore Country Park	19. Grim's Ditch at Pinner Green
5. Stanmore Golf Course and Montrose Walk	20. Oxhey Lane Fields and Railway Cutting
6. Aldenham Reservoir South	21. Canons Lake and the Basin
7. Wood End Railway Crossing	22. River Pinn at West Harrow
8. Pinnerwood Park and Ponds	23. Newton Park and Newton Farm Ecology Park
9. Pinner Park Farm	24. Pinner Memorial Park
10. Harrow-on-the-Hill	25. The Cedars Open Space
11. Roxbourne Park Rough	26. The Rattler, including Belmont Nature Walk
12. Stanmore Marsh	27. Old tennis court, West Harrow Recreation Ground
13. Canons Park and Stanmore Railway Embankments	28. Harrow Cemetery
14. Clamp Hill Brickfields	29. Kenton Rough
15. Harrow Weald Park and the Hermitage <i>Source: London Ecology Unit</i>	30. North Harrow Countryside Conservation Area

APPENDIX 3B. SITES OF NATURE CONSERVATION IMPORTANCE IN THE BOROUGH (2004)

The following revised list of sites has been produced by the Greater London Authority, following a re-survey of sites in the Borough, as a basis for consultation.

1. Bentley Priory Open Space	23. Oxhey Lane Fields and Railway Cutting
2. Stanmore and Little Commons	24. Canons Lake and the Basin
3. Harrow Weald Common	25. Wood Farm
4. Pear Wood and Stanmore Country Park	26. Grims Dyke Farm*
5. Stanmore Golf Course	27. The Grail Centre*
6. Wood End Railway Crossing and Roxeth Park	28. St Dominic 6 th Form College Grounds*
7. Pinnerwood Park and Ponds	29. River Pinn at West Harrow
8. Pinner Park Farm	30. Newton Park and Newton Farm Ecology Centre
9. Harrow-on-the-Hill	31. Pinner Memorial Park
10. Roxbourne Park	32. The Cedars Open Space
11. Royal National Orthopaedic Hospital Grounds	33. The Rattler
12. Stanmore Marsh	34. Old Tennis Court, West
13. Harrow Weald Park and the Hermitage	35. Watling Street verge*
14. Rayners Lane Railsides	36. Woodridings Brook*
15. Harrow Recreation Ground	37. Paine's Lane Cemetery*
16. Canons Park and Stanmore Railway	38. Orley Farm School Nature Conservation Area*
17. Harrow Cemetery	39. Harrow Arts Centre*
18. Yeading Brook	40. Woodlands Open Space Spinney and Melrose Allotments*
19. Bonnersfield Lane	41. Pinner New Cemetery Footpath*
20. Watling Chase Community Forest planting area and environs*	42. Grims Dyke at Saddlers Mead*
21. Headstone Manor Copse and Gardens	43. Edgware Brook at Whitchurch School*
22. Grim's Ditch at Pinner Green	44. St John's Churchyard, Stanmore Park*

Source: Greater London Authority

* New sites

APPENDIX 3C –CONSERVATION AREAS

1. Little Common, Stanmore *	15. Edgware High Street, Edgware
2. Stanmore Hill, Stanmore *	16. Waxwell Lane, Pinner
3. Old Church Lane, Stanmore #	17. Waxwell Close, Pinner
4. Pinner High Street, Pinner #	18. East End Farm, Pinner *
5. Tookes Green, Pinner	19. Pinnerwood Farm, Pinner
6. Roxeth Hill, Harrow on the Hill	20. South Hill Avenue, Harrow on the Hill *
7. Harrow School, Harrow on the Hill #	21. The Mount Park Estate, Harrow on the Hill *
8. Harrow Park, Harrow on the Hill *	22. Roxborough Park & the Grove, Harrow on the Hill *
9. Harrow on the Hill Village *	23. Moss Lane, Pinner
10. Sudbury Hill, Harrow on the Hill *	24. Pinner Hill Estate, Pinner *
11. Brookshill, Harrow Weald	25. West Towers, Pinner *

12. West Drive, Harrow Weald	26. Canons Park Estate, Edgware *
13. Kerry Avenue, Stanmore *	27. Eastcote Village (Part)
14. Pinnerwood Park Estate, Pinner *	28. Rayners Lane #

Source: Harrow Council, Planning* Areas Covered by Policy Statements # Areas with Policy Statements at Public Consultation

APPENDIX 4 – GLOSSARY OF TERMS

Annual Monitoring Report (AMR): This is a document that forms part of the Local Development Framework, The Annual Monitoring Report covers the period 1st April to 31st March of each and must be submitted to the Secretary of State by the December following the period. It assesses progress made in plan making and implementation against the LDS and the policies in Development Plan Documents.

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

Community Strategy: This is a document produced by the Harrow Strategic Partnership identifying the community's social, economic and environmental aspirations for the Borough and how these will be achieved.

Core Out Put Indicators: This is a set of indicators devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance. Such as housing employment and the environments

Core strategy: The Core Strategy is the Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

Development Control policies: This is a suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.

Development Plan: This will consist of the spatial development plan for London (London Plan 2004) and development plan documents contained within the local development framework.

Development Plan Documents (DPD): These are Spatial Planning Documents that are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

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

Harrow Strategic Partnership (HSP): An initiative aimed at improving local services by bringing together representatives from public, private, business, voluntary and community organisations in Harrow.

Harrow Unitary Development Plan: The Borough-wide statutory development plan for Harrow, adopted on 30th July 2004, which sets out the Council's policies for the development and use of land.

Independent Examination: The local authority must arrange for an independent examination of a submitted development plan document whether or not representations have been received. The reason for this is that the independent examination must consider the “ soundness of the plan”.

Local Development Documents (LDD): These include development plan documents and supplementary planning documents, and the Statement of Community Involvement (SCI).

Local Development Framework (LDF): The LDF will comprise a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the local development documents. All plan-making authorities must submit a Local Development Scheme to the First Secretary of State for approval within six months of the commencement date of the Act (28th September 2004).

Local Strategic Partnership (LSP): Non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The LSP is responsible for preparing the Community Strategy.

London Plan: The Mayor’s spatial development strategy for London, adopted February 2004.

Office of the Deputy Prime Minister (ODPM): The Government department with responsibility for planning and local government.

Planning Delivery Grant (PDG): a performance-related annual award to local authorities, intended as a mechanism for improving planning delivery/performance against Best Value indicators.

Planning Inspectorate: agency responsible for processing planning appeals and holding inquiries into development plans. Inspectors appointed by the Planning Inspectorate will conduct examinations into DPDs and the SCI.

Planning Policy Statement (PPS): an expression of government policy on an individual planning topic e.g. PPS12 deals with local development frameworks. The government intends to replace its current set of planning policy guidance notes with planning policy statements.

Proposals Map: A graphical illustration of the policies and proposals contained in development plan documents and saved policies.

Public consultation: A process through which the public is informed about proposals fashioned by a planning authority or developer and invited to submit comments on them.

Regional Spatial Strategy (RSS): This is prepared by the regional planning body. The regional spatial strategy sets out the policies in relation to the development and use of land in the region and is approved by the First Secretary of State. In London,

the spatial development strategy prepared by the Mayor is the equivalent of a regional spatial strategy. GOL Circular 1/2000 provides advice in respect of the spatial development strategy.

Saved Plans, Policies and Supplementary Planning Guidance: The transitional arrangements that allow for existing adopted plans (and their constituent policies), and supplementary planning guidance (SPG) to be saved for three years from the date of commencement of the Act.

Site development policies: This will be a suite of criteria-based policies which are required to ensure that all development within the area meets the vision set out in the core strategy.

Spatial strategy: The Core Strategy Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

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 LDF.

Sub-Regional Development Strategy (SRDF) – the sub-regional implementation document for the London Plan. It provides guidance on issues of more than borough-wide significance. A SRDF will be produced in each of the five London sub-regions.

Supplementary Planning Documents (SPD): These will cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. They will not form part of the development plan or be subject to independent examination.

Unitary Development Plan: The Borough-wide statutory development plan, which sets out the Council's policies for the development and use of land. The Government intends to replace unitary development plans with local development frameworks.