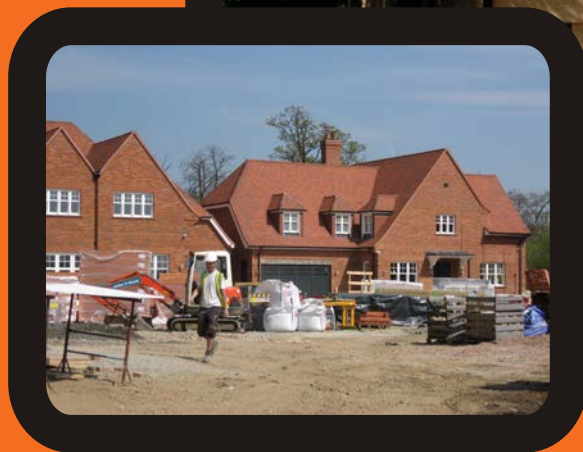
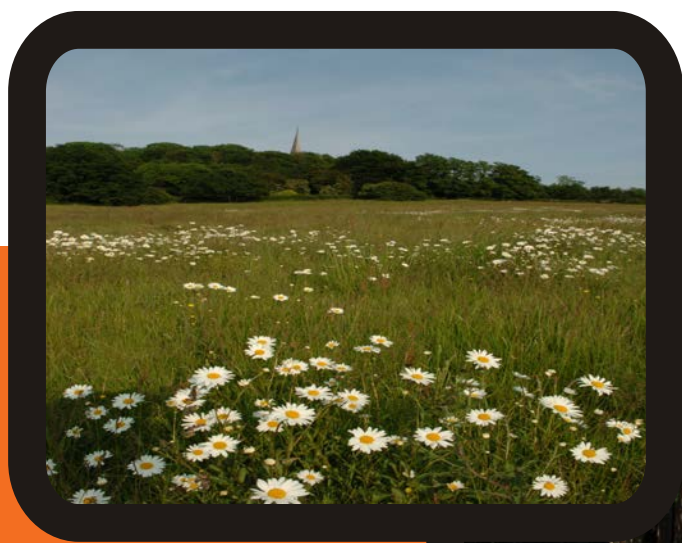


Harrow Local Plan Authority's Monitoring Report



Monitoring Period 1 April 2014 - 31 March 2015

1. Introduction	3
Monitoring Harrow's Local Plan	
2. Protect the historical and environmental features that contribute to Harrow's character and distinctiveness as a place to live, work and visit	5
3. Enhance the infrastructure, environment and other resources which make Harrow a desirable place to live, work and visit	19
4. Manage the Borough's contribution to climate change and increase resilience to flooding	65
5. Adapt to population and demographic changes to meet people's needs and quality of life	71
6. Monitoring Harrow's Community Infrastructure Levy	77
7. Neighbourhood Planning	79
8. Duty to Co-operate	81
9. Local Plan Timetable	83

Appendices	
A. Five-Year Housing Supply	85
B. Harrow's Housing Trajectory	89
C. Glossary	93

1 Introduction

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

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

1.3 The latest AMR provides an analysis of performance for the period 1st April 2014 to 31st March 2015. In doing so, it also draws upon the data gathered since 2005 where indicators are similar to the ones used to monitor Harrow's saved UDP policies, which enables trends to be identified and conclusions to be reached about whether individual policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited. For ease of use each indicator is colour coded as to whether it is on target.

- Green = On Target
- Orange = Working towards target
- Red = Target not met

1.4 The AMR also monitors the council's progress in preparing its Local Plan documents.

Key Findings

1.5 The following provides a brief summary of the main findings in the 2014/15 AMR:

- A further 317 net new homes were completed in the borough. The Housing Trajectory shows an overall potential housing supply for the borough of 9,751 dwellings between 2009 and 2026, exceeding the current Local Plan target of 6,050 by 3,701 dwellings. 2,675 dwellings have already been delivered between 2009/10 and 2014/15
- 36 net affordable units were delivered against a plan target of 140 per annum which equates to 25.7%, which is below the target. This is down in part to the lack of major developments completed in the last monitoring period and the fact that many large sites built out their affordable component ahead of the private component. Therefore delivery can vary greatly over a number of years
- There are 5,437 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 2,012 net units, while 3,425 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 2,965 (3,113 including the NPPF 5% buffer) by 2,472 units (or by 2,324 taking into account the 5% buffer).
- There continues to be a loss of office space in Harrow Town Centre totalling around 10,000 m² since 2009 with a further 82,067 m² granted for a change to residential via prior approval in Harrow Town Centre. The level of office loss is likely to continue in the next monitoring period due to office to residential Permitted Development which came into effect in May 2013 and the Government has indicated that this is to be made permanent.
- There was no new office floorspace delivered during 2014/15. However there was a net loss of 6,301 m² across the borough, 911 m² of which was in Harrow Town Centre (not including A2 Financial & Professional Services of which there was 634 m² gain borough-wide, of which 479 m² is in Harrow Town Centre). Office vacancy rates now stand at just over 14%, the lowest in five years.
- The average retail vacancy rate now stands at 3.85% in town centres primary shopping areas, with three centres having no vacancies (although Sudbury Hill and Kingsbury are only partially located in Harrow, and the figures only cover those units in Harrow). This modest reduction in vacancy over five years from 7.50% to 3.85% can in part be attributed to the improving economy, but is also due recent changes to Permitted Development rules allowing for a change of use from A1 retail to A2 Financial services without planning permission, and to A3 class use via Prior Approval.
- Public Transport improvements including bus stop and priority lanes, and work on key junctions are underway and many of the LIP projects are completed. Legible London signs have completed their roll out.
- The total contributions secured for infrastructure in 2014/15 by way of S106 agreements is 80% less against 2009/10. This is due to the borough introducing its Community Infrastructure Levy in October 2013, which has now effectively replaced S106 contributions from developers for the provision of strategic infrastructure. The amount collected through CIL is expected to ramp up significantly in coming years with commencement of major permissions such as Kodak.
- There has been no loss of Green Belt or Metropolitan Open Land contrary to Local Plan objectives
- Air quality targets are consistently being met at our background monitoring site (Stanmore), but at the roadside station (Pinner Road) nitrogen oxide levels are still being breached

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

Green Belt and Metropolitan Open Land

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

Picture 2.1: Green Belt at Old Redding



Source: Harrow Council, Planning

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

2.2 In 2014/15 there was no net loss of designated Green Belt or Metropolitan Open Land in the borough.

Parks

2.3 The Green Flag is a national award scheme for parks and gardens based on a number of criteria: a welcoming place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management.

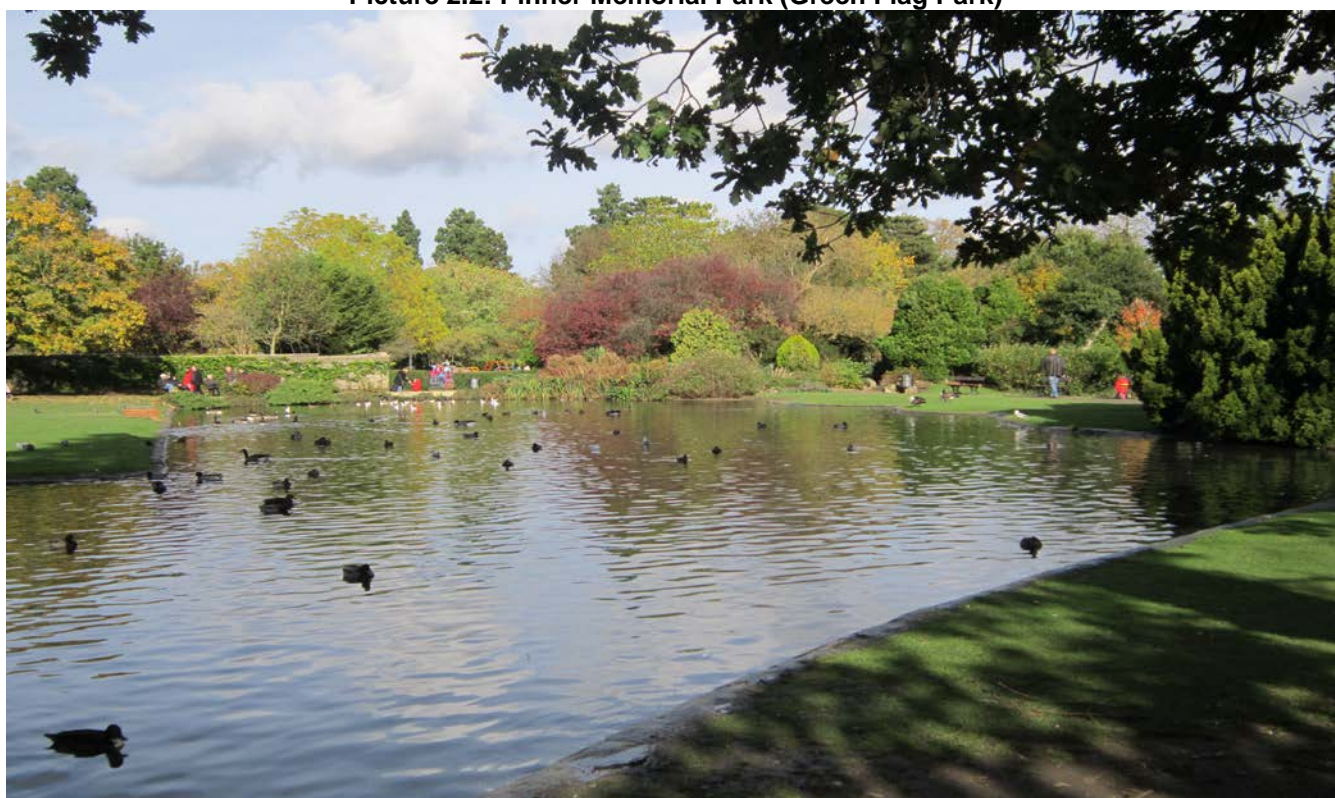
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 5	GMP2	Number of Parks managed to Green Flag award standard	77% of parks managed to Green Flag award standard (using 2010 as base year)		Less than 55% by 2017/18 Less than 66% by 2021/22

2.4 In 2014/15 five of Harrow's 28 parks (18%) were managed to Green Flag standards as they were in 2013/14. These are:

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

2.5 Although the indicator is currently shown as amber given the trigger is 2018, this target may prove challenging going forward given the council's current funding constraints.

Picture 2.2: Pinner Memorial Park (Green Flag Park)



Source: Harrow Council, Planning

Areas of Special Character

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

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

2.7 In 2014/15 there were no applications approved for development that would adversely affect an area of special character.

Local Views

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

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

2.9 There were no applications approved in 2014/15 for development adversely affecting an identified local view. There was however one application at 51 College Road, Harrow, which will interrupt a view of Harrow Hill, but was found not to adversely affect it.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 3	LV2	Development adversely affecting an identified local view of St. Mary's Church	No applications approved for development adversely affecting an identified local view of St. Mary's Church		More than one application approved involving development adversely affecting an identified local view of St. Mary's Church over a five-year period

2.10 In 2014/15 there were no applications approved for development adversely affecting an identified local view of St. Mary's Church.

Picture 2.3: Protected View of Harrow Hill from Stanmore



Source: Harrow Council, Planning

Heritage

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

- 28 conservation areas
- over 300 statutory listed buildings
- 4 historic parks and gardens
- 9 scheduled ancient monuments
- over 750 locally listed buildings
- 2 locally listed parks and gardens
- 9 archaeological priority areas

2.12 These and many other heritage assets provide a point of reference in the cultural distinctiveness of the borough and their conservation enables both residents and visitors to appreciate Harrow's history. They also represent a precious inheritance, to be passed-on for future generations to understand and enjoy.

Heritage Assets - General

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

2.13 In 2014/15, 16 of the borough's heritage assets were listed on the Historic England at risk' register. One of the heritage assets at risk is within Bentley Priory, on Harrow Weald Ridge (Bentley Priory Registered Park and Garden (grade II) - the central entrance block was on the list last year but has now been restored and removed from the register. The preparation of the Bentley Priory Open Space Management Plan and the ongoing redevelopment of the site will address this remaining asset and seek to bring about its positive conservation and eventual removal from the 'at risk' register. The assets remaining on the list include Headstone Manor, Rayners Public House, Cannons Farm Barn, Harrow Magistrates Court, Pinner Park Farmhouse, Old Stanmore Church, and sections of historic walls and earthworks including Grim's Ditch (sections of).

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

2.14 In 2014/15 there were no applications approved for development adversely affecting the setting of Harrow Hill.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER 3	Development adversely affecting a heritage asset (except enabling development)	No applications approved for development adversely affecting a heritage asset		More than one application approved adversely affecting a heritage asset over five years

2.15 In 2014/15 there were no applications approved for development adversely affecting a heritage asset (excluding enabling development).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	HER 4	Development in Edgware centre (LB part) adversely affecting a heritage asset	No application approved for development adversely affecting a heritage asset		More than one application approved adversely affecting a heritage asset over five years

2.16 In 2014/15 there were no applications approved for development within the Harrow part of Edgware Major Centre adversely affecting a heritage asset.

Heritage Assets - Listed Buildings

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER 5	Up-to-date list of buildings of local architectural or historic buildings	Review list every five years		No review by end 2016/17 No further review by end 2021/22

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

Picture 2.4: Headstone Manor - Grade 2 Listed



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER 6	Up-to-date guidance leaflet for owners of locally listed buildings	Review guidance every five years		No review by end 2016/17 No further review by end 2021/22

2.18 In December 2013 the council adopted its Locally Listed Buildings SPD, which provides good practice advice and guidance to the owners and occupiers of locally listed buildings for their maintenance and conservation and also to provide advice on the relevant planning controls.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 6	HER 7	Planning appeals dismissed for development or alterations adversely affecting listed buildings within Rayners Lane District Centre	100%		More than five appeals allowed for development adversely affecting Metroland and suburban character over a rolling three-year period

2.19 In 2014/15 there were no appeals dismissed and no appeals allowed for development or alterations adversely affecting listed buildings within the Rayners Lane District Centre.

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

2.20 In 2014/15 there were no applications approved for development adversely affecting the setting of Harrow Arts Centre. Harrow's Site Allocations Local Plan document was adopted on July 4th 2013 and sets clear parameters for the development of the Arts Centre car park and ancillary buildings (site G04).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	HER 9	Completion of Bentley Priory restoration and redevelopment	Complete by end of 2014/15		Work stalls by end 2012/13

2.21 In 2014/15 the restoration and redevelopment of the former RAF Bentley Priory site was nearing completion. Completion of the development is scheduled for 2015. The Museum was formally opened in September 2013 and opened for general admission in early 2014.

Picture 2.5: Bentley Priory Restored



Source: Harrow Council, Planning

Heritage Assets - Conservation Areas

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

2.22 Harrow has a total of 29 Conservation Areas across the borough. 26 of these (90%), currently have up-to-date Conservation Area Appraisal and Management Strategies which are afforded weight as a material planning consideration through provision within a recently adopted supplementary planning document. The adoption of the Stanmore and Edgware SPD in December 2013 brought this figure up from 71% in the last AMR. The final SPD - the Harrow Weald Conservation Area SPD went out to consultation in 2015, and once adopted will result in 97% coverage. 100% will be achieved once guidance has been written for the newly designated Pinner Road Conservation Area which was designated in 2015.

Heritage Assets - Parks & Gardens

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

2.23 In 2014/15 none of Harrow's four historic parks & gardens were covered by an adopted management plan, representing coverage of 0%. Work is underway on preparing a management plan for the Bentley Priory Grade II Registered Park & Garden, and an SPD for Harrow School has been developed that includes Harrow Park. The completion of both of these will see the 2016/17 target being met, but currently the target is shown as amber, as in the previous year's AMR.

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

2.24 Harrow's local list of locally important historic parks and gardens was not reviewed during the last monitoring period. The council is proposing to undertake a review and call for sites in 2016/17.

Local Character

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

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

2.26 On 11th April 2013, following consultation during the 2012/13 monitoring period, the council adopted an SPD to better explain and amplify the Core Strategy policy on garden land development. In 2014/15 there were 3 appeals allowed for garden land development. This indicates the SPD is not always being interpreted correctly by Planning Inspectors, as some of these appeals are focusing more on the Character impact, rather than the cumulative, unplanned development argument as espoused in the SPD. Additionally, emphasis is being placed by Inspectors on the new Presumption in Favour of Sustainable Development as introduced in the NPPF. Therefore in the next monitoring period, a review of this SPD may need to be undertaken, taking into account a detailed analysis of all the appeal decisions.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 8	LC 2	Planning appeals allowed for development adversely affecting Metroland and suburban character	Less than 5		More than five appeals allowed for development adversely affecting Metroland and suburban character over a rolling three-year period

2.27 In 2014/15 there were no appeals allowed for development adversely affecting Metroland and suburban character.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	LC 3	Planning appeals allowed for works to protected trees	Less than 5		More than five appeals allowed for works to protected trees over a rolling five-year period

2.28 In 2014/15 there was one appeal allowed for works to protected trees where the Planning Inspector disagreed with the council as to the merits of a protected tree and allowed it to be felled.

Biodiversity

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

2.30 Habitats selected are:

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

2.31 Species selected are:

- Bats
- Heath Spotted Orchid
- Reptiles and Amphibians
- Southern Wood Ant

2.32 The Plan can be viewed on the council's website:
http://www.harrow.gov.uk/info/200023/conservation/1260/harrow_biodiversity/1.

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

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

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

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



Source: Harrow Council, Planning

2.34 There are 44 local Sites of Importance for Nature Conservation (SINCs) in the borough adopted in the Harrow Local Plan Site Allocations document in July 2013. Currently there are 20 Local Sites being positively managed for nature conservation. This is one more than the previous AMR period. This equates to 45.45% of the 44 SINCs with a management strategy that has been, or is in the process of being implemented.

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

2.35 In 2014/15 there were no applications approved for development adversely affecting the functional flood plain, contrary to EA advice.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 6	BIO 4	Implementation of Biodiversity Action Plan programme of actions to improve Biodiversity at Newton Farm Ecology Park and Roxeth Park	Implementation by 2025/26		No delivery or no funded proposals for delivery by 2017/18

2.36 There has been no specific action to improve the biodiversity at Newton Farm Ecology Park. Harrow's Green grid project has however delivered some biodiversity improvements at Roxeth Recreation Ground over the past three years.

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

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

Other Biodiversity Monitoring Data

Designated Sites

International and National Sites

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

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

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

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

2.41 The two SSSI sites within the borough are:

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

Sites of Importance for Nature Conservation

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

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.71 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 14 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 443.95 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are 19 such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 72.34 ha.

2.43 There are 44 SINCs in the borough which were adopted in the Harrow Local Plan Allocations document in July 2013. These total 801.01 ha, or 15.92%, of the borough's surface area - therefore there has been no significant change since the previous monitoring period.

Locally Designated Areas

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

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

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

Areas of Deficiency (AoD)

2.46 Areas of deficiency are mapped by GIGL and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to 1,323.11 ha or 26.30% of the borough's total area.

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

Investment and Community Infrastructure

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

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

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

Infrastructure - General

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 5	ICI 1	Total annual public and private investment in the Borough	18% growth to 2026 on 2009 as the base year		Less than 3% growth on a rolling three-year period

3.3 Contributions towards Infrastructure 2008/09 - 2014/15 shows that S.106 contributions towards infrastructure have varied considerably over the past seven monitoring periods, peaking at £8,771,315.60 in the 2012/13 monitoring period. This is largely due to the Kodak site being granted permission, which has contributed the vast amount of the S.106 obligations. This year is considerably lower, as most large permissions granted are now attracting a CIL charge which is replacing a large part of S106 contributions for strategic infrastructure.

Table 1: Infrastructure Contributions (S.106)

Infrastructure	Amount Contributed						
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Public Transport	£125,000	£540,000	£578,000	£250,000	£14,470	£1,192,000	-
Highways/ Infrastructure	£80,000	£219,692	£346,457	£90,000	£3,376,320	£255,661	£96,950
Green Belt	-	-	£260,000	-	-	-	-
Public Open Space	-	-	£162,325	-	£9,370	£55,000	-
Parks	£50,000	£25,000	£43,850	£100,000	£1,360	£24,073	-
Community Services	£250,000	£6,759	£81,218	£53,440	£1,710,000	£706,172	£90,500
Leisure/Sports Ground	£536,973	£85,331	£15,000	-	£1,980,000	£248,800	£544
Drainage	£10,000	£10,000	-	-	£176,000	-	-
Health Care	£50,000	£99,885	£125,000	£35,000	£313,835.60	£185,148	£15,429
Public Art	£50,000	-	-	£50,000	-	£14,339	-
Education	-	-	£188,694	£177,622	£1,189,600	£515,096	-
Total	£1,151,973	£986,667	£1,818,544	£756,062	£8,771,315.60	£3,196,289	£203,423

Source: Harrow S106 Monitoring, Harrow Council

3.4 Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2014/15 represents a 80% net loss against 2009/10. This is due to the borough introducing its Community Infrastructure Levy in October 2013, which has now effectively replaced S106 contributions from development for the provision

of strategic infrastructure. Therefore the target for this indicator is irrelevant, and will be replaced in future years by one specifically monitoring CIL (see section 7).

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

3.5 In 2014/15 there were no appeals allowed for development not demonstrating adequate infrastructure capacity.

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

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

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

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

3.8 26 additional permanent Reception forms of entry have been created through the expansion of existing schools, affecting over half of Harrow's primary schools. Avanti House free school has provided an additional two Reception forms of entry. 151 additional special educational needs places have been created at special and mainstream primary and secondary schools. There is an extensive and complex construction programme for Phases 1 and 2 seeing 29 projects underway during the summer period. The majority of the projects will be completed by the end of 2015.

3.9 Phase 3 construction projects have been procured and planning applications will be considered by the planning committee early in 2016. Free schools that will be delivered by the Education Funding Agency will provide additional school places to help meet the projected demand.

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

3.10 In November 2013, Cabinet approved the Secondary School Place Planning Strategy which outlines the proposed approach to increase capacity within the secondary sector by September 2015 for the demand expected by September 2018. Six additional permanent Year 7 forms of entry have been created through the expansion of two existing schools, and Avanti House free school has provided an additional six Year 7 forms of entry. A new Secondary School is currently being built on the former Teachers Centre site, Wealdstone.

3.11 A deficit of seven Year 7 forms of entry is projected for 2021/22 increasing over the following few years to 13 Year 7 forms of entry in 2024/25. Meeting the demand will be a combination of expanding existing schools and a new school at the former Teachers Centre Site. Identifying a site for a further new school will be extremely challenging and work is underway to develop plans to meet the future need.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI 6	Retention of Harrow School, John Lyon School and Whitmore High School in the Borough	No relocation of Harrow School, John Lyon School and Whitmore High School out of the Borough		Any proposal to relocate out of the Borough

3.12 Harrow School, John Lyon School and Whitmore School continue to thrive in their current locations. A new classroom block has recently been completed at Whitmore School. In August 2013 Harrow School signed a Memorandum of Understanding with Harrow Council to jointly prepare a Supplementary Planning Document as a long-term development strategy for the Harrow School Estate. This was consulted on in Spring 2015 and adopted in July 2015.

Infrastructure - Health

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	ICI 7	Completion of Phase One of the RNOH (Stanmore) redevelopment	Complete by end 2014/15		Works stall by end 2014/15

3.13 On 21st March 2013 the council resolved to grant planning permission for the comprehensive, phased redevelopment of the Royal National Orthopaedic Hospital (P/3191/12). The Hybrid Planning Permission included the comprehensive redevelopment of the RNOH site to include 56,871 m² of hospital development (C2 Use Class), 21,000 m² of multi-storey car park (Sui Generis) and 40,260 m² of residential development (C3 Use Class), including the provision of open space and wider ancillary development. Phase One works of the new planning permission are commencing on site, linked to a reserved matters application granted in June 2015 to build a Biomedical Engineering Hub, with a further phase 2 for redevelopment of some existing buildings granted in December 2015. However further phases are still at pre-application stage and therefore the local plan target date for completion of the new hospital will not be met.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5	ICI 8	Provision of additional health services capacity	Provision of two additional polyclinics or GP-led surgeries by the end of the plan period in 2026		No site identified for new polyclinics or GP led surgeries by end 2015/16 No delivery or funded proposals for delivery by end 2020/21

3.14 The Harrow & Wealdstone Area Action Plan allocates one site (Lyon Road) for mixed use development to include a new health facility. This development received planning permission in May 2012, and included within 1,500 m² for the provision of a new GP surgery. Redrow Homes have acquired this site and works commenced on site in early 2015. The Site Allocations Local Plan allocates three further sites (Anmer Lodge, Roxeth Library & Clinic and Belmont Clinic) for redevelopment including replacement health care facilities. No new GP led surgeries or polyclinics were completed during 2014/15.

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

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

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 9	ICI 10	Community access to sports facilities at Harrow School, John Lyon School and Whitmore High School	Maintain access		New PPG 17 study by 2017/18 identifies no loss of community access to facilities at Harrow School, John Lyon School and Whitmore High School

3.17 Since the last AMR there have been no changes to access to the Sports facilities at these Schools.

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

3.18 As well as being the new home to Barnet Football Club, The Hive is a community facility, working in partnership with Harrow Council, and offers the following facilities for hire: two full size 3G astro turf pitches;

7-a-side football pitches; Various sized grass pitches for hire; Wheeled portable goals; Meeting rooms; and changing rooms at competitive rates. Also available for community use are a gym, banqueting facility (capacity 500 people) and the Amber Lounge (bar/eatery).

Infrastructure - Community

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5	ICI 13	Retention of community uses	No net loss of community facilities unless compensation is provided		Loss of more than one community facility to other non-community uses, without compensation (using 2010 as the base year)

3.19 In 2014/15 there was a net gain of 20,039 m² floorspace of D1 Use Class (Non-residential Institution), compared to 15,960 m² in 2013/14 and 9,871 m² in 2012/13. Over the same period there was a net gain of 3,290 m² of D2 (Assembly and Leisure), compared to a loss of 1,781 m² in 2013/14. Overall this year is the highest amount of growth in D class floorspace, which shows that there is a positive trend for more community facilities in the borough (see Table 2).

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

Use Class	Floorspace (m ²)					
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
D1	10,857	14,592	11,789	9,871	15,960	20,039
D2	838	2,926	-115	3,243	-1,781	3,290
Total (D)	11,695	17,518	11,674	13,114	14,179	23,329

Source: Harrow Council, Planning

3.20 The table below details the amount of floorspace proposed and delivered for a range of community uses. The majority of these completions related to schools, in particular the Primary School Expansion programme which is delivering additional forms of entry across the borough to meet the demand for primary places.

Table 3: Community floorspace by type - proposed and delivered

Type of development	2014/15			
	No. of permissions	Floorspace proposed (m ²)	No. of developments completed	Floorspace completed (m ²)
Care Home	-	-	1	3,245
Church	-	-	-	-
Cinema	-	-	-	-
Community Centre	1	0	-	-
Day Care	1	0	-	-
Day Nursery	2	52	1	70
Education	12	3,134	3	1,937
Function Room	-	-	-	-
Gym	6	2,078	1	789
Hall	2	0	1	82
Health Club	-	-	-	-
Health/Medical Centre	3	346	2	198
Hospital	2	512	1	0
Leisure	2	634	-	-
Museum	2	4	-	-
Place of Worship	1	0	-	-
School	37	23,758	13	1,827
Sports Facilities	7	365	-	-

Type of development	2014/15			
	No. of permissions	Floorspace proposed (m ²)	No. of developments completed	Floorspace completed (m ²)
Swimming Pool	-	-	-	-
Temples/Synagogues	-	-	-	-
Therapy Centre	2	383	-	-
Training Centre	1	180	-	-
Total	81	31,446	23	8,148

Source: Harrow Council, Planning

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

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2, CS1 Strategic Objective 5, CS2 Objective 9	ICI 14	Provision of performing arts space	An additional performing arts space by 2025/26		No site identified for new performing arts space by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

3.23 The Harrow & Wealdstone Area Action Plan allocates one site (Lowlands Recreation Ground in Harrow Town Centre) to provide a new outdoor performance space. The council secured funding for the project from the Mayor of London's Outer London Fund during 2012/13. The new space was completed by September 2015. However, there are no funded plans for a new indoor performing arts space at this time.

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

3.24 The council has not yet commissioned a scoping study to determine the viability of a cemetery extension to the existing Harrow Weald Cemetery. The potential for a cemetery extension was included in the Core Strategy in recognition of the (then) potential to redevelop Harrow College's Brookshill campus. Since that time the College has indicated that it has no plans to redevelop the Brookshill campus for the foreseeable future, and the campus is now therefore allocated for education/training uses. Opportunities for cemetery expansion elsewhere in the borough are limited and therefore new sites may need to be explored along with options around crematorium provision.

Transport

3.25 The need to encourage the use of modes of transport other than the car presents Harrow with one of its biggest challenges. Environmental pollution as a result of road traffic, traffic congestion and the prevention of accidents are all serious concerns within the community, and can significantly affect quality of life. The transport policies in the Local Plan aim to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes.

Transport Infrastructure - Trains

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 13	TRA 1	Capacity of Peak train services serving Harrow-on-the-Hill and Harrow and Wealdstone Stations	Maintain and where possible increase the number of services serving Harrow-on-the-Hill and Harrow and Wealdstone stations		Reduction in capacity of peak train services

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

Table 4: Metropolitan Line Peak Capacity

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

Source: TfL

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

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

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

Table 5: Bakerloo Line and London Overground Peak Capacity

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

Source: TfL

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

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 12	TRA 2	Successful lobbying of TfL to bring forward improved disabled access at Harrow-on-the-Hill Station	Inclusion in revised Mayor's Transport Strategy of upgrade to Harrow-on-the-Hill Station to secure full disabled access		Not included in the revised Mayor's Transport Strategy by end 2020/21

3.33 Harrow's Local Implementation Plan for the period 2011/12-2014/15 maintains a commitment that the council will lobby Transport for London to improve the quality, capacity and accessibility of Harrow-on-the-Hill Station. During 2014/15 the council held meetings with the GLA and TfL on this matter, in relation to a commercialisation pilot scheme being advanced by TfL that considered options for maximising the beneficial use

of their existing property assets at or around the station. Additionally a feasibility study has been commissioned which will look at options for how disabled access could be incorporated into the station and likely costs. This work is still ongoing but has potential to be developed further into a comprehensive master plan for the station and its surrounds. At the present time however the upgrade of the station is not included in the Mayor's current Transport Strategy and therefore the indicator is currently shown as amber.

Transport Infrastructure - Buses

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

3.34 Harrow's Infrastructure Assessment and Delivery Plan identifies 12 of the borough's 21 key junctions which have identified capacity problems in one or both of the peak periods and serve key bus routes. In 2014/15 schemes still outstanding or completed were:

Station Road/Hindes Road, Harrow

Scheme proposed in 2015/16

Station Road/Greenhill Way, Harrow

Scheme proposed in 2015/16

Headstone Drive/Harrow View, Wealdstone

Proposed traffic signal junction improvement works as part of S106 funding from Kodak site re-development. Site data collection and surveys have been carried out.

Uxbridge Road/High Road/Brookshill, Harrow Weald

No improvements planned

Uxbridge Road/Pinner Green/Elm Park Road, Pinner

TfL signal timing review 2014/15

Kenton Road/Kenton Lane, Harrow

These signal come under Brent Council's responsibility under a boundary agreement

Additional works were carried out at the following key junction used by buses:

Mollison Way, Queensbury - phase 2 (Lawrence Crescent to Stag Lane)

Bus routes 114, 606, 614 and 644 serve Mollison Way and provide a direct access to Harrow-on-the Hill, Mill Hill Broadway, Wembley Park, The Totteridge Academy, Hatfield and various other key destinations. These bus routes are subject to delays and unreliability due to parked vehicles between Turner Road roundabout and its junction with Stag Lane.

Phase 1 was introduced in 2013-14 the western section of Mollison Way between Turner Road/Cotman Gardens.

Whilst proposals are mainly targeted at addressing the traffic congestion issue along Mollison Way, care has been taken to address traffic and pedestrian safety with minimum loss of on-street parking space for local residents. The proposals included the following measures:

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 and 2 Objective 13	TRA 4	Improved orbital bus routes	Additional orbital bus routes by 2025/26		No delivery or funded proposals for delivery of additional orbital bus routes by 2017/18

3.35 Harrow's Local Implementation Plan for the period 2011/12-2014/15 maintains a commitment that the council will work with Transport for London to improve orbital bus links. During 2014/15 the council has continued to lobby TfL to improve orbital bus connections. At the present time however no new orbital bus routes serving Harrow are planned or have been established. However the 140 bus route which runs between Harrow Weald and Heathrow has seen an increase in frequency and new stock.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 12	TRA 5	Increase bus station capacity by provision of additional bus standing space on Kimberley Road	Provision of additional bus standing space in Kimberley Road by end 2017/18		No funded proposals to secure additional bus standing space in Kimberley Road by end 2014/15

3.36 The provision of additional bus standing space in Kimberley Road in Harrow Town Centre was completed in 2014.

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

3.37 During 2014/15 there was no overall change in the number of bus routes serving Harrow Town Centre and Wealdstone. The ability to increase routes serving Harrow Town Centre is linked to the achievement of improved bus standing capacity at the station (see indicator TRA5 above).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6 CS4 Objective 1 CS6 Objective 5 CS7 Objective 6 CS9 Objective 1 CS10 Objective 1	TRA7 & 12	Implementation of bus stop accessibility improvements	100% of schemes funded by 2026		No improvements or funded proposals for improvements by 2021 in: Sudbury Hill Local Centre South Harrow centre Hatch End centre Harrow Weald centre Kingsbury/Queensbury centres Kenton/Belmont centres

3.38 The bus stop accessibility programme is 89% complete and recognised as a crucial element in the drive to improve the quality of bus services. The 2014/15 programme included reviews of the following bus stop locations:

- Kenton Lane - outside the Duck in the Pond public house
- Stanmore Broadway - westbound only
- Whitmore Road - westbound bus stop (WA)
- High Road, Harrow Weald - northbound outside bus garage

- The Ridgeway, North Harrow - bus stops (NL, NN and NP)
- Kenton Road - eastbound between Hawthorne Road and Elmwood Avenue and eastbound between Carlton Road and Mayfield Avenue

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA 10	Completion of Pinner Road bus priority scheme	Complete by end 2012/13		Works stall by end 2011/12

3.39 The Pinner Road bus priority scheme was identified through Harrow's Local Implementation Plan and has been cancelled due to finding statutory undertakers plant and underground infrastructure, and so will not be progressed. Given the above evidence, this indicator is therefore recommended for removal in the next AMR.

Transport Infrastructure - Harrow Local Implementation Plan schemes

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 13	TRA 13	Implementation of Harrow's LIP 2	As set out in the LIP		As set out in the LIP

3.40 Implementation of the schemes identified in the Transport Local Implementation Plan (LIP3), which was agreed by Harrow Council's Cabinet and the Mayor of London, have now begun:

Walking Projects

Two new zebra crossings are proposed one in Camrose Avenue, Edgware which is now complete. The other zebra crossing will be located in Marsh Lane, Stanmore and has been delayed slightly due to statutory undertakers working in the area. This zebra crossing is scheduled for completion by the end of 2015.

The other walking scheme is in Parkside Way which involves widening the existing pedestrian refuge close to Southfield Park to accommodate larger groups of pedestrians, especially school children at peak times.

All schemes are scheduled for implementation this financial year.

20 mph zone programme

There is a budget of £120,000 in 2014/15 for two 20 mph zones in the streets surrounding Marlborough Hill and St Bernadette's Schools. Both of these schemes have been issued to the contractor and are awaiting implementation.

Local Safety Schemes

This programme of work is focussed on reducing killed and seriously injured accidents throughout the borough and supports the objectives of the Mayor for London's Road Safety Plan to reduce killed and seriously injured accidents by 40% by 2020. The main site identified for a scheme in this financial year is High Street/Marsh Road/Bridge Street - (3 serious, 8 slight personal injury accidents).

Two of the serious accidents involved pedestrians. As a result of detailed analysis of these accidents a scheme which involves widening the footways at the High Street/Marsh Road/Bridge Street junction and relocating the zebra crossing slightly to the north and east respectively has been designed and will commence this financial year.

Preliminary design work is also underway at the locations identified below for implementation in next year's local safety scheme programme (2015/16).

- Alexandra Avenue/Eastcote Lane - (4 serious, 3 slight personal injury accidents)
- High Road (Harrow Weald) - (4 serious, 14 slight personal injury accidents)

Bus Priority - Mollison Way phase 2 (Lawrence Crescent to Stag Lane)

The proposals for phase 2 are similar in nature to phase 1 which was implemented last year. The scheme targets traffic congestion along Mollison Way to improve bus journey times.

During the implementation stage, the extent of inset parking bays may be subject to minor variations due to the presence of underground utilities and tree roots in the area. The scheme has been issued to the contractor and is awaiting implementation.

Bus Priority - The Common/Common Road junction improvement

This scheme involves widening the carriageway in Common Road to incorporate a new left turn approach lane which will allow left turning vehicles including the 258 bus to avoid the queue for traffic travelling straight ahead and thereby improve junction capacity. The council is working in conjunction with the TfL signals unit to upgrade the signal equipment and review the signal timings to minimise delay at the junction as much as possible.

British Telecom has now completed their diversionary works so that the scheme can progress further.

A statutory consultation was carried out in December which included introducing “at any time” waiting restrictions (double yellow lines) along Common Road. The statutory consultation period ended in January.

Bus Stop Accessibility

The bus stop accessibility programme is recognised as a crucial element in the drive to improve the quality of bus services. The 2014/15 programme will include reviews of the following bus stop locations:

- Kenton Lane - outside the Duck in the Pond public house
- Stanmore Broadway - westbound only
- Whitmore Road - westbound bus stop (WA)
- High Road, Harrow Weald - northbound outside bus garage
- The Ridgeway, North Harrow - bus stops (NL, NN and NP)
- Kenton Road - eastbound between Hawthorne Road and Elmwood Avenue and eastbound between Carlton Road and Mayfield Avenue

Freight Strategy

The next phase of the Freight Management Strategy is to consider implementing “lorry enforcement points” using weight limit restrictions over short sections of road at strategic locations on the highway network where it is not desirable for heavy goods vehicle traffic to use through routes which are not on the designated freight route network. The council’s design partners, Atkins have recently been commissioned to develop these proposals.

The “lorry enforcement points” will consist of regulatory signs at either end of the restricted section of road and warning signs placed in advance. Enforcement will be via a CCTV camera in order to enforce the lorry ban. This project is being developed by the council’s engaged design consultant.

As part of this project all advance signing and signing at width restrictions will be improved to include metric as well as imperial measurements as suggested in national traffic signs guidance.

Legible London

The following pedestrian way finding signs artwork and site locations were agreed with Transport for London. The sites are in the vicinity of the following underground stations:

- Stanmore
- Canons Park
- South Harrow
- Rayners Lane
- Sudbury Hill

The full sign implementation was completed in February 2015.

Station Road (A409 Corridor) between Greenhill Way/The Bridge Highway improvements

Station Road is a main highway corridor which runs through the heart of Harrow and carries significant amounts of traffic and generates large numbers of pedestrian movements. The council has been successful in securing £300k of funding from Transport for London (TfL) over three years to introduce highway improvements. The work

in this year will focus on improving the public realm in Dominion Parade with a similar improvement in Central Parade in 2015/16.

Footway widths vary along this corridor and in the parades pedestrians often walk in the service roads because this is a more direct route. The proposals therefore improve pedestrian facilities, create a more pleasant shopping environment and reposition parking by making better use of the road space. The main aims of the scheme are as follows:

- Improve pedestrian facilities
- Create a more attractive environment
- Improve footway links between Wealdstone and Harrow town centres
- Rationalise existing parking
- Support local traders and businesses

A small number of residents and businesses affected by the proposals were informed of the scheme in December seeking their views. As a result loading bays were included to assist businesses in that area.

Cycling schemes

The existing path in Yeading Brook Open space, North Harrow is being converted to shared use to enable pedestrians and cyclists to use this facility in the park and provide a new east-west link. This will involve the widening of the path leading to the existing bridge over Yeading Brook, which will up replaced and upgraded.

A second scheme along the Roxbourne Park/Cannon Lane route linking Yeading Walk to Hillingdon involves the creation of a new footpath between the service road and Field End Road.

Mayor for London's cycling vision - Harrow bid for quiet way cycle routes

Transport for London has recently announced the next round of Quiet Way cycle routes for investigation. In Harrow these are as follows:

- Ealing to Harrow Town Centre via Sudbury (Brent)
- Harrow/ Brent boundary (Kenton Road) to Rayners Lane and on to West Ruislip and Ruislip Gardens
- Harrow Town Centre to Harrow Weald via Wealdstone

These cycle routes are still being discussed with TfL and have yet to be clearly defined. TfL have asked the borough's to confirm their agreement with the routes and to suggest an order of priority. Officers recently met with representatives from WestTrans (West London sub regional partnership), Ealing and Brent Councils to discuss the cross borough cycle routes and TfL's proposals. It is intended that officers will cycle these proposed routes shortly in order to determine their suitability.

Harrow still has aspirations to consider other routes that were suggested to the Cycling Commissioner last year such as the Jubilee route from Stanmore underground station to Wembley Park following the Jubilee Line.

An original proposal to implement a cycle route from Stanmore (including the Belmont Trail) to the Thames will not be funded through the Quiet Ways programme. However, it is still under consideration as a project via TFL's Major schemes programme.

Local Transport Fund - Stanmore Hill/The Broadway, pedestrian phase

The results of the proposed changes to the phases and cycle times were submitted to officers in early January, to which officers gave their comments. The council is still awaiting detailed comments from TfL's Bus Performance Team.

Local Transport Fund - Masons Avenue, amendment to existing waiting restrictions

Surveys were undertaken in Masons Avenue in November 2014 to establish parking patterns and their effect on congestion in the area. A proposed scheme has now been developed. Statutory consultation was held in February 2015. The results of the consultation will be discussed with the Portfolio Holder before recommending the final scheme design.

Local Transport Fund - St Pauls Avenue 20 mph zone

Detailed proposals are being developed by the council's engaged transport consultant for a 20mph zone in St Pauls Avenue, Kenton. The outline design was consulted on in February 2015. The implementation of the scheme will be undertaken in 2015/16 subject to the Panel agreeing the use of part of next year's Local Transport Fund allocation from TfL.

Local Transport Fund - Roxeth School entrance "Brickfields"

The proposals include highway improvements at the rear entrance to Roxeth School, to address traffic and parking problems in Brickfields, Harrow on the Hill. The main aims of the scheme are as follows:

- Improve safety by keeping actual school entrance clear of parking at school times
- Improve access to all, but especially children and parents walking to school
- Encourage walking to school
- Rationalise parking arrangement so drop-off and pick-up of primary age children by car can take place away from entrance
- Removal of unnecessary guard railing

Officers have engaged with the school to discuss the development of a proposal which is supported by them.

School travel plan highway schemes

As a part of the school expansion proposals approved by Planning Committee there are some agreed highway works required to facilitate development.

The main scheme this year is a proposal at Bentley Wood School to implement an area for parents to drop-off and pick-up pupils from Clamp Hill during the peak periods within the school grounds. This proposal was recommended in the Transport Assessment because it would reduce the volume of traffic accessing the school via the Uxbridge Road and residential streets leading to the school.

The proposal on the public highway involves a new drop off/pick up area and access to exit onto Clamp Hill from the school grounds. Council officers are working with Keepmoat, the contractor undertaking the main school improvement works, to develop a detailed design.

In order to prevent vehicles turning right from the new access a median strip will be constructed on Clamp Hill to enforce a compulsory turn left into Clamp Hill (towards the roundabout on Uxbridge Road) which will ensure road safety in this area. The scheme design including median strip was completed in January and submitted to the contractor for implementation.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 4	TRA 14	Implementation of Station Road major scheme (LIP2)	Completion of Station Road major scheme by end 2025/26		Scheme not approved by TfL by end 2014/15

3.41 Station Road is a main highway corridor which runs through the heart of Harrow and carries significant amounts of traffic and generates large numbers of pedestrian movements. The council has been successful in securing £300k of funding from Transport for London (TfL) over three years to introduce highway improvements. The work in this year will focus on improving the public realm in Dominion Parade with a similar improvement in Central Parade in 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 11, CS3 Objective 5	TRA 15	Legible London signing for Harrow Town Centre and Wealdstone	Provision of Legible London signs by end 2017/18		No funded proposals to secure Legible London signs by end 2014/15

3.42 The Legible London signing scheme for Harrow Town Centre and Wealdstone commenced with design work in 2012, with the first tranche of signs being implemented in 2014/15. The remainder of the scheme was completed by the end of 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA 18	Northumberland Road 20mph Zone	Scheme implemented by 2015		Scheme not submitted to TfL by end 2012 and not underway by end 2014

3.43 The Northumberland Road Major Scheme was identified through a major bid to TfL under their Major projects program. The bid was not successful because it did not meet TfL's criteria and therefore Harrow is concentrating on other areas within the borough. Indicator to be amended to monitor active schemes in the next AMR.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 5	TRA 19	Improved pedestrian access from Harrow View to Headstone Museum and Manor	Improved access implemented by 2026		No funded proposals for improved access in place by 2020/21

3.44 In October 2015 the council granted a new outline planning permission for the comprehensive, phased redevelopment of the Kodak site and approved reserved matters for the former Kodak sports ground west of Harrow View. The approved scheme includes a green pedestrian link between Headstone Drive and Harrow View (i.e. across the main Kodak site) and between Harrow View and Headstone Manor (i.e. across the former sports ground). The latter part of the link is included in the first phase of the approved scheme and is expected to be delivered from 2016-2018.

Transport Infrastructure - Public Realm Works

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6 CS4 Objective 1 CS5 Objective 4 CS6 Objective 5 CS7 Objective 4 CS8 Objective 3 CS9 Objective 1 CS10 Objective 1	TRA24	Renewal/rationalisation of street furniture and of highway signage in: Sudbury Hill Local Centre South Harrow centre North Harrow & Rayners Lane centres Hatch End centre Stanmore District Centre Edgware District Centre Kingsbury and Queensbury centres Kenton and Belmont centres	Renewal/rationalisation of street furniture and highway signage by end 2025/26		No published programme for rationalisation/renewal by end 2017/18 No funded proposals for implementation by end 2020/21

3.45 The council currently has no plans to publish a programme for the rationalisation or renewal of street furniture in local town centres.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 5 CS7 Objective 4	TRA 25	Investment in public realm and way finder sign improvements between Hatch End Station and Hatch End centre, and Stanmore and Stanmore Station	Additional signs within 2 years as part of the Legible London scheme		No improvements or new way finder signs have been built.

3.46 The following pedestrian way finding signs artwork and site locations were agreed with Transport for London. The sites are in the vicinity of the following underground stations:

- Stanmore
- Canons Park
- South Harrow
- Rayners Lane
- Sudbury Hill

The full sign implementation was completed in February 2015.

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

3.47 This scheme has not yet commenced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA 27	Secure agreement with LB Brent to work together to improve pedestrian connectivity between Kenton and Northwick Park stations	Agreement secured by end 2014/15		No progress towards agreement by end 2014/15

3.48 The council plans to work together with the London Borough of Brent in forthcoming years to secure improved pedestrian connectivity between Kenton Station and Northwick Park Station.

Transport - Outcomes

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA 28	Proportion of trips made by public transport	Reduce the number of trips made by car from a baseline (estimated at 51.9% of modal share) by a minimum of 5% over the period to 2026		Less than a 1% reduction in the periods 2014/15, 2016/17, 2019/20 & 2022/23

3.49 The London Travel Demand Survey (2013) shows that 20% of journeys are made by public transport within Harrow (bus 12%, underground 6%, rail 1% and taxi 1%). A further 29% are made by bike or walking. Currently 51% of journeys are still made by car - a reduction of 0.9% on baseline. The 2014 survey did not break the results down by Borough, only by regions of London.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA 29	Number of applications approved for major development in areas of low public transport accessibility (PTALs 0,1 and 2) that do not enhance the PTAL of the site	None		More than 5 applications approved for major development in areas of low PTAL that do not enhance the PTAL of the site over a rolling five-year period

3.50 In 2014/15 there were four applications approved for major development in areas of low public transport accessibility that did not enhance the PTAL of the site.

Green Grid

3.51 The Harrow Green Grid was approved by Cabinet in July 2011. It is part of the London-wide Green Grid project managed by the GLA and forms part of the spatial vision for Harrow as set out in the Core Strategy. The project has been supported through capital funding of £200,000 per annum, with this sum being matched by contributions from developers, grants and work in kind provided by volunteers.

3.52 The Green Grid project aims to combine the energy and enthusiasm of Harrow's residents and voluntary groups with strategic planning and funding from the council and developers to bring about better and more co-ordinated management of the borough's green spaces, and the linkages between them. Green Grid projects over the last four years have promoted volunteering across the borough and involved the planting of over 17,000 bulbs, nearly 20,000 trees and shrubs, wildlife attracting perennials, ferns, water loving plants and some street trees across the borough. Installation of picnic benches, footpaths, boardwalks and interpretation panels plus control of invasive plant species including Japanese Knotweed, Himalayan Balsam and Parrots Feathers are underway.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 5 CS4 Objective 5	GG1	Implementation of Green Grid projects	100% of projects funded and/or implemented by 2026		Less than 30% of projects funded and/or implemented by 2016/17 Less than 60% of projects funded and/or implemented by 2021/22

3.53 The following projects are key to implementing the Green Grid in Harrow, as outlined in the Core Strategy. The table below highlights their current status.

Table 6: Green Grid Projects

Project Number and Name	Status
11.1.01 Belmont Trail	Biodiversity and Path Improvements - ongoing
11.1.02 Links at north end of trail to Green Belt	No further progress at 04/15
11.1.03 Harrow Town Centre, Byron and Kenton Recreation Grounds	Part completed
11.1.04 Kenton Recreation Ground	4 entrance improvements completed. Hedge planted across centre of park and interpretation added
11.1.06 Temple Pond	Outstanding
11.1.07 Bernays Gardens	Listed Building Consent for works to wall 2011/12
11.2.01 River Crane: The Yeading, The Roxbourne and Roxbourne Return Arm	Biodiversity Improvements, some Himalayan Balsam removal, new path, signage and bins. Newton Farm West and Newton Farm Ecology Park plan for biodiversity and flood improvements now complete
11.2.02 Yeading Walk trail system	New orchard planted, entrance improvements and cycleway complete at Yeading Walk and Roxbourne Park and new steps, gate and footpath at Roxbourne Rough and Roxbourne Park complete
11.2.03 Roxbourne Park to Headstone Manor/Pinner	Clearance of overhanging branches and Himalayan Balsam removal in partnership with London Wildlife Trust and the Crane Valley Partnership. Roxbourne Rough ecology managed and enhanced, entrance and access point improvements
11.2.04 Yeading Brook and Roxbourne Park (regeneration and restoration)	Outstanding
11.2.05 Headstone Manor Recreation Ground	Stage 1 report complete, works to commence in 2016
11.2.06 River Pinn: Celandine Route links	Biodiversity Improvements, new path and signage completed in 2011/12

Project Number and Name	Status
11.2.07 Pinner Park Farm corridor and Woodridings Brook	Outstanding
11.2.08 Pinner Park Farm	Ongoing management of old hedges for biodiversity and archaeology
11.2.09 Harrow Arts Centre	Planting work undertaken in 2011/12
11.2.10 Montesole Playing Fields and Grim's Ditch	Works completed
11.2.11 Harrow and West Harrow Recreation Grounds	Outstanding
11.2.12 Harrow Recreation Ground	New footpath and signage
11.2.13 Roxborough Bridge	Hard and soft landscaping complete
11.2.14 St George's Field	Outstanding
11.2.15 Woodlands Open Space and Green Lane 200-	Outstanding
11.2.16 Kodak	Outstanding
11.2.17 Roxeth Recreation Ground	Habitat creation on former bowling green, development of picnic site and interpretation completed
11.3.01 Edgware Brook paths	Outstanding
11.3.02 Edgware Brook link to Belmont trail	Outstanding
11.3.03 Stanmore Marsh	Biodiversity improvements 2011/12 and flood relief scheme partially completed
11.3.04 Canons Park and Lakes	Habitat creation in railway woodland 2011/12. Entrance improvements to Canons Park extension and new path aside Canons Drive 2013 - ongoing
11.3.05 Dalkeith Open Space	Outstanding
11.3.06 Queensbury Recreation Ground	New fencing and footpath 2012/13, new pond, watercourse realignment and improvements scoped to commence in 2014 - partially completed. Security enhanced.
11.3.07 Chandos Recreation Ground Play Area	Outstanding
11.3.08 Stanmore Place, Public Art	Completed
11.4.01 Stanmore Common	New boardwalk, clearance of woodland ride and installation of nature trail and interpretation by Harrow Nature Conservation Forum
11.4.02 Stanmore Country Park	Nature trail, new steps and footpath, signage, other works ongoing. Prepared 40 acre field for cattle grazing
11.4.03 Caesar's Pond management	Completed
11.4.04 Old Redding Complex (includes: Harrow Weald Common, The City and Grimsdyke Open Space)	Further improvements to footpaths. Working in partnership with Grim's Dyke Hotel and Froglife further improvements to Grim's Dyke Lake were completed. Interpretation and planting of new trees in Lady Gilbert's Orchard.
11.4.05 Land at Bentley Priory	Management Plan drafted for Bentley Priory open space including SSSI & Registered Park and Gardens - completed. Implementation of capital works recommended under management plan for Bentley Priory Open Space and SSSI, including scrub clearance, increased grazing, new fencing, nature trail, habitat creation.
11.4.07 Pinner Hill Golf Course	Outstanding
11.4.08 Grimsdyke Open Space	New orchard planting
11.4.09 Watling Farm Woodland	Outstanding
11.4.10 London Loop	New stiles and gates - ongoing
11.4.13 RNOH	Outstanding
11.4.14 Bentley Old Vicarage & All Saints Church	New footpath and signage
11.5.01 Street Tree Planting	Planting undertaken on Canons Drive, Carlton Ave, Pinner Road. Remaining programme ongoing. Christchurch Ave, Old Lodge Way, West End Lane - ongoing

Source: Harrow Council, Planning

3.54 A detailed delivery schedule is published alongside the Green Grid and can be viewed via the following link: http://www.harrow.gov.uk/info/856/local_plan/935/green_grid. In 2014/15, work had commenced on the delivery of 69% of Harrow's Green Grid projects.

Town Centres and Retail Development

3.55 Harrow Town Centre is classified as a Metropolitan centre and is one of only 12 such centres across London. They serve multi-borough catchments, comprise around 100,000 square metres of retail and office floorspace with a high proportion of comparison shops, enjoy good public transport accessibility and accommodate a mix of other employment and leisure uses. In addition to Harrow Town Centre, the borough's network of town centres comprises: part of one major centre; nine district centres; and five local centres¹.

New Retail Floorspace

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

3.56 Since 2009 (the beginning of the plan period), planning permissions show a net increase in retail floorspace of 6,858 m² across the borough (see table below). The only major retail scheme to complete in the recent years (2012/13) was the new Morrisons at Neptune point, which accounts for the majority of the net increase shown in that year. Retail schemes that have gained planning approval but have not yet commenced, and therefore are included as pipeline supply, include the Lyon House development (500 m²) and Kodak (up to 5,000 m²) development site which was granted in the 2014/15 monitoring period. Anmer Lodge in Stanmore has a planning permission for a new supermarket of 1,692 m² and 120 residential units, plus associated car parking. The losses in previous years is mainly down to changes of use from A1 retail to A3 Restaurant and Cafes, reflecting the changing nature of our high streets from predominantly retailing destinations to a more mixed leisure and retailing offer. A new retail study to check this target is accurate will be undertaken in 2016.

Table 7: Retail Floorspace (net gain/losses based on permissions)

Use Class	Floorspace (m ²)					
	2009/10	2010/11	2011/12	2012/13	2014/15	2014/15
A1	2,063	-2,445	5,667	2,434	-1,655	794

Source: Harrow Council, Planning

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



Source: Harrow Council, Planning

Retail Floorspace Pipeline Supply

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

3.57 To date there has been an additional 4,964m² new comparison floorspace delivered, which is on target to reach 7,000 m² by 2017. In this period however 450 m² was lost which as above is mainly down to the change of use from A1 to A3 café and restaurants and A2 Estate Agents and Financial Services.

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

3.58 During 2014/15 there were no applications approved for major retail development in out of centre locations.

Hotel Development

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

3.59 There was no increase in the number of hotel bedspaces within Harrow Town Centre during 2014/15. In this period the Harrow Hotel in Harrow town centre has closed and a planning application has been received for the redevelopment of the Cumberland Hotel which doesn't include any replacement hotel floorspace. However planning permission has been granted for a new hotel on Greenhill Way Car Park North, Harrow Town Centre. Demolition of the existing office building commenced in late 2014 and the site is now clear.

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

3.60 There was no increase in the number of hotel bedspaces within Wealdstone District Centre during 2014/15 and no plans for any new hotel development coming forward.

Town Centre Health

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS2 Objective 3 CS4 Objective 2 CS5 Objective 1 CS7 Objective 5	TCR 6	Vacancy rate for each centre (total measured retail frontage): Borough-wide Wealdstone Centre South Harrow North Harrow Stanmore	No increase of vacancy rates in Primary Shopping Frontage from 2009 to 2026 (Borough-wide) No more than 10% vacant frontage (in centres)		An increase in vacant retail frontage of more than 5% in any centre over a rolling five-year period

3.61 The table below shows the vacancy rates in the Primary Shopping Frontage for all of the borough's Metropolitan, Major and District Centres. It now stands at 2.83%, the lowest since 2008/09 and continuing a downward trend which can in part be attributed to new Planning Policies and legislative changes which make it easier for shops to change use from uses other than A1, with a large increase in A2 and A3 uses seen, which is having a beneficial impact upon vacancy rates.

Table 8: Percentage of Frontage Vacant in Primary Shopping Areas

Town Centre	% Frontage Vacant 2009/10	% Frontage Vacant 2010/11	% Frontage Vacant 2011/12	% Frontage Vacant 2012/13	% Frontage Vacant 2014/15	% Frontage Vacant 2014/15
Harrow	4.18	4.48	5.19	8.44	7.63	6.78
Burnt Oak (part)	8.51	2.86	0.00	0.00	0.00	4.25
Edgware (part)	n/a	n/a	n/a	n/a	n/a	n/a
Kenton (part)	n/a	n/a	n/a	n/a	n/a	n/a
Kingsbury (part)	n/a	n/a	n/a	n/a	n/a	n/a
North Harrow	40.48	29.58	19.13	3.75	n/a	n/a
Pinner	4.53	4.76	5.04	5.42	5.44	6.25
Rayners Lane	5.68	8.32	6.12	7.86	3.29	1.21
South Harrow	5.95	2.13	3.25	4.07	1.01	2.09
Stanmore	0.00	0.00	0.00	0.00	0.00	0.00
Wealdstone	14.55	14.05	12.37	10.38	18.66	11.77
Average Vacancy Rate	7.63%	6.02%	4.65%	3.63%	3.28%	2.83%

Source: Harrow Council, Planning

3.62 The table below shows the vacancy rates for all of the borough's town centres. The average vacancy rate now stands at 3.85%, with three centres having no vacancies (although Sudbury Hill and Kingsbury are only partially located in Harrow, and the figures only cover those units in Harrow). This modest reduction in vacancy over five years from 7.50% to 3.85% can in part be attributed to the improving economy, but is also due to the large decrease in vacancy in North Harrow, which is a result of the Local Development Order there allowing a wider range of uses in certain frontages. The indicator is showing as green for the first time, as all centres are under the 10% monitoring threshold.

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

Town Centre	% Frontage Vacant 2009/10	% Frontage Vacant 2010/11	% Frontage Vacant 2011/12	% Frontage Vacant 2012/13	% Frontage Vacant 2013/14	% Frontage Vacant 2014/15	% Change Over Rolling Five Year Period 2009/10 - 2014/15
Harrow	7.77	6.41	8.95	8.91	9.37	8.35	0.58
Burnt Oak (part)	8.21	3.49	1.84	0.00	2.95	2.43	-5.78
Edgware (part)	7.33	7.41	14.58	7.88	4.67	3.72	-3.61
Kenton (part)	8.29	6.59	6.18	0.00	6.00	4.02	-4.27
Kingsbury (part)	0.00	3.92	3.92	0.00	11.75	0.00	0.00
North Harrow	23.09	21.03	13.77	6.47	10.11	7.05	-16.04
Pinner	3.63	2.99	3.55	4.80	6.16	5.02	1.39
Rayners Lane	11.83	9.87	10.66	10.54	6.95	6.53	-5.30
South Harrow	4.34	1.49	3.08	3.65	1.60	3.38	-0.96
Stanmore	0.80	4.95	0.00	0.80	0.83	0.73	-0.07
Wealdstone	10.44	9.15	7.92	9.35	10.84	9.39	-1.05
Belmont	12.66	10.01	6.60	3.33	3.59	0.00	-12.66
Harrow Weald	3.21	3.98	8.35	10.52	9.49	7.04	3.83
Hatch End	7.13	6.66	4.06	3.11	3.15	0.58	-6.55
Queensbury	5.06	9.08	7.50	9.68	2.30	3.39	-1.67
Sudbury Hill (part)	6.27	3.27	3.27	0.00	0.00	0.00	-6.27
Average Vacancy Rate	7.50%	6.89%	6.51%	4.94%	5.61%	3.85%	3.65%

Source: Harrow Council, Planning

Picture 3.1 Harrow Metropolitan Centre



Source: Harrow Council, Planning

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

3.63 The table below shows the results for pedestrian counts in the key town centres in the borough excluding Harrow Metropolitan Centre². A number of centres have seen a significant decrease in footfall levels, notably Stanmore which has seen a 21% fall in the last year. Burnt Oak, Pinner and South Harrow have also experienced a fairly large decrease in footfall from the 2009/10 baseline. Other centres across the borough are staying within the 10% margin, with the exception of Hatch End which has seen an increase in footfall of 11%. This overall general decline in footfall may be representative of a shift away from the high street to online shopping, and monitoring over subsequent years may reveal more of a trend. In this case, Policies may need to be revisited to ensure an appropriate mix of retail is supported within centres. A new Retail Study should be commissioned to underpin this.

² Footfall in Harrow Metropolitan Centre is now measured using an automated counting system introduced in November 2014. As the data for this monitoring period is incomplete the data has been excluded from this report, but will be included in the next AMR.

Table 10: Table Pedestrian Counts by Centre 2009/10 - 2014/15 (Percentage Change)

Town Centre	2009/10	2013/14	2013/14	2013/14	2014/15	2014/15	2014/15
	Baseline	Total	Change	% Change	Total	Change	% Change
Burnt Oak	180,885	173,955	-6,930	-3.8	155,280	-25,605	-14.1%
Hatch End	68,085	68,265	180	0.3	75,795	7,710	11.3%
Kenton	86,940	81,540	-5,400	-6.2	88,515	1,575	1.8%
North Harrow	127,545	114,075	-13,470	-10.6	120,225	-7,320	-5.7%
Pinner	247,020	121,650	-125,370	-50.8	210,570	-36,450	-14.7%
Rayners Lane	195,060	221,160	26,100	13.4	183,165	-11,895	-6.1%
South Harrow	259,710	244,560	-15,150	-5.8	228,720	-30,990	-11.9%
Stanmore	139,320	140,100	780	0.6	109,590	-29,730	-21.3%
Wealdstone	260,310	223,590	-36,720	-14.1	239,550	-20,760	-7.9%

Source: Harrow Council, Planning

Strengthening Harrow Town Centre's Role

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

3.64 In May 2013 the Government amended the General Permitted Development Order to allow for the conversion of existing office space to residential development as permitted development for a three-year time limited period. While the council sought to have the Harrow & Wealdstone Intensification Area, including Harrow Town Centre, excluded from this change, this request was not successful. As a result 82,067 m² of Harrow Town Centre's office floorspace has been applied for residential change of use. Under permitted development the council cannot apply its Local Plan policies and therefore cannot negotiate a proportion of existing office floorspace be retained/re-provided. This will significantly impact on the ability to meet this Local Plan target over the coming years.

3.65 It is therefore proposed that this target be amended in subsequent AMR's to monitor the loss of office floorspace via prior approval.

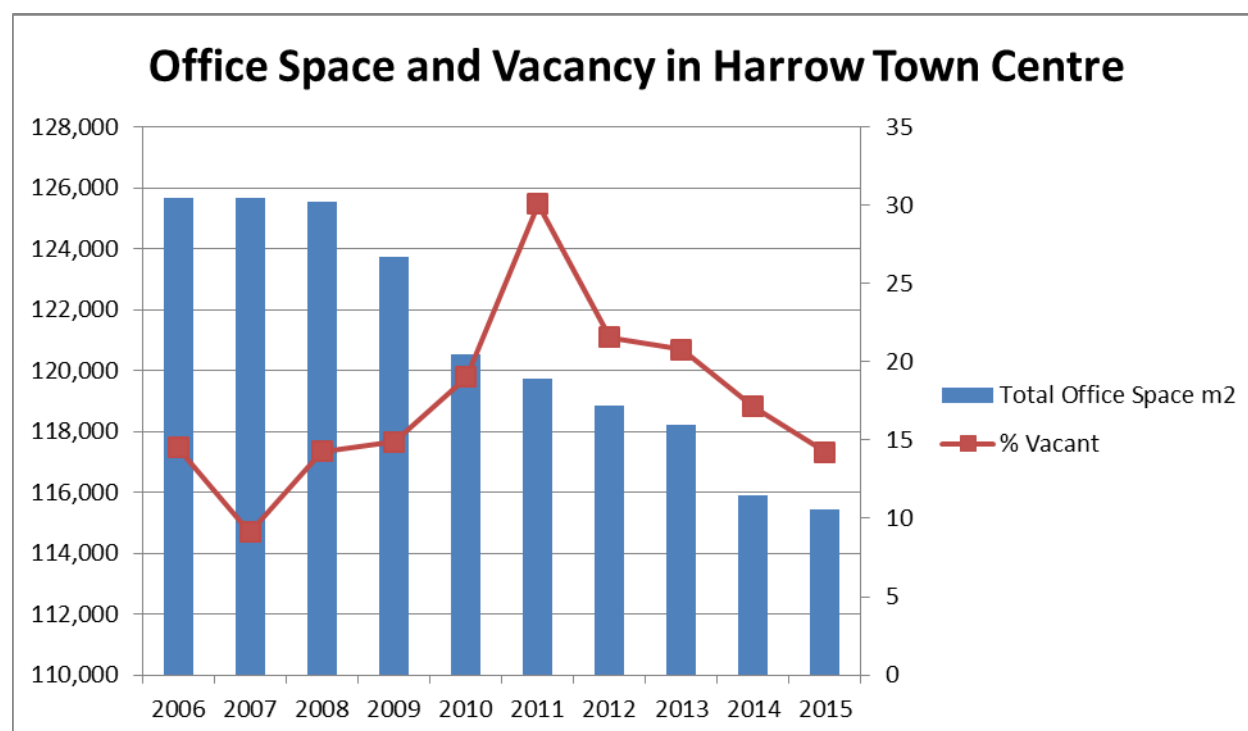
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 8	TCR 9	Office Vacancy rates in Harrow Town Centre	Reduce vacancy rates to 10% by 2026		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

3.66 The table below shows office vacancy rates in Harrow Town Centre since 2006. The vacancy rate in 2014/15 has decreased to 14% which is still higher than the target vacancy rate sought over the life of the Local Plan. However, it is anticipated that this will continue to decrease as a result of the new permitted change of use of office floorspace to residential development, with developers and landowners looking to take advantage of this relaxation of planning policy.

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

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	% Vacant
2006	107,422	18,255	125,677	14.53
2007	114,197	11,480	125,677	9.13
2008	107,653	17,907	125,560	14.26
2009	105,261	18,451	123,712	14.91
2010	97,599	22,916	120,515	19.02
2011	83,699	36,048	119,747	30.10
2012	93,248	25,618	118,866	21.55
2013	93,632	24,576	118,208	20.79
2014	96,009	19,878	115,887	17.15
2015	99,024	16,431	115,455	14.23

Source: Harrow Council, Planning



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR 10	Number of applications for 100% major residential development in Harrow Town Centre	None		More than three applications approved for 100% major residential development in Harrow Town Centre over a rolling five-year period

3.67 In 2013/14 there were no major applications approved for 100% residential development in Harrow Town Centre. Similarly in 2014/15 no major planning applications were approved for 100% residential use in Harrow Town Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	TCR 11	Amount of retail and office floorspace built/delivered in Harrow Town Centre annually	70% of all new retail and office floorspace to be provided in Harrow Town Centre		Less than 40% of overall retail and/or office floorspace provided in Harrow Town Centre over a rolling three-year period

3.68 In 2014/15 there was no new major retail development in Harrow Town Centre. An additional 113 m² of A1 floorspace was delivered through sub-division and change of use of existing units. Overall there was a net loss of 3,532 m² of retail floorspace borough-wide. This is due to a change of use of around 800 m² of A1 floorspace to extend The Gym in North Harrow, a 500 m² loss due to redevelopment for residential with A2 and cumulative changes to both other A class uses and non A class uses. This is expected to improve in the future monitoring periods with the delivery of new retail floorspace at Anmer Lodge, Stanmore, and through the completion of major schemes in Harrow.

3.69 In 2014/15 there was a net loss of 432 m² office floorspace within Harrow Town Centre and no new office floorspace delivered. Most of this floorspace was lost to residential conversion. Overall borough-wide there was a loss of 5,667 m² of office floorspace. This trend is expected to continue with the delivery of Prior Approval Permitted Development applications from office to residential use.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR 12	Delivery of new Civic Centre within Harrow Town Centre	Provision of a new Civic Centre by end 2025/26		No site identified for a new Civic Centre by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

3.70 In autumn 2015 [papers were presented](#) to the council's Cabinet, where it was agreed to move from the current Civic Centre site to the Peel Road Car Park site within Wealdstone District Centre. Work is ongoing as part of the council's Regeneration Programme to finalise the specification and design of a new Civic Centre, and to determine the land use for the redevelopment of the existing Civic Centre site.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR 13	Delivery of new polyclinic or GP-led surgery within Harrow Town Centre	Provision of an additional polyclinic or GP led surgery by end 2025/26		No site identified for a new polyclinic or GP-led surgery by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

3.71 On 31st October 2012 the council granted planning permission for the mixed use redevelopment of the Equitable House/Lyon Road site within Harrow Town Centre. The approved scheme makes provision for 1,548 m² A1-A3 and D1 uses with the option that the D1 element be made available for a new health clinic. This development is just underway.

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

3.72 The Harrow & Wealdstone Area Action Plan was adopted in July 2013. Allocated Site 17 (17-51 College Road) identifies the potential of the site to deliver a new central library within Harrow Town Centre. A Planning Application was submitted in 2015 for this site, which includes a new Library within the scheme and was granted in 2015 - works are yet to commence.

Enhancing Other Centres

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 2	TCR 16	Number of applications for 100% major residential development in Rayners Lane District Centre	None		More than 5 applications approved for 100% major residential development in Rayners Lane District Centre over five years (rolling)

3.73 In 2014/15 there were no major applications approved for 100% residential development in Rayners Lane District Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 5	TCR 17	Disposal of Stanmore car park/Anmer Lodge for development	Complete sale by end of 2012/13		Marketing of site not complete by end 2011/12

3.74 The council's Estate's Team undertook to tender the redevelopment of the Stanmore car park and Anmer Lodge site in 2012/13. The council appointed a successful bidder, and a planning application for redevelopment of the site was granted in 2014, the grant of which has completed the required sales arrangements.

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

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

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

3.76 During 2014/15 there were no consultations from the London Borough of Barnet on major retail development proposals within Edgware major centre.

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

3.77 During 2014/15 there were no consultations from the London Boroughs of Barnet and Brent on major retail development proposals within Burnt Oak District Centre.

Employment Land Management

Overall Supply

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

3.78 The two tables below show the amount of industrial land released to other uses since 2009/10. On designated Industrial Land, there has only been a loss of 0.118 hectares, which is in line with policy objectives. However the second table shows losses borough-wide that are not on protected Industrial Land. This shows there has been a modest decline of 2.2 hectares, much of this coming in the last three years. This is a result of the Neptune Point development on the former Travis Perkins site. As these figures are based on completions it is worth noting that in future AMRs there will be a large increase in the loss of designated employment land to reflect the approved Kodak development on Wealdstone Strategic Industrial Land.

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

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)	2014/15 Area (ha)
Loss of Industrial Floorspace	B1(c)	0.00	0.00	0.00	-0.111	-0.008	-0.437
	B2	-0.020	-0.170	0.00	0.002	-0.085	-0.118
	B8	-0.170	-0.114	-0.010	-0.853	-0.106	-0.000
Total		-0.194	-0.284	-0.010	-0.962	-0.199	-0.555
Overall Loss = 2.204 ha							

Source: Harrow Council, Planning

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

	Use Class	2009/10 Area (ha)	2010/11 Area (ha)	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)	204/15 Area (ha)
Loss of Industrial Floorspace	B1(c)	0.000	0.000	0.000	0.000	-0.008	-0.031
	B2	0.000	0.000	0.000	0.000	0.000	0.000
	B8	-0.067	0.000	0.000	0.000	-0.013	0.000
Total		-0.067	0.000	0.000	0.000	-0.020	-0.031
Overall Loss = 0.118 ha							

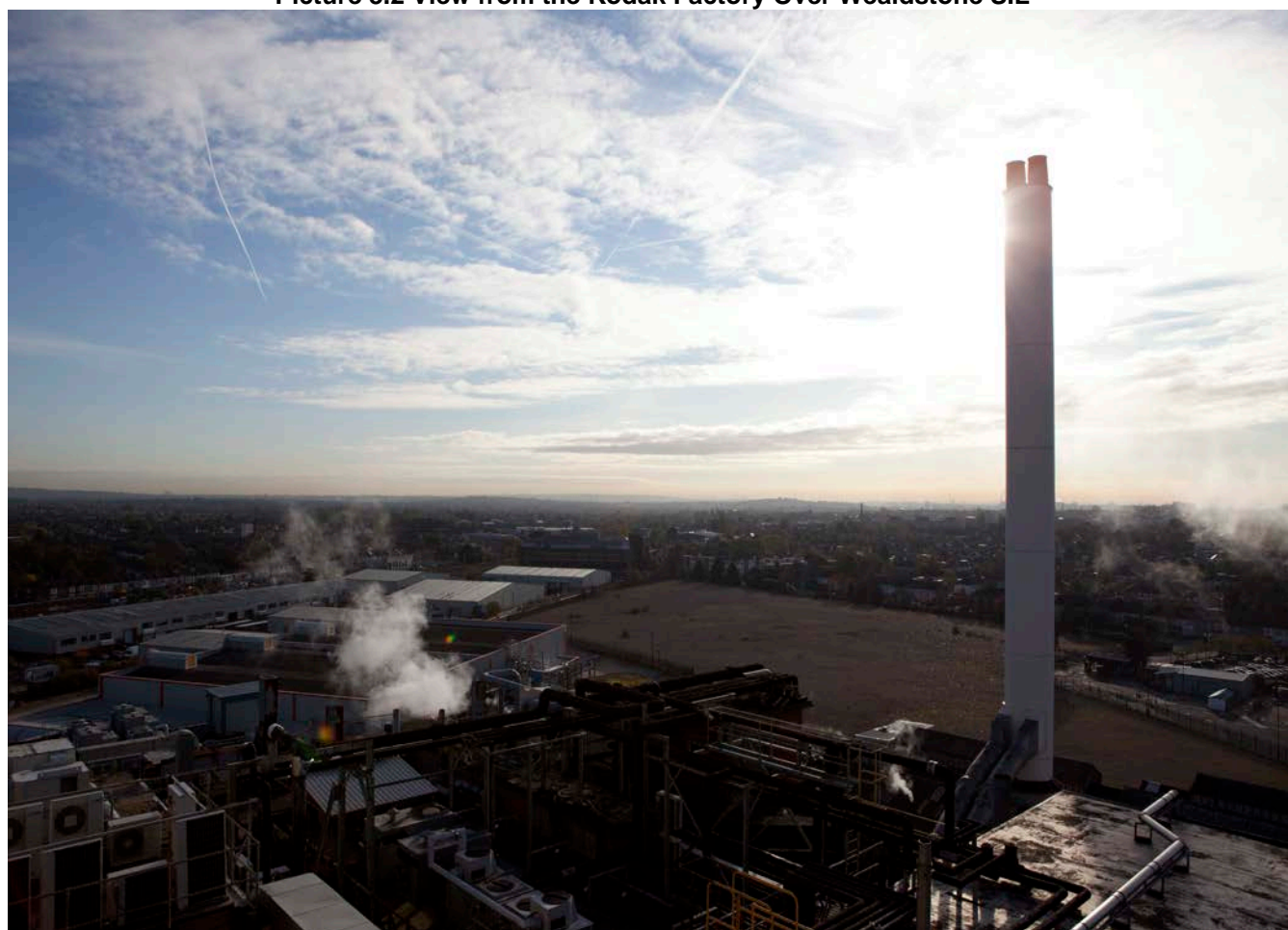
Source: Harrow Council, Planning

Strategic Industrial Land

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

3.79 The Harrow & Wealdstone Area Action Plan provides for the release of Strategic Industrial Land (SIL) from the Wealdstone Preferred Industrial Location. This release reflects the approved redevelopment of the Kodak site in Wealdstone. The Plan was adopted on 4th July 2013. No applications on sites other than the Kodak site and involving the release of Wealdstone SIL land to non-conforming uses were approved in 2014/15.

Picture 3.2 View from the Kodak Factory Over Wealdstone SIL



Source: Harrow Council, Planning

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

3.80 During 2014/15 there were no applications approved for non conforming uses on sites forming part of the Honeypot Lane SIL.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM 4	Develop a strategy for the environmental improvement of Honeypot Lane SIL in Partnership with the mayor of London/GLA	Strategy adopted by end 2017/18		No strategy undergoing preparation by end 2016/17

3.81 No work to develop a strategy for the environmental improvement of the Honeypot Lane SIL was undertaken during 2014/15. It is anticipated that this work will commence in the next financial year.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM 5	Square metres of new floorspace on SIL land for uses within the definition of Policy 2.17 of the London Plan	25,000 m ² (gross) by 2026		Less than 3,500 m ² (gross) by 2017/18; Less than 11,000 m ² (gross) by 2020/21

3.82 No new floorspace was delivered on SIL designated land in 2014/15. The Kodak site was granted a new planning permission in December 2015 and includes re-provision of up to 35,975 m² of new business and development floorspace. However, this is likely to be developed out in the latter stages of the scheme and therefore towards the end of the current plan period.

Allocated Business and Industrial Use Land

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM 6	Square metres of new floorspace on business use and industrial and business use land for economic development uses	4,000 m ² (gross) by 2026		Less than 1,000 m ² (gross) by 2015/16 Less than 2,500 m ² (gross) by 2020/21

3.83 There was no new floorspace delivered on designated business use and industrial & business use land for economic development uses during 2014/15 nor during the previous monitoring year. New floorspace is expected towards the latter end of the plan period from the Kodak redevelopment, and the renewal of other designated estates premises. However the target is currently red as it is unlikely 1,000 m² will be delivered by 2015/16.

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

3.84 The Harrow & Wealdstone Area Action Plan designates 5.2 hectares of business use and industrial & business use land for redevelopment. The Plan was adopted in July 2013. No applications on designated land for non-economic development uses were delivered in 2014/15.

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

3.85 No new or refurbished floorspace for economic development uses at Brember Road industrial estate was proposed or completed during 2014/15.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8 CS4 Objective 3	ELM 9	Percentage of premises that are vacant within: Brember Road Industrial Estate South Harrow Arches	Less than 10%		More than 10%

3.86 There are 18 units within the Brember Road Industrial Estate and, of these, three were vacant on 31st March 2015. This represents a vacancy rate of 16.67%.

3.87 There are 54 units within the South Harrow Arches business use and industrial & business use areas and, of these, 13 were vacant on 31st March 2015. This represents a vacancy rate of 24%.

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

3.88 The Stanmore Business & Innovation Centre (the incubator space at Honeypot Lane) opened in November 2013, and includes 55 incubator units (comprising a total of 1,644 m² floorspace for business use). Of these, 30 were vacant on 31st March 2015. This represents a vacancy rate of 55%.

Office

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

3.89 There was no new office floorspace delivered during 2014/15. However there was a net loss of 6,301 m² across the borough, 911 m² of which was in Harrow Town Centre (not including A2 Financial & Professional Services of which there was 634 m² gain borough-wide, 479 m² in Harrow Town Centre).

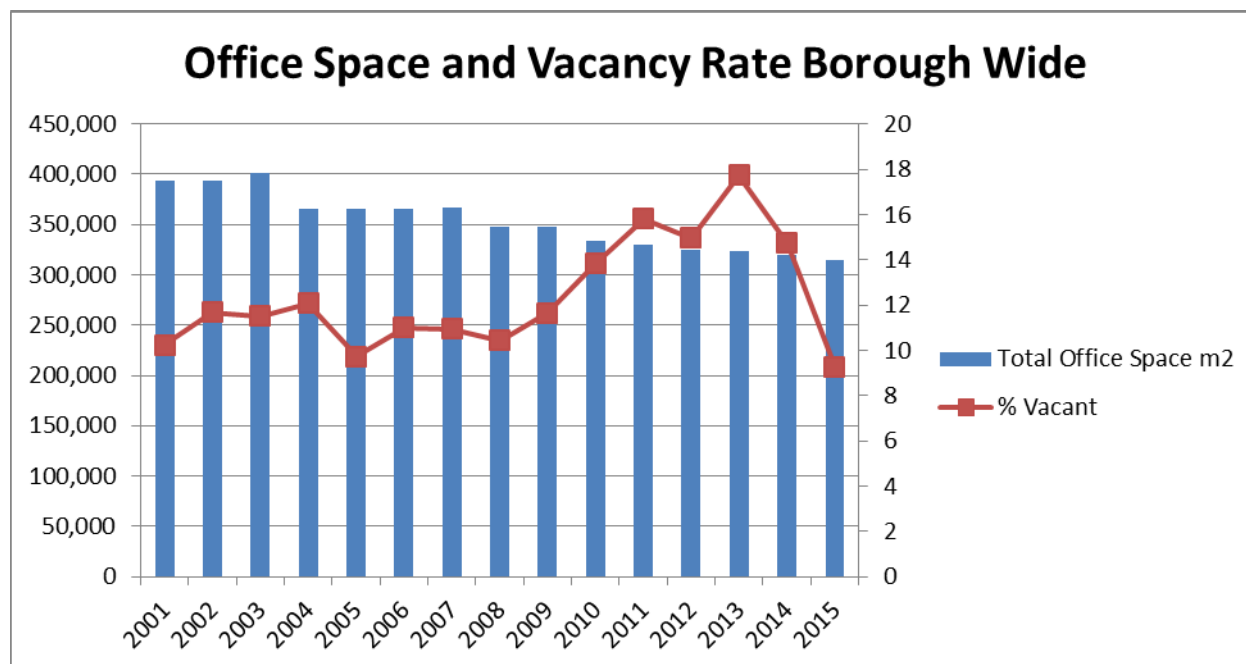
Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM 12	Office (B1a) vacancy rates in the Borough	Not greater than 10% by 2025/26		Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

3.90 The table and graph below shows office vacancy rates in the borough since 2001. The vacancy rate is lower than in previous years, out of a reduced amount of office floorspace, reflecting an increase in demand for office accommodation in the borough, and the recent prior approval conversions to residential use resulting in less supply. It is anticipated that this trend of loss of office space will continue.

Table 14: Amount of Office Floorspace and Vacancy Rates in Harrow 2001 - 2015

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	% Vacant
2006	325,376	40,240	365,616	11.01
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	306,981	40,457	347,438	11.64
2010	288,131	46,186	334,317	13.82
2011	278,079	52,257	330,336	15.82
2012	275,705	48,468	324,173	14.95
2013	265,942	57,336	323,278	17.74
2014	272,713	47,156	319,869	14.74
2015	285,089	29,113	314,202	9.27

Source: Harrow Council, Planning



Source: Harrow Council, Planning

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

3.91 During 2014/15 no applications were approved for enabling development for economic uses within the Northolt Road business use area.

3.92 During 2014/15 no applications were approved for enabling development for economic uses within the North Harrow District Centre.

3.93 During 2014/15 no applications were approved for enabling development for economic uses within the Rayners Lane District Centre.

3.94 During 2014/15 no applications were approved for enabling development for economic uses within the Ballard Mews business use area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 5	ELM 14	Square metres of new/refurbished floorspace at Spring Villa estate for economic development uses	A minimum of 1,000 m ² new/refurbished floorspace by 2020/21		No planning permission or pre-application proposal by 2017/18

3.95 No new or refurbished floorspace for economic development uses at Spring Villas Business Estate was proposed or completed during 2014/15.

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

3.96 There is 5,287 m² of floorspace within the Spring Villas Business Estate and, of this, 124 m² was vacant in 2015. This represents a vacancy rate of 2.3%.

Housing Delivery and Supply

3.97 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 85,450 dwellings in Harrow, almost two-thirds of which were constructed during the inter-war period. The majority of the existing housing stock consists of owner-occupied, three-bedroom, two storey, semi-detached houses. In recent years one and two bedroom flats have accounted for the bulk of new residential development. High house prices in Harrow mean that much of the existing stock is unaffordable for families on low incomes, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing the council.

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

Housing Delivery

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 6	HOU 1	Number of net additional dwellings built each year as monitored through the AMR	Deliver a minimum of 6,050 net additional dwellings over the plan period to 2026		Where the cumulative total completions (as measured from 2009/10) falls below more than 30% of the cumulative London Plan target for a period of two consecutive years, or by more than 300 units in the first year, according to the housing trajectory in the AMR (see Appendix B)

3.99 Based on the London Housing Capacity Study 2009, Harrow's Core Strategy establishes a minimum housing target of 6,050 net additional homes to be provided over the period 2009/10 to 2025/26. The table below shows the number of new homes completed each year since 2009/10 (excluding non-conventional supply and long-term vacant properties brought back into residential use).

3.100 In 2014/15 a further 317 net new homes were completed in the borough from conventional supply, bringing the number of homes delivered within the current Local Plan period to 2,759, exceeding the cumulative minimum housing target of 2,200 homes by 559 homes. The 317 net homes delivered in 2014/15 comprised 193 homes from new build development (see table below), with the remainder from changes of use and conversions. Major developments completed in 2014/15 were: The Case is Altered, Wealdstone (31 units), Carmine Court (31 units) 9-17 High St Edgware (31 units) an additional 41 units as part of the Mill Farm Close redevelopment and an additional 38 at Bentley Priory and by way of Prior Approval 25 units at Grosvenor House, Edgware. A further 61 bedspaces are provided through non-conventional supply.

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

Type of Development	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
New Build						
Total no. of existing units	108	103	215	80	34	101
Total no. of completed units (gross)	490	457	573	767	200	294
Net no. of completions	382	364	358	687	166	193
No. of sites	42	31	37	35	21	28
Conversions/Change of Use						
Total no. of existing units	49	40	32	32	38	36
Total no. of completed units (gross)	127	110	122	81	155	160
Net no. of completions	78	70	90	49	117	124
No. of sites	56	45	41	36	58	53
Total						
Total no. of existing units	157	143	247	112	72	137
Total no. of completed units (gross)	617	577	695	848	355	454
Net no. of completions	460	434	445	736	283	317
No. of sites	98	76	78	71	79	81

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

Borough Sub-Area Housing Delivery

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 2	HOU 2	Net additional dwellings in Harrow on the Hill and Sudbury sub-area from 2009	In excess of 250 net additional dwellings by end 2025/26		Less than 80 by end 2015/16 Less than 175 by end 2020/21

3.102 Between 2009/10 and 2014/15, 102 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub-area. Thirteen of the 102 new homes were added in the last monitoring period, of which 12 were a result of the prior approval conversion of Sherbourne House. Delivery is therefore on target.

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

3.103 347 net new homes have been completed since 2009/10 within the South Harrow Core Strategy sub-area. Residential development along Northolt Road in particular has contributed significantly to this total, 5 net new dwellings were completed in total in 2014/15. Delivery is significantly exceeding the trigger milestones against the overall housing target for this sub-area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 8	HOU 4	Net additional dwellings in Pinner and Hatch End sub-area from 2009	In excess of 161 net additional dwellings by end 2025/26		Less than 40 by end 2015/16 Less than 90 by end of 2020/21

3.104 Within the Pinner Core Strategy sub-area a total of 165 net new homes have been completed between 2009/10 and 2014/15. The vast bulk of completions have come from the estate renewal of Mill Farm Close, and in this monitoring period the majority of completions (26 gross) have come from land rear of 65 Bridge Street, Pinner. Delivery has exceeded the trigger milestones against the overall housing target for this sub-area and will now continue to do so.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 6	HOU 5	Net additional dwellings in the Harrow and Wealdstone Intensification Area from 2009	Minimum 2,800 new homes		Less than 1,400 delivered by 2018

3.105 Within the Harrow and Wealdstone Intensification Area a total of 547 net new homes have been completed between 2009/12 and 2014/15. Delivery is expected to significantly exceed the trigger, due to the number applications with permission in this area yet to complete, and the pipeline of available sites. This is especially the case due to the number of prior approval applications from office to residential that have been permitted within this area which now total 1,042 new units, should all of them be implemented (as of October 2015).

Housing Supply

3.106 Housing allocations and planning permissions granted for residential developments are a useful indicator of the capacity of the borough to meet its housing targets in the future. Data on residential permissions feed directly into both the Five-Year Supply (provided at Appendix A) and the Housing Trajectory (provided at Appendix B) and enable the borough to demonstrate the likely supply of housing sites in the short, medium and long term. This is the foundation upon which housing projections are based.

Five-Year Housing Supply

3.107 As of the end of March 2015, the council anticipates that completions over the next five years (2015/16 - 2019/20) will significantly exceed London Plan targets. There are 5,437 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 2,012 net units, while 3,425 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 2,965 (3,113 including the NPPF 5% buffer) by 2,472 units (or by 2,324 taking into account the 5% buffer). This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A. Harrow therefore has a supply of housing land over the next five years to meet 9.5 years of its annualised housing target, based on the London Plan target of 350 per annum. This target will be revised upwards to 593 units per annum from April 2015. This picture is further improved when past over delivery of homes is taken into account. As set out at paragraph 3.115 above, over the plan period to date Harrow has exceeded its cumulative housing target requirement by 559 dwellings since 2009/10.

Picture 3.3: New Residential Development - Rayners Lane Estate Redevelopment



Source: Harrow Council, Planning

Housing Trajectory

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

3.109 Harrow's Housing Trajectory takes into account the following factors:

- Net additional dwellings and non-self-contained units completed since 2009/10
- Net additional dwellings and non-self-contained units completed in the current monitoring period 2014/15
- Long-term vacant stock returned to use
- Projected net additional units to 2025/26
- The annual net additional dwelling requirement, as required by the London Plan (NB: the annual London Plan housing provision target to 2021 has been extrapolated to 2025/26)

3.110 The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. An assumption of windfall

capacity is also included within the trajectory, in line with the methodology agreed for the London Housing Capacity Study, on which the borough strategic housing requirements are based. For future provision, likely contributions to the Housing Trajectory are based on:

- Sites with planning permission as at 31/03/2015, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites with permission, but subject to legal agreement as at 31/03/2015
- Potential deliverable sites, based on the Harrow's recently adopted site allocations

3.111 The Housing Trajectory shows an overall potential housing supply for the borough of 9,030 dwellings between 2009 and 2026, exceeding the current Local Plan target of 6,050 by 2,472 dwellings. As outlined above, 2,759 dwellings have already been delivered between 2009/10 and 2014/15, and the borough has a strong forecast of housing supply over the next five years to 2019/20, with outstanding planning permissions of 2,012 net new dwellings.

3.112 It should be noted that as of April 2015 Harrow's housing target went up to 593 units per annum. Notwithstanding this, as set out above Harrow has identified sites with a capacity to deliver 2,472 more units than the current London Plan target.

Affordable Housing Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 7	HOU 6	Proportion of affordable housing from 2009	40% (2,420) of housing delivered between 2009 and 2026 to be affordable		Less than 500 by 2014/15 Less than 1,000 by 2018/19 Less than 1,600 by 2022/23

3.113 Harrow's Core Policy CS1J sets an ambitious target that 40% of the borough's total strategic housing requirement (6,050) should be affordable housing. Over the plan period from 2009 to 2026, the council therefore expects to deliver 2,420 new affordable dwellings.

3.114 The table below shows the net number of affordable homes completions for each monitoring year since 2009/10. In 2014/15 a further 36 affordable dwellings were completed bringing the number of new affordable homes delivered between 2009/10 and 2014/15 to 1,315. In respect of the 40% plan target, which equates to a minimum of 880 new affordable homes by 2014/15, this is currently exceeded by 435 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this is currently at 33.9%, which is reasonable given both the impact of the recession on development viability and the overall quantum of housing that has been completed in the borough over the past four years. However this year, both the total number of units delivered and affordable completions is lower than previous years. This is mainly due to the lack of completions coming through on major sites. This number is expected to return to around normal levels next year as more major sites granted permission in the last few years start to complete their first phases of development, such as Lyon House and ColArt sites.

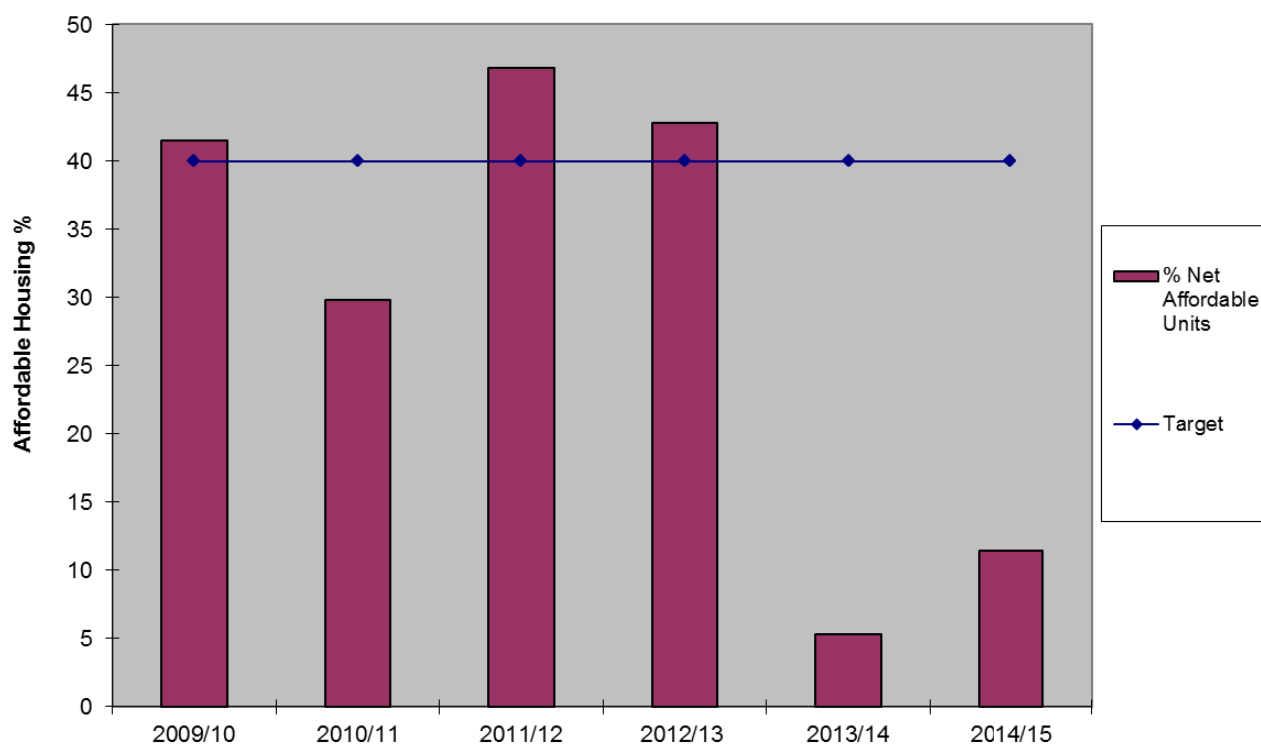
Table 16: Affordable Completions by year

Monitoring Year	Net Number of all Units Built	Gross and (Net) number of Affordable Units	% Net Affordable Units	Net % of Core Strategy Policy CS1J Target (140 affordable units per annum)
2009/10	474	237 (219)	41.5	137*
2010/11	446	216 (131)	29.8	81.8*
2011/12	432	369 (202)	46.8	144
2012/13	738	364 (310)	42	224.9
2013/14	285	33 (15)	5.3	10.7
2014/15	317	96 (36)	11.4	25.7
Total	2,692	1,315 (913)	33.9	104

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

Source: Harrow Council, Planning

Affordable Housing Delivery vs Target of 40%



Source: Harrow Council, Planning

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

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

3.115 Harrow's Core Strategy Policy CS11 requires new residential development to provide a mix of housing in terms of size and tenure. Within affordable housing, the council's Planning Obligations and Affordable Housing SPD (2013) contains a target mix of provision based on current needs and priorities, within both social/affordable rent and intermediate housing tenures as outlined above. The table below provides a breakdown of the mix of affordable housing (social/affordable rent and intermediate homes) completed during 2014/15 (this is a gross figure - as some houses were lost during a phase of the Mill Farm Close redevelopment, so whilst there was a net addition of 36 affordable houses this year, more were actually built but these were offset by the loss as part of

the Mill Farm Close phased redevelopment). As shown by the percentages, neither currently accords with the target mix. However, given the relatively small number of units delivered, it would be difficult to meet the target mix. This indicator will be more relevant once a few more years of data has been collected, to give a fuller picture of how the target mix is being complied with over time.

Table 17: Affordable Housing Mix - Completions 2014/15

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	0	0%	0	0%
1 Bedroom	6	15%	26	47%
2 Bedrooms	19	46%	29	53%
3 Bedrooms	8	20%	0	0%
4 Bedrooms	5	12%	0	0%
5+ Bedrooms	3	7%	0	0%
Total	41		55	

Source: Harrow Council, Planning

Supply of Family Housing

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU 9	Proportion of private and affordable dwellings providing family accommodation	25% of all housing to be 3 or more bedrooms		Less than 15% over a rolling five-year period

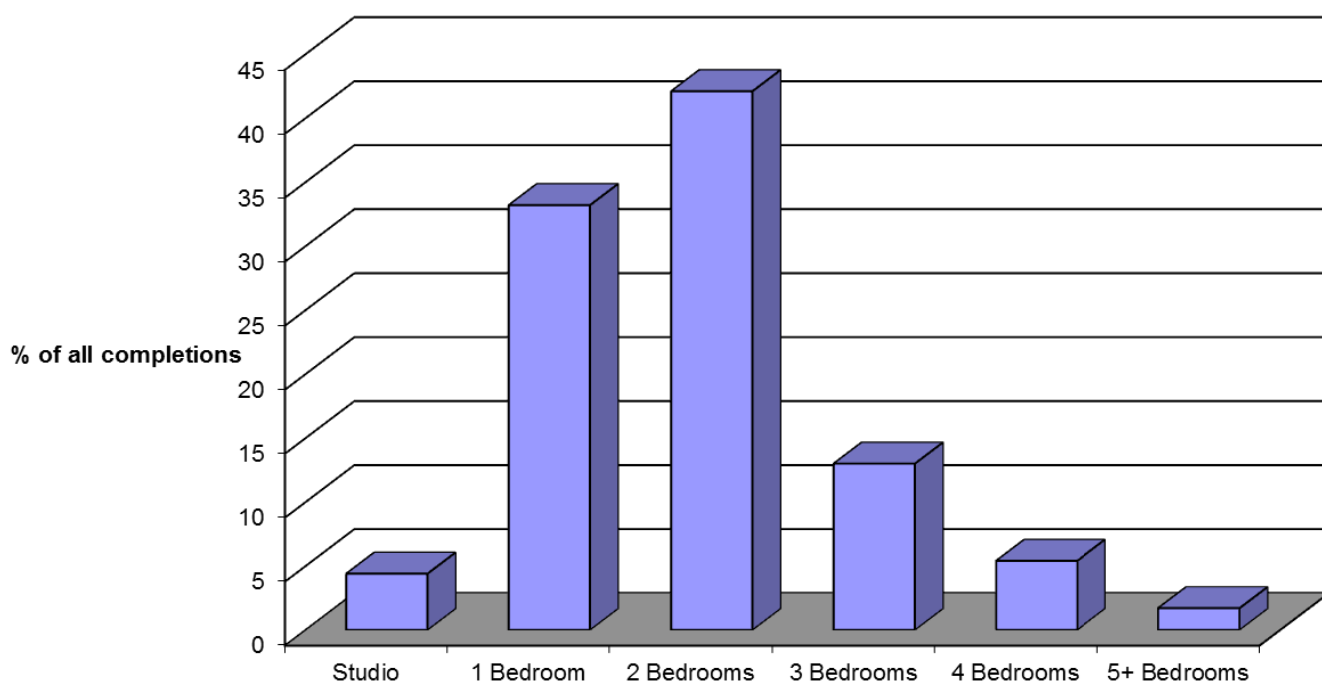
3.116 The table below provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2014/15. It shows that flatted development makes up a significant proportion of new housing development in the borough - a trend that began during the latter stages of the last plan period in the mid-2000's. Such flatted schemes have a significant bias towards 1 & 2 bedroom units which is expected given the nature of the development, typically town centre locations and constrained by site size. It may also reflect the fact that 1 & 2 bedroom units offer an alternative to the 3 bedroom, two storey, semi-detached houses that makes up the vast majority of Harrow's existing housing stock. House prices are also likely to be a significant factor. With regard to the mix of houses, this too remains consistent, with 3+ bedroom houses accounting for 82% of the new houses delivered. Overall however, the greater proportion of flatted development skews the overall completion figures, and means that only 20.1% of new dwellings are 3 or more bedrooms. This is short of the 25% target in the Local Plan, which seeks to ensure that the mix of new development coming forward across the borough make sufficient provision for family sized accommodation. Again, the council will need to monitor this indicator closely over the coming years to ensure this shortfall improves. Developments, such as that proposed at Kodak and ColArt, will certainly aid in addressing this current trend.

Table 18: Gross Bedroom Breakdown of all Completions (Conversions, Change of Use and New Builds) from 2009/10 to 2014/15

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
Studio	157	5.3	0	0	157	4.4
1 Bedroom	1,167	39.4	13	2.2	1,180	33.2
2 Bedrooms	1,397	47.2	98	16.6	1,495	42.1
3 Bedrooms	211	7.1	250	42.5	461	13
4 Bedrooms	16	0.5	176	29.9	192	5.4
5+ Bedrooms	10	0.3	51	8.6	61	1.7
Totals	2,958		588		3,546	

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

Completions by Bedrooms (2009-2015)



Source: Harrow Council, Planning

Efficient Land Use

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

3.117 In 2014/15 a further 20 new homes were completed, bringing the total number of homes delivered within the Intensification Area to 532. This is still well short of the trigger of 1,000 net homes by 2015/16 and therefore the indicator is currently shown as amber. However, it should be noted that a number of large schemes have been granted planning permission within the Opportunity Area but are yet to commence. This includes Kodak (985 units). Also missing from the completions are the long delayed Bradstowe House scheme delivering a further 177 units, which is anticipated to complete in 2015/16 and Lyon House / Equitable House delivering 287 units which has just commenced construction. Therefore, there is a strong supply of housing to meet the Opportunity Area housing target, especially given the recent Office to Residential Prior Approval schemes, but delivery has been impacted by the recent financial climate and long build out periods for major schemes.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	EFU 2	Number of dwellings delivered on allocated sites or previously developed land	100% of all residential development over the plan period to 2026		Less than 95% over a rolling three-year period (excluding special circumstances in the Green Belt)

3.118 In 2014/15 100% of new homes completed were on allocated or previously-developed sites. 100% of new homes completed in the 2012/13, 2011/12 and 2010/11 monitoring periods were also on allocated or previously developed land.

Residential Density

3.119 Map 3.1 below shows the location of all the major developments with 10 or more units completed in 2014/15. The table below shows average density on residential developments for the major schemes completed in 2014/15. The average density of completions in new residential developments (10 or more units) was 153 habitable rooms per hectare (HRPH) on the ten schemes that completed (excluding partial completions on multi-phase sites). This is a large decrease from 286 rooms per hectare in the 2012/13 AMR and reflects the fact that not many large, town centre schemes were completed.

Table 20 Completed Residential Developments (10+ units) showing Density Rate 2014/15

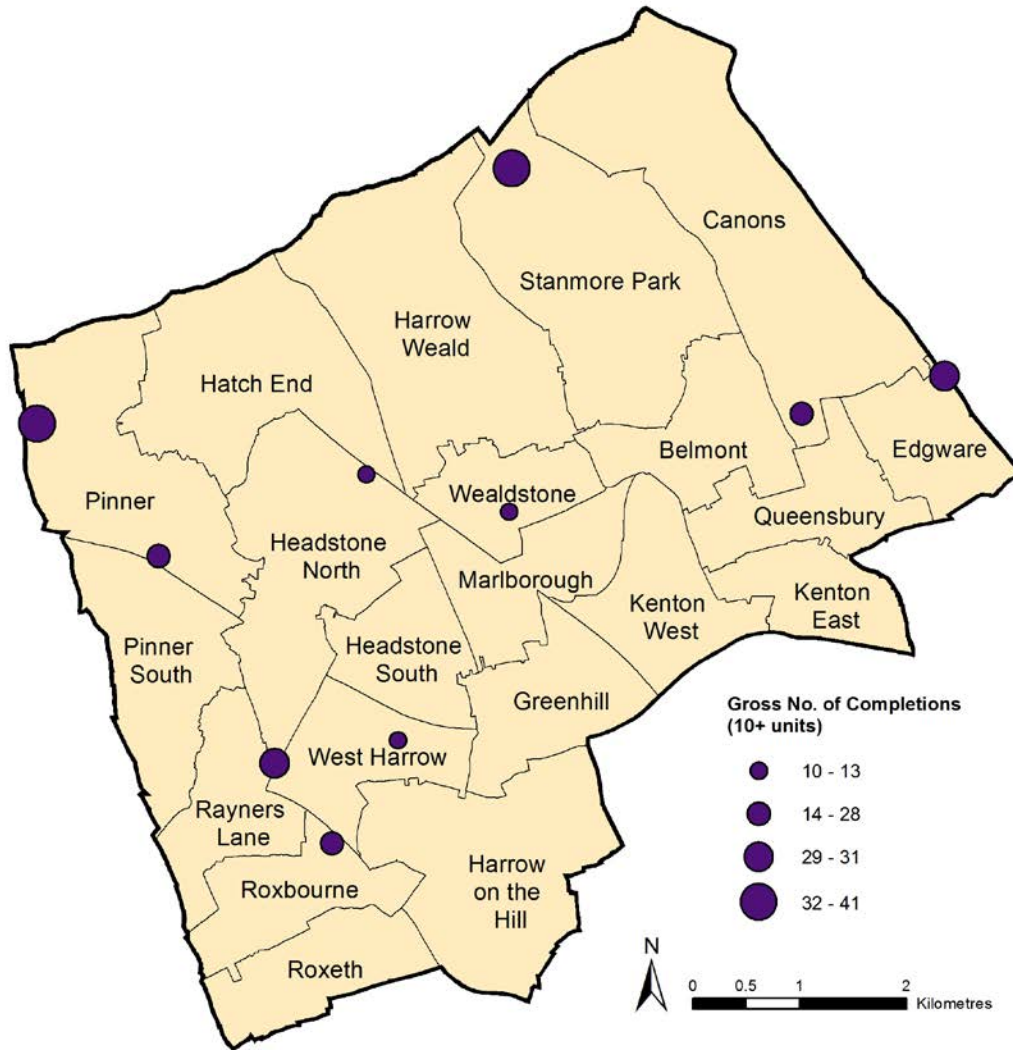
Development Site	Site Area (ha)	Gross Number of Units	Density (HRPH)	Density (Dwellings per ha)
Wilson Gardens, The Vaughan Centre	0.14	13	279	93
Bridge Street, land rear of 65	0.12	26	542	217
Village Way East, 23, Rayners Hotel	0.15	31	413	207
High Street, 9-17, Edgware	0.14	31	593	221
Headstone Lane, 246-248	0.14	10	214	71
High Street, 158-160, Wealdstone	0.11	12	327	109
Honeypot Lane, Government Buildings, Phases 7-9*	0.23	28	430	122
Mill Farm Close, 1-110*	0.54	41	215	76
The Common, Bentley Priory*	2.40	38	58	16
Rayners Lane Estate, Phase Big G, Phases 1&2 - Blocks 1,2,3*	0.35	27	289	77

*Part completion in 2014/15 monitoring year

Source: Harrow Council, Planning

3.120 In 2014/15, all sites with ten or more units were completed at a density of more than 50 dwellings per hectare (DPH) - Honeypot Lane, Rayners Lane Estate, Bentley Priory and Mill Farm Close have not been fully completed yet - their site area refers to the area of those units completed this year. In the medium term there has been a trend towards building at increased density although this has tailed off in recent years due to the location of the major developments completed.. This is consistent however with the council's commitment, through housing objectives, to raise average densities in sustainable locations.

Map 3.1: Residential Development Completions (10+ units) in 2014/15

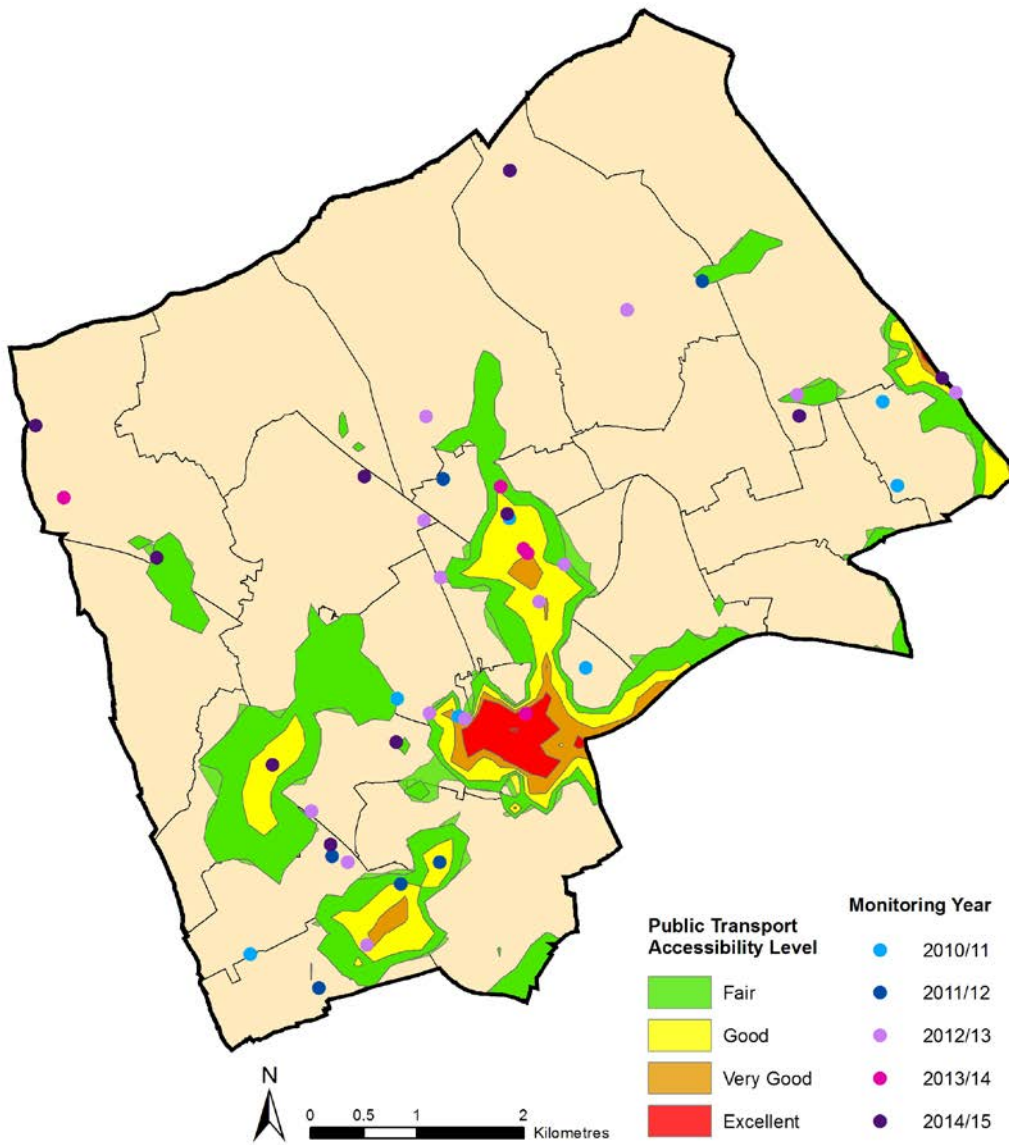


Source: London Development Database/Housing Monitoring Database, Harrow Council
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU 3	Number of applications approved for major development in areas of low public transport accessibility (PTALs 0, 1 and 2) that do not enhance the PTAL of the site	None		More than five applications approved for major development in areas of low public transport that do not enhance the PTAL of the site over a rolling five-year period

3.121 The map below shows the public transport accessibility levels across the borough and the location of new major developments completed since 2009/10. In 2014/15 there were four applications approved for major development in areas of low public transport accessibility that did not enhance the PTAL of the site. In the previous monitoring target there were two. This in part can be attributed to the viability of schemes - most of the ones approved that do not improve the PTAL of the site are only just over the 10 unit threshold for major developments, and thus could not reasonably be expected to increase the areas PTAL on their own. Additionally, the introduction of the borough's Community Infrastructure Levy has removed the requirement for strategic transport improvements from S106 obligations and this is now funded through the CIL, and thus any improvements to public transport and therefore PTAL levels may not necessarily be tied to a particular development as the monies received are pooled and allocated based on infrastructure priorities for the borough. This indicator therefore may need to be revised to be more appropriate in the next AMR.

Map 3.2: New Residential Developments (10+ units) & Transport Accessibility

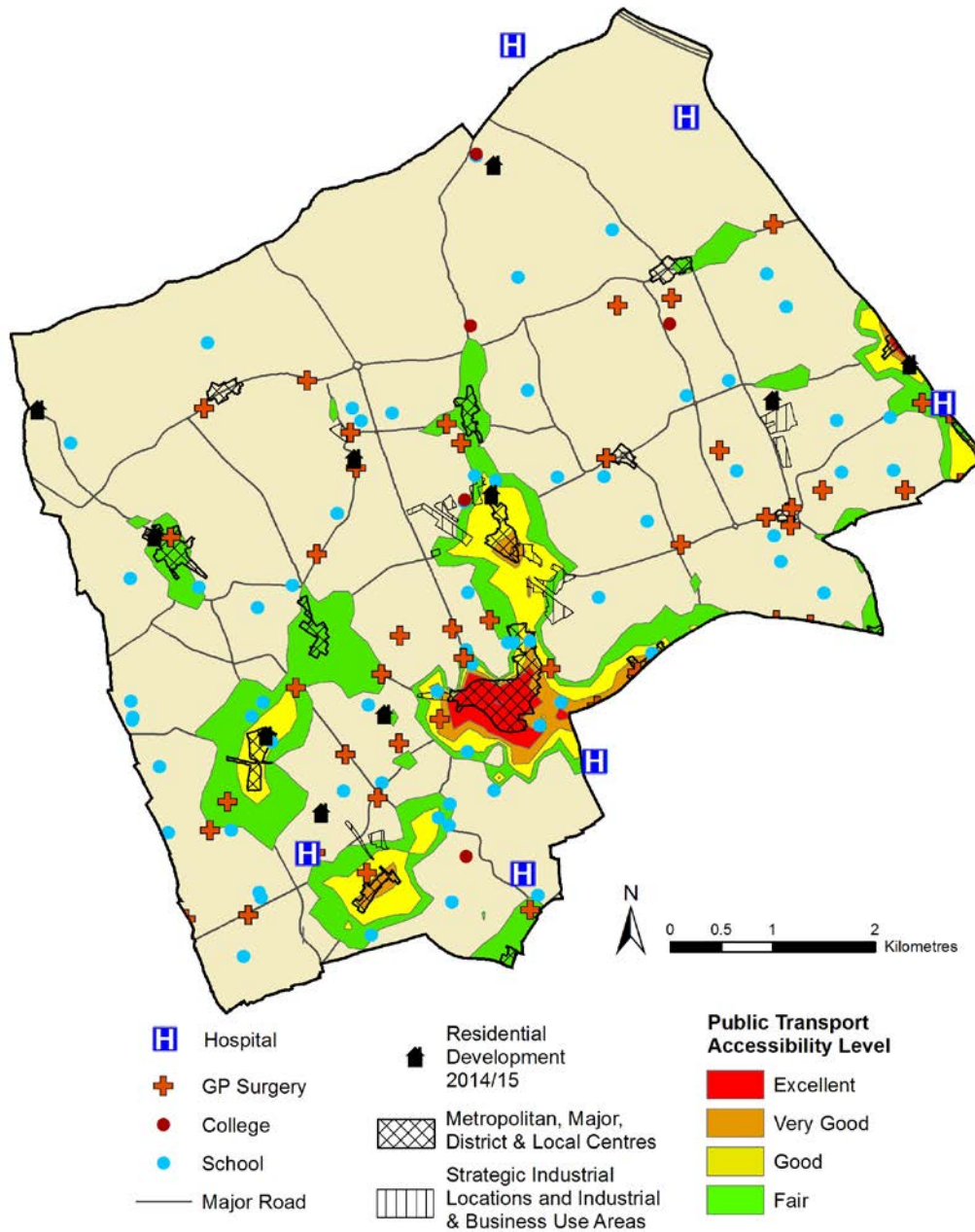


Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels, Transport for London (TfL)
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU 4	Number of applications approved for major residential development within 30 minutes public transport journey time of a GP, primary school, secondary school, areas of employment and a major health centre	100%		More than five applications approved for major residential development within 30 minutes public transport journey time of a GP, primary school, secondary school, areas of employment and a major health centre over a rolling five-year period

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

Map 3.3: New Residential Development and Location of Key Services



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

Quantity

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 4 CS9 Objective 5	OS1	Loss of open space to development (excluding appropriate functional development): Borough-wide Kingsbury and Queensbury	No net loss of open space		One application approved involving a net loss of open space to development over a rolling five-year period

3.123 During 2014/15 there were no developments resulting in the loss of open space anywhere in the borough contrary to Local Plan objectives.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	OS2	Open spaces strategy with deliverable action plan in place	Adopted open spaces strategy by end 2012/13		No adopted open spaces strategy by end 2014/15

3.124 On 11th April 2013 the council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. Work to improve Lowlands Recreation Ground has now finished providing a new landscaped garden area with amphitheatre seating for performances, an outdoor Gym and play space, and a community café.

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

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

Table 19: PPG17 Standards

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

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	OS4	Quality improvements to PPG17 open space typologies within Kingsbury & Queensbury sub-area	Identify opportunities for quality improvements in new open spaces strategy		Opportunities for improvements not included in open space strategy by end 2014/15

3.126 On 11th April 2013 the council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. It identifies three parks as priorities for quality improvements, specifically Centenary

Park, Chandos Park and Queensbury Recreation Ground within the South East sub-area. Work will be progressed to implement improvements at these locations once funding is secured.

Accessibility

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 5 CS3 Objective 9	OS5	Accessibility improvements to PPG 17 open space typologies	Reduce deficiencies by 5% on the 2010 baseline for each open space typology		Less than a 1.5% reduction achieved on four out of the six open space typologies by 2015/16 Less than a 3% reduction achieved on four out of the six open space typologies by 2021/22

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 5	OS6	Accessibility improvements to natural greenspace in South Harrow sub-area	Identify opportunities for accessibility improvements in new open spaces strategy		Opportunities for improvements not included in open space strategy by end 2014/15

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

Workplace Training

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	WT1	Planning obligations on major development with workplace training provisions	70% of planning agreements on major development schemes		Less than 70% over a rolling three-year period

3.129 During 2014/15 there were two Planning Obligations completed relating to major development schemes. Of these, both included provisions relating to workplace training which equates to 100%. This is up from four out of seven schemes in the previous monitoring year (57%).

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

Climate Change Mitigation

Strategy

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM 1	Up-to-date, adopted local policies on sustainable design and construction	Area action plan and development management sustainable design and construction policies in place by end 2014/15		Area action plan and development management sustainable design and construction policies not in place by end 2014/15

4.1 On 4th July 2013 the council adopted the Harrow & Wealdstone Area Action Plan and the Development Management Policies Local Plan documents. The following policies are included within these documents:

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM 2	Up-to-date framework for the delivery of a district wide combined heat and power network within the Harrow & Wealdstone Intensification Area if feasible	Area Action plan in place by end 2014/15		Area action plan not in place by end 2014/15

4.2 On 4th July 2013 the council adopted the Harrow & Wealdstone Area Action Plan. The Plan includes Policy AAP 10: Harrow & Wealdstone District Energy Network. Work has commenced on an Energy master plan feasibility study to look at options for delivering a system within this area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM 3	Up-to-date adopted Borough climate change strategy	Review and adopt revised climate change strategy by end 2014/15		Updated climate change strategy not in place by end 2014/15

4.3 Last revised and issued (following public consultation) in March 2013. An updated strategy was published for consultation in spring 2015. Delivering Warmer homes (HECA) report to SoS for Energy and Climate change also published in March 2013

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM 4	Number of applications approved which incorporate renewable energy generation infrastructure	80%		Less than 65% over a rolling three-year period

4.4 In this monitoring period, as in previous years, data for renewable energy generation was not fully available. This is due to difficulties in identifying sites with small scale energy generation and developing reliable

systems for monitoring and collecting data. This is an issue for all local authorities and it is likely that, for the foreseeable future, this Indicator will continue to be largely unreported.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM 5	Proportion of applications approved for major residential development that achieve water use efficiency of 80 litres potable water per person per day	95%		Less than 75% over a rolling three-year period

4.5 This data is currently not recorded for all developments as it is a new indicator, but from the records kept, two developments are indicated to have achieved this target which equates to 15% of major applications. Further work on obtaining this data for all applications will be undertaken in the next monitoring period.

Emissions

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM 6	Per capita carbon dioxide emissions in the Borough	Reduce by 4% per annum (improvements on 1990 baseline)		Less than 3% over two consecutive years

4.6 Indicator published by DECC. Latest figures cover the period 2005 to 2013. This shows a 25% reduction over seven years (4.5 tonnes per capita down to 3.4) which equates to just over a 3% reduction each year. This indicator is therefore just short of being met.

Waste

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS 1	Tonnes of municipal solid waste (MSW) arising in the Borough	Tonnes of municipal waste arising no greater than or below London Plan projections (129,000 tonnes by 2026)		More than 123,000 tonnes by end 2016/17 More than 126,000 tonnes by end 2021/22

4.7 The table below shows the amount of municipal waste arising in the borough during 2014/15 and previous years. There has been a moderate increase in this year's monitoring period, however despite this the total reduction since 2009 is nearly 10,000 tonnes, and well below the maximum target.

Table 21: Municipal Waste Arising (tonnes)

Monitoring Year	Total Waste
2008/09	108,097
2009/10	104,243
2010/11	100,882
2011/12	101,659
2012/13	100,407
2013/14	93,327
2014/15	97,953

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS 2	Tonnes of commercial and industrial waste (C&I) arising in the Borough	Tonnes of commercial waste arising no greater than or below London Plan projections (134,000 tonnes by 2026)		More than 139,000 tonnes by end 2016/17 More than 136,000 tonnes by end 2021/22

4.8 There were 6,760 tonnes of commercial and industrial waste arising in the borough in 2013/14 and 5,846 in 2014/15 bringing the total to date to 12,606. This is well below the target which would equate to just under 9,000 tonnes a year.

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

4.9 In the 2014/15 monitoring period 45.1% of municipal waste was recycled or composted. This is well on target to meet 50% by 2020.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 16	WAS 5	Amount of waste going to landfill	Reduce below 2009/10 levels (60,754 tonnes)		An increase in more than one year above 2009/10 levels over five years (rolling)

4.10 In 2014/15 the amount of the borough's waste going to landfill was 46,622 tonnes. The amount sent to landfill during 2009/10 (the baseline year) was 60,754 tonnes, therefore this target is being met, as it was last year.

Flooding

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 15	FLO 1	Development approved contrary to Environment Agency advice	None		More than five approved over a rolling five-year period

4.11 In 2014/15, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in the last four years. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 15	FLO 2	Proportion of applications approved which achieve Greenfield run off rates	75% of qualifying applications		Less than 60% over a rolling three-year period

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

Air Pollution

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	AP1	Annual mean value of nitrogen oxide and PM ₁₀ particulates	Achieve 20 µg/m ³ by 2020		Not achieved 25 µg/m ³ by 2015

4.13 As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2014 and not the report monitoring period 2014/15. Part IV of the Environment Act 1995 places a statutory duty on local authorities to review and assess the air quality within their area and take account of Government Guidance when undertaking such work. The council has previously declared the whole borough an Air Quality Management Area, and produced an associated Action Plan in pursuit of the National Objectives (health based limits) set for these pollutants (PM 10 Particulates and Nitrogen Dioxide). The National Objective for both these pollutants is an annual mean of 40 µg/m³.

4.14 In terms of the monitoring results shown below, the results from Harrow 1 (Stanmore) will be more indicative of levels experienced at a large proportion of homes within the borough than those from Harrow 2 (Pinner Road). This is because pollution levels from traffic rapidly decline with distance down to background levels. Background levels will mostly reflect London-wide and regional pollution levels, with only a relatively small contribution from local traffic. The results below show there has been very little change of the last few years, however both sites are on track over the plan period to meet the 2015 target for PM₁₀ particulates. However Station 2 is consistently exceeding the target for Nitrogen Dioxide emissions, whereas station 1 is meeting the target.

Table 23: Monitoring Site Summary January 2014- December 2014

Site	Site Classification	Annual mean NO ₂ µg/m ³	Annual mean PM ₁₀ µg/m ³
Harrow 1 - Stanmore	Background	25	16
Harrow 2 - Pinner Road	Roadside	48	22

Source: Londonair.org.uk

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

Harrow 1 - Stanmore	2009	2010	2011	2012	2013	2014
Annual Mean ug/m ³ (PM ₁₀)	17.2	17	20	18	19	16
Annual Mean ug/m ³ (Nitrogen Dioxide)	Not available	27	25	25	24	22

Source: Londonair.org.uk

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

Harrow 2 - Pinner Road	2009	2010	2011	2012	2013	2014
Annual Mean ug/m ³ (PM ₁₀)	24	24	25	27	26	25
Annual Mean ug/m ³ (Nitrogen Dioxide)	46	54	47	47	42	48

Source: Londonair.org.uk

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

Employment

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

5.1 In 2014/15 the [ONS Business Register and Employment Survey](#) estimated 71,800 jobs in the borough, an increase of 4,100 from 67,700 in 2010.

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

5.2 The data from the Office for National Statistics (ONS) is not split into ward areas, and so it is not possible to estimate the net additional jobs created in the Harrow & Wealdstone Opportunity Area for this year. An update to the Local Economic Assessment will determine this figure and will be published in 2016/17.

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

5.3 ONS data shows there were 12,385 VAT registered businesses in the borough in 2015, a rise of 21% from a baseline of 10,215 in 2009. However most of these are small home grown businesses, with many larger organisations such as Col Art moving out of the borough. The overall number of jobs in the borough has seen an increase in recent years. The Business Register and Employment Survey (ONS, provisional 2014) shows 74,000 full and part time jobs in the borough.

Housing Need

Gypsies and Travellers

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

5.4 There were no new pitches or sites completed and no pitches or sites lost in 2012/13. Three new pitches are allocated through the Site Allocations Local Plan which was only adopted in July 2013.

Residential Quality and Accessible Homes

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

5.5 In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. However, since 2011 no assessments were carried out as the council no longer retains a trained BfL Assessor. The council has appointed a Regeneration Team with expertise in design including an architect to help improve the quality of schemes as they progress through the planning process.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN3	Homes approved that comply with lifetimes homes standards	100% of new homes by 2025/26		More than five applications approved for residential development that do not achieve 100% of homes complying with Lifetime Home standards over a rolling five-year period

5.6 Overall, the proportion of units granted planning permission that comply with Lifetime Homes standards was 39.5% of all permissions granted in 2014/15. This includes prior approval applications but they are not required to abide by any amenity/accessibility standards imposed by Local Plans, as they are considered Permitted Development. However, for New Build approvals the amount achieving lifetime homes standards is 95.7%.

5.7 In the majority of cases where Lifetime Homes standards are not met in full the development is a residential conversion. In these cases Lifetime Homes cannot be reasonably expected due to the constraints inherent in this type of development, but Harrow's Accessible Homes SPD nonetheless requires reasonable efforts to be made to make newly converted flats as accessible as possible. Overall however with regards to the intent of the Policy, where the council has full control over the imposing of standards this target is on course to being met by 2025.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN4	Homes approved that comply with Wheelchair Homes standards	10% of new homes by 2026		More than five applications approved for residential development that do not achieve 100% of homes complying with Wheelchair Home standards over a rolling five-year period

5.8 The amount of units granted planning permission that comply with Wheelchair Homes standards is 16.3% in 2014/15 and the target is being met. As above however this includes conversions. Of all new build approvals, this figure rises to 38.6%, which is the highest in London, and this target is therefore being met well ahead of time.

Supported Housing

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN5	Number of additional leasehold sheltered dwellings	682 leasehold sheltered dwellings by end 2020/21		Less than 200 sheltered dwellings by 2015/16 Less than 400 sheltered dwellings by 2018/19

5.9 In 2014/15 there were no additional leasehold sheltered dwellings completed in the borough but one scheme was under construction for 28 new units (21 net) at Paxfold, Elizabeth Gardens, Stanmore. However there are no other sheltered housing schemes currently in the pipeline.

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

5.10 In 2014/15 there were no additional leasehold supported housing units for people with learning difficulties completed in the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 7	HN7	Number of additional supported housing units for people with mental health problems	At least 185 units by end 2020/21		Less than 70 units by end of 2015/16 Less than 110 units by end of 2018/19

5.11 In 2014/15 there were no additional leasehold supported housing units for people with mental health problems completed in the borough.

Estate Renewal

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

5.12 The Grange Farm Estate regeneration project is now underway. An external competition to select master planners has been completed. The consultant team is being procured. Planning application anticipated early 2016/17. Resident consultation to determine housing requirements is underway.

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

5.13 All of the affordable housing has been completed. There are two phases remaining - one currently underway to build 55 open market sales homes, which is due for completion in Feb/March 2016, and the final phase of 70 open market homes that is targeted to complete at the end of 2018.

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

5.14 The final four affordable homes for rent and shared ownership were handed over in October 2015. Final handover of the remaining homes for sale has also taken place.

Picture 5.1: Mill Farm Close Redevelopment



Source: Harrow Council, Planning

Health and Wellbeing

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW 1	Mode share of residents: percentage of trips by walking	30.5% of residents trips by walking by end 2014/15; maintain or increase thereafter		Average proportion of residents' trips by walking less than 30.5% over five years (rolling)

5.15 During 2011 the proportion of all trips in the borough made by walking was estimated to be 30% (London Travel Demand Survey 2011). Unfortunately this indicator is no longer monitored by TfL on a borough basis, and is only reported on an Inner/Outer London basis due to limited survey sample sizes. Therefore this indicator will now be measured on this sub regional data, as it is the best available data at this time. In 2014 the proportion of all trips in Outer London made by walking was 24.8%.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW 2	Mode share of residents: percentage of trips by cycling	1.5% of residents trips by cycling by end 2014/15; maintain or increase thereafter		Average proportion of residents' trips by cycling less than 1.5% over five years (rolling)

5.16 During 2011 the proportion of all trips in the borough made by cycling was estimated to be 1% (London Travel Demand Survey 2011). Unfortunately this indicator is no longer monitored by TfL on a borough basis, and

is only reported on an Inner/Outer London basis due to limited survey sample sizes. Therefore this indicator will now be measured on this sub regional data, as it is the best available data at this time. In 2014 the proportion of all trips in Outer London made by cycling was 1.8%.

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

5.17 In 2014/15 the [Sport England survey](#) suggests that 15.8% of adults in Harrow were actively participating in sports. In 2009/10 this figure was 16.8%, however, the small size of the dataset means that statistically there has been no change and the indicator is therefore amber.

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

5.18 The Government's 2015 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with a ranking of 213 out of 326 districts in England, an improved position since the 2010 Indices. Because of the 2009 local government restructure, which reduced the number of Local Authority Districts from 354 to 326, the District level data is only comparable between 2000 to 2007 and from 2010 to 2015. London rankings are comparable throughout the whole period and show that Harrow's rank within London has also improved, with a ranking of 28th (out of 33) in 2015, compared to 27th in 2010, where 1st is the most deprived. The table below shows Harrow's rankings between 2000 and 2015 in terms of the national deprivation ranking, as well as Harrow's ranking in terms of the 33 London boroughs. The improvement in Harrow's ranking mean that the indicator is still amber but this indicator is showing an improvement year on year.

Table 26: Harrow's Index of Multiple Deprivation Rank (based on the Rank of Average Rank measure)

	2000	2004	2007	2010	2015
England	222nd	233rd	196th	184th*	213th
London	27th	29th	25th	27th	28th

Source: CLG Indices of Deprivation

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

6 Monitoring Harrow's Community Infrastructure Levy

Community Infrastructure Levy

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

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

- Residential (Use Class C3) - £110 per m²;
- Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis) - £55 per m²;
- Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per m²;
- All other uses - nil.

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

6.4 This AMR therefore covers the first full year of the CIL's implementation - the previous AMR covered its initial six months. Receipts from April 2014 - 1st April 2015 are £185,656, compared with £14,107 in the first six months. Subsequent AMRs will detail CIL expenditure once it has accrued sufficiently to be spent on eligible infrastructure projects.

7 Neighbourhood Planning

Neighbourhood Plans in Harrow

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

7.2 There have been no applications for a neighbourhood forum and thus no plan designation in the 2014/15 monitoring period, and none to date.

8 Duty to Co-operate

Duty to Co-operate

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

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

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

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

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

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

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

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

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

8.7 The consultation statements referred to in Duty to Co-operate - Engagement Undertaken 2014/15 can be found on the West London Waste Plan website, via the following link: <http://wlwp.net/documents.html>

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

8.9 In addition to the above, the council also engages with neighbouring authorities in the consideration of detailed planning applications dealt with during 2014/15, and provided responses on 28 applications in the London Borough's of Brent and Barnet.

9 Local Plan Timetable

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

The Local Development Scheme

9.2 The Local Development Scheme (LDS) identifies the Local Plan documents that the council is intending to prepare and the timetable for their preparation and adoption. The current LDS (version 6) was finalised in December 2013 and is published on the council's website <http://www.harrow.gov.uk/ldf>

Delivering the Local Development Scheme

9.3 There are no current DPDs being produced. The final DPD of Harrow's Local Plan as identified in the LDS (the West London Waste Plan) was adopted in July 2015. A new LDS will be produced once a programme for revisions to the Local Plan is drawn up. This will be preceded by an update to the Local Plan evidence base.

9.4 Additionally, details of SPDs the council has prepared or will prepare are shown on the following webpage: http://www.harrow.gov.uk/homepage/124/supplementary_planning_documents. The only SPD adopted during this monitoring period was the Harrow School SPD (July 2015).

Appendix A

Five-Year Housing Supply

A.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land'. A footnote to the paragraph explains what is meant by deliverable.

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

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

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

A.4 Harrow's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five-year period between April 2016 and March 2021. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2015 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions)
- All sites with planning permission where construction has not yet started as at 31/03/2015 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions)
- Sites where permission has been granted, subject to legal agreement, as at 31/03/2015 which are expected to complete within the five-year period
- Potential deliverable sites (without planning permission as at 31/03/2015) likely to complete within the five-year period

A.5 Schedules 1 to 5 and Harrow's Housing Trajectory (summarised below) demonstrate that Harrow has a sufficient supply of housing land to meet its Five-Year Housing Supply targets plus 5%. There are 5,437 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 2,012 net units, while 3,425 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 2,965 (3,113 including the NPPF 5% buffer) by 2,472 units (or by 2,324 taking into account the 5% buffer). Harrow therefore has a supply of housing land over the next five years to meet 9.2 years of its annualised housing target. This picture is further improved when past over delivery of homes is taken into account. As shown in the Housing Trajectory (Appendix B), over the plan period to date Harrow has exceeded its cumulative housing target requirement by 559 dwellings since 2009/10.

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

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning permission (not under construction)	Schedule 1	New Build sites	1,932	23.10
	Schedule 3	Conversions/Changes of Use	80	2.11
Sites with Planning permission (under construction)	Schedule 2	New Build sites	656	6.94
	Schedule 4	Conversions/Changes of Use	0	0
Sites with Legal Agreement	Schedule 5		12	0.16
Potential Future Sites	Schedule 6		2,757	n/k
			5,437	

Source: Harrow Council, Planning

A.6 Sites which have planning permission and are forecast to complete in 2015/16 are not included in the Five-Year Supply.

A.7 Sites without planning permission which are forecast to complete after 2020/21 are not included in the Five-Year Supply.

A.8 Sites which are forecast to partially complete outside the period April 2016 to March 2021 are included in the schedules that follow, but only units projected to complete within the period contribute to the Five-Year Supply.

A.9 Full details of all sites and their predicted phasing can be found in the Housing Trajectory (Appendix B).

A.10 Small sites have been apportioned as follows:

- New builds with planning permission: 1/3 of units in 2016/17; 2/3 of units in 2017/18
- New builds already started: All units in 2016/17
- Conversion/Change of Use permissions: 1/3 of units in 2015/16; 1/3 of units in 2016/17; 1/3 of units in 2017/18
- Conversion/Change of Use already started: All units in 2015/16

A.11 As a result, the Conversion/Change of Use permissions which have already begun are not included in the Five-Year Supply and this includes all office to residential Prior Approvals which as at 31.3.15 are expected to be completed and occupied by 31.5.16, or else lapse. All other small sites fall within the Five-Year Supply period.

Appendix B

Harrow's Housing Trajectory

B.1 The Housing Trajectory shows Harrow's progress towards meeting its strategic housing target. The council has followed CLG guidance in producing the Housing Trajectory, which uses a plan, monitor and manage approach, presented in the table below.

B.2 The London Plan (Consolidated with Alterations since 2004, February 2008) set Harrow an annual housing target of a minimum of 400 units per annum between 2007/08 to 2010/11. This 400 annual target is disaggregated to 360 units from conventional supply, 15 units from non self-contained residential units and 24 units from the reduction of long-term vacant stock.

B.3 The replacement London Plan, adopted in July 2011, reduced Harrow's overall housing requirement to 350 units per annum. The requirement to return vacant dwellings to use was removed and the minimum provision of non-conventional supply was reduced from 15 units to three per annum. This strategic housing target for Harrow came into effect in 2011/12, and ran to April 2015. This is because Further Alterations to the London Plan were consulted on between 15th January and 10th April 2014, and these increased Harrow's Housing target to 593 units per annum as a result of significantly higher population projections resulting from the 2011 Census finding. This revised target came into effect in April 2015 and will be the target used for subsequent monitoring periods. This is therefore the last AMR that monitors performance against the target of 350 per annum.

B.4 In 2014/15 317 net homes were delivered, of which 20 were within the Opportunity Area.

B.5 Harrow's Housing Trajectory takes into account the following factors:

- Net additional dwellings and non-self-contained units completed since 2009/10
- Net additional dwellings and non-self-contained units completed in the current monitoring period 2014/15
- Long-term vacant stock returned to use
- Projected net additional units to 2025/26
- The annual net additional dwelling requirement, as required by the London Plan (the annual London Plan housing provision target to 2021 has been extrapolated to 2025/26).

B.6 The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. An assumption of windfall capacity is also included within the trajectory from 2017/18 onward, in line with the methodology agreed for the London Housing Capacity Study, on which the borough strategic housing requirements are based.

B.7 For future provision, likely contributions to both Harrow's Five-Year Housing Supply and the Housing Trajectory are based on:

- Sites with planning permission as at 31/03/2015, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites with permission, but subject to legal agreement as at 31/03/2015
- Potential deliverable sites, based on the Site Allocations DPD, the Harrow and Wealdstone Action Area Plan, and other identified sites, including sites identified in the 2013 Housing Capacity Study

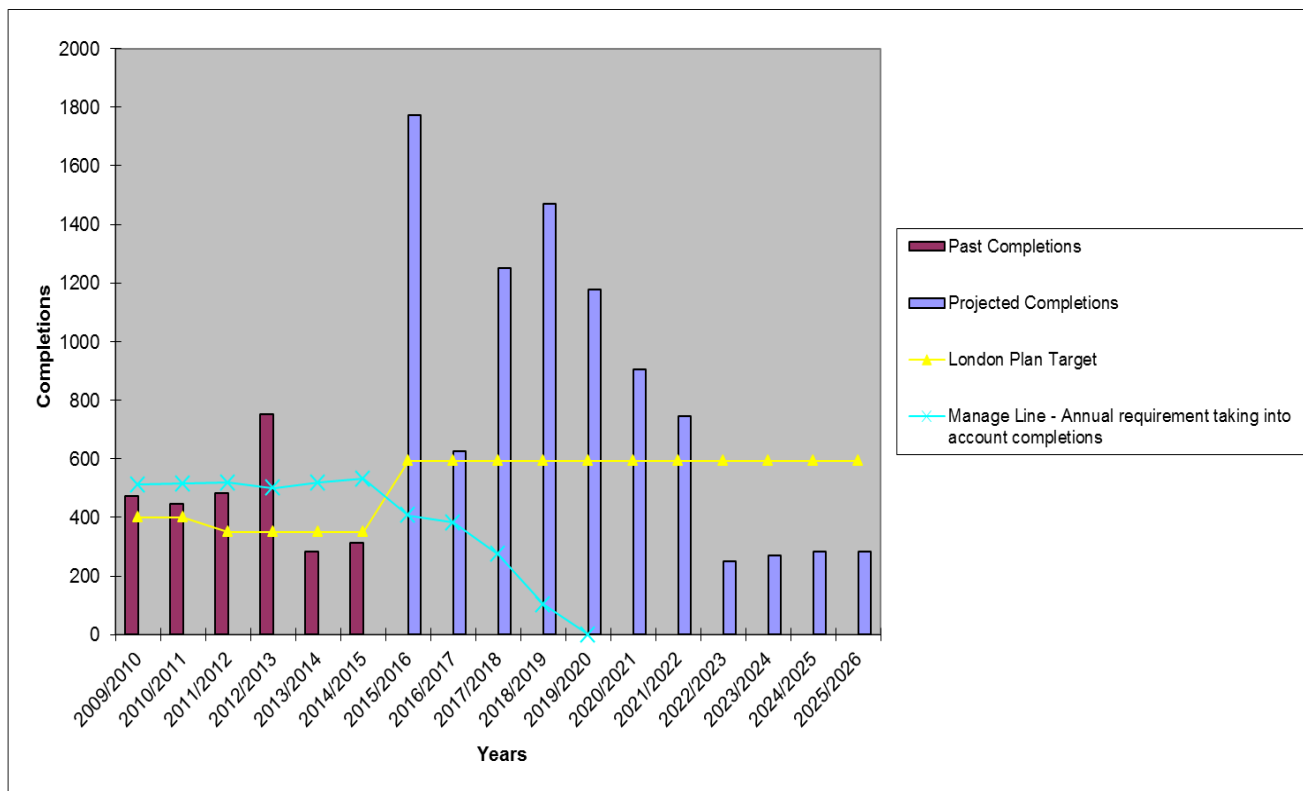
B.8 As of the end of March 2015 the council anticipates that completions over the next five years (2016/17 - 2020/21) will exceed London Plan targets. There are 5,437 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 2,012 net units, while 3,425 net units from other identified sites are also expected to complete in the five-year period. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A.

B.9 Housing Trajectory Sites shows the location and the number of units of all major developments listed in the Housing Trajectory. The addresses highlight that development will be concentrated in the area along Station Road and High Street, Wealdstone, between the centres of Harrow and Wealdstone plus the Kodak site. Developments in this central area account for nearly half of all units identified in the Housing Trajectory. There are also large developments to the north of the borough including the Royal National Orthopaedic Hospital and Anmer Lodge.

B.10 The Monitor line in the trajectory shows the number of dwellings above or below the planned rate of delivery is at any point in time. It is calculated by totalling completions over time and comparing it to the target rate, using 2009/10 as a baseline. The Monitor line shows Harrow exceeding its housing targets in most years of the plan with the exception of recent monitoring periods. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by over 3,190 units.

B.11 The Monitor line demonstrates a bias towards greater development in the early years of the trajectory (with the line continually climbing). This is in part because of difficulties in identifying sites in the final years of the trajectory.

B.12 The Manage line in the trajectory represents the number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The Manage line shows the pressure to provide new units decreases over time as the over-supply in the early years of the trajectory influences the requirement in the later years. The Manage line should meet the y-axis by 2025/26 (0 left to provide) in order to have met targets. In fact, the Manage line shows Harrow meeting its target between 2019/2020. The full five year housing supply and Housing Trajectory tables can be found at www.harrow.gov.uk/ldf.





Appendix C

Glossary

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

- Economically Active: People of working age who are either in employment or unemployed.
- Employment Rate: The number of people in employment expressed as a percentage of the resident population.
- Employment Use Classes: B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2- General Industry; B8 Storage or Distribution.
- Equivalised Income: An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.
- GANTT chart: A graphical representation of the duration of tasks against the progression of time.
- Harrow Local Indicators (HLI): Indicators that have been identified by the local planning authority to monitor and assess the performance of the council in achieving policy targets.
- Listed Building: A building that is of national, architectural or historic importance. The Secretary of State (Department for Media, Culture and Sport) is responsible for the Statutory List of Buildings of Architectural or Historic Interest. Any building they deem to be of national historic and architectural value can be added to this list, and therefore becomes a listed building.
- Listed Building Consent: Consent that needs to be obtained before work is carried out on a listed building. Listed building consent may be needed irrespective of whether or not planning permission is required.
- Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. Harrow's fifth LDS was published in June 2012.
- Local Plan: Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations
- 2012 the Local Plan is the collective term for a local planning authority's local planning documents which have 'development plan' status, for the purposes of making planning determinations, under section 38 of the Planning and Compulsory Purchase Act 2004 (see above). In Harrow the following documents for the Local Plan: the Core Strategy (2012); the Heart of Harrow Area Action Plan (2013); the Development Management Policies (2013); the Site Allocations (2013); and the Joint West London Waste Plan (still in draft).
- London Plan: The current London Plan was adopted in July 2011 and forms a part of the Local Plan for Harrow.
- Micrograms (μm): A measurement of weight equivalent to one millionth of a gram.
- Microgram per Cubic Metre of Air ($\mu\text{g}/\text{m}^3$ or $\mu\text{g m}^{-3}$): A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per cubic metre of air. This is used to define the concentration of air pollutants in the atmosphere, as a mass of pollutant per unit volume of air. A concentration of $1 \mu\text{g m}^{-3}$ means that one cubic metre of air contains one microgram of pollutant.
- Micro Particles (PM_{10}): Particles in the air can be from a variety of sources, the most harmful are often those as a result of human actions. These particles can vary widely in size and composition. PM_{10} are particles that measure 10 micrograms (μm) or less. This standard was designed to identify those particles likely to be inhaled by humans, and PM_{10} has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.
- National Planning Policy Framework (NPPF): Streamlined national planning policy, produced by the Government and published 27th March 2012, which supersedes previous planning policy statements (PPS) and planning policy guidance (PPG) documents. The NPPF is accompanied by a separate national planning policy document for traveller sites.
- Office of National Statistics (ONS): The national office responsible for monitoring and reporting the production and publication of all official statistics in the UK.

- Photovoltaic (PV): A method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect. Photovoltaic power generation employs solar panels composed of a number of solar cells containing a photovoltaic material.
- Planning Application: An application to the local planning authority for express planning permission to undertake development.
- Policies Map: A graphical illustration of the policy designations and site allocations contained in Development Plan Documents required under Regulation 9 of The Town and Country Planning (Local Planning) (England) Regulations 2012. It also shows the borough's conservation areas and sites of special scientific interest.
- Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections, which are widely used by the London Boroughs. GLA projections are generally dwelling constrained (i.e. They use census data as the baseline but then housing completions in each year to provide an estimate of the current population of the borough and London. The SHLAA-based projections (Strategic Housing Land Availability Assessment) are used to forecast borough populations but, unlike ONS projections, do not account for migration to the same extent.
- Public Transport Accessibility Level (PTAL): This is a method used in transport planning to assess the access level of geographical areas to public transport. It is used to calculate the distance from any given point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.
- Statement of Community Involvement (SCI): Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare an SCI. The SCI sets out how the council will involve the public and other organisations in the preparation of the Local Plan and in the determination of planning applications. The SCI is a local development document but is not a development plan document. Harrow's SCI was adopted in 2006.
- Strategic Environmental Assessment/Sustainability Appraisal: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term Strategic Environmental Assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the Local Plan.
- Strategic Flood Risk Assessment (SFRA): A local planning authority is required to prepare a Strategic Flood Risk Assessment (SFRA) to inform the sustainability appraisal of its local development documents and to "provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process".
- Supplementary Planning Documents (SPD): These will cover specific thematic or area-based issues on which the plan-making authority wishes to provide more detailed guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. For example they vary often provide design advice for certain types of development, or set out character appraisals and management proposals for conservation areas. SPDs do not form part of the development plan or and are not subject to independent examination in public. However their preparation does involve public consultation and must go through the council's own adoption procedures.
- Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the Town and Country Planning (Use Classes) Order 1987 as amended by the 'Town and Country Planning (Use Classes) (Amendment) (England) Order 2005'.