



London Borough of Harrow Council Local Plan Integrated Impact Assessment

Appendix B: Baseline Information

London Borough of Harrow Council

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Basis of Report

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1.0 Introduction

This appendix provides baseline information on the environmental (including Habitat Sites), social (including health and equality), and economic characteristics of the Harrow Local Plan area and data gaps. Data gaps identifies data which is missing, limited or, for example, studies which are due to be updated or published in the future. Data has been collated from published sources available at the time of writing this scoping report.

Baseline data enables a characterisation of the plan area to be developed, including the sensitivity of the environment. Gaining an understanding of this information allows the impacts of the plan to be assessed and its performance to be monitored after adoption. Baseline information can put the plan area into context in relation to a national or regional situation or in relation to adjacent areas. The detailed baseline information has been compiled in a series of topics in line with published guidance¹ to include comparators, targets, trends and indicators.

¹ A practical guide to the Strategic Environmental Assessment Directive 2005 ODPM ISBN 1851127887



2.0 Baseline Information

2.1 Economy and Employment

Within the Borough, 81.1% of the working population (16-64 years) were economically active between January 2022 and December 2022. This is higher than the London and national averages of 79.8% and 78.5% respectively². The combination of an increasing Borough population and high levels of economically active residents have produced modest employment growth forecasts; an increase of 8,000 jobs is expected to be created in Harrow over the period 2016-2036. Employment is expected to reach its peak of 93,000 jobs between 2041-2050³.

The Harrow Economic Strategy suggests that a disproportionate impact was experienced in Harrow in relation to unemployment during the COVID-19 pandemic. From February 2020 to April 2021 the Borough experienced an increase of over 5% of residents claiming unemployment benefits. 18–24-year-olds were particularly impacted, with claimants increasing by 8%. Residents employed in low paid/skilled jobs- such as in the service industry- experienced the most unemployment. Harrow Council implemented a range of measures to try and get the local economy back on track following the end of the pandemic, including distributing £62 million in grants to over 900 local businesses, and expanding English Speaking for Other Languages (ESOL) and employability provision to deliver outreach services⁴.

Prior to the pandemic, it was estimated that over 22% of residents commuted into Central London, whilst a similar level commuted to neighbouring Boroughs of Brent, Hillingdon, Barnet and Ealing. 40% of Harrow's residents were estimated to work within the Borough⁵. These figures are likely to have changed since the pandemic to reflect an increase in the number of residents working remotely. In 2021 the Census recorded a relatively high proportion of people living and working in the Borough. The proportion of Harrow residents travelling 20km or more to work was very low (5.1%) compared to the London average (30.3%)⁶ and the level of homeworking recorded in Harrow in 2021 was 36.1%⁷, a significant increase from 2011 (15.9%)⁸. Within Harrow, 47% of residents that commute, choose to do so by private car. This figure is higher than the London average of 36%⁹.

² Nomis Labour Market Profiles: Harrow. [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk) (Accessed 04/07/23)

³ Harrow Local Economic Assessment 2019-2020- Issues and Analysis. [issues-and-analysis.pdf \(harrow.gov.uk\)](https://www.harrow.gov.uk) (Accessed 14/07/23)

⁴ Harrow Economic Strategy [Draft Economic Strategy - Appendix 1.pdf \(harrow.gov.uk\)](https://www.harrow.gov.uk) (Accessed 18/07/23)

⁵ Harrow Local Economic Assessment 2019-2020- Issues and Analysis. [issues-and-analysis.pdf \(harrow.gov.uk\)](https://www.harrow.gov.uk) (Accessed 04/07/23)

⁶ Census 2021: Distance Travelled to Work [Distance travelled to work - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 04/07/23)

⁷ Census 2021: Method Used to Travel to Work. [Method used to travel to work - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 04/07/23)

⁸ Travel to Work Data 2011 Census. [ONS published some new population estimates by ethnic group last Thursday \(26 January 2006\) \(harrow.gov.uk\)](https://www.harrow.gov.uk) (Accessed 04/07/23)

⁹ Method use to travel to work. [Method used to travel to work - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 12/07/23)



A key aspect of remote working is having access to reliable and high-speed broadband, to support employment needs. As a result, Harrow Council are aiming to improve the Borough’s digital infrastructure, advance digital inclusion, and enhance digital knowledge, in order to support sections of the economy that now rely on remote working. More specifically, in 2022 a new partnership between Harrow Council and Community Fibre was created to provide 100% full fibre broadband across Harrow. Once works are complete, thousands of Harrow residents can choose faster internet speeds, including wired speeds up to 3 Gbps (up to 650 Mbps over Wi-Fi), which are up to 59x faster than the UK average download speed¹⁰. These efforts will also support vulnerable or disadvantaged residents that have previously been excluded from access to technology¹¹.

As seen in Table B.1, average weekly earnings in 2022 for people who work full time in Harrow Borough were higher than the average for neighbouring Borough’s Brent and Ealing, as well as London and Great Britain. Average weekly earnings for men were significantly higher for women in the Borough, compared to women. The Mayor’s Economic Development Strategy for London (2018) suggests that despite higher than average earnings, wage growth remains fairly flat, forcing some Londoners into poverty or debt¹².

Table B.1: Average Weekly Earnings (£), 2022					
	Harrow (£)	Brent (£)	Ealing (£)	London (£)	Great Britain (£)
Full time	798.8	678.6	711.7	765.4	642.2
Male full time	882.6	722.8	718.9	804.9	687.5
Female full time	695.0	594.8	670.7	713.7	584.5

Source: Nomis Labour Market Profiles: Earnings by Place of Work (2022)

Unemployment rates within the Borough stood at 4.2% between January 2022 and December 2022. Unemployment rates in Harrow are lower than the London average (4.4%), but higher than the Great Britain average (3.6%)¹³. Unemployment amongst long-term benefit claimants is highlighted as a particular issue. There will need to be training opportunities in place for those returning to work after claiming benefits, in order to support them in becoming skilled workers¹⁴.

¹⁰ [100% Full Fibre Broadband comes to Harrow – London Borough of Harrow](#) (Accessed 29/08/23)

¹¹ Harrow Economic Strategy. [Draft Economic Strategy - Appendix 1.pdf \(harrow.gov.uk\)](#) (Accessed 18/07/23)

¹² [The Mayor’s Economic Development Strategy for London](#) (Accessed 04/09/23)

¹³ Nomis Labour Market Profiles: Harrow. [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#) (Accessed 04/07/23)

¹⁴ Harrow Local Economic Assessment [issues-and-analysis.pdf \(harrow.gov.uk\)](#) (Accessed 04/09/23)



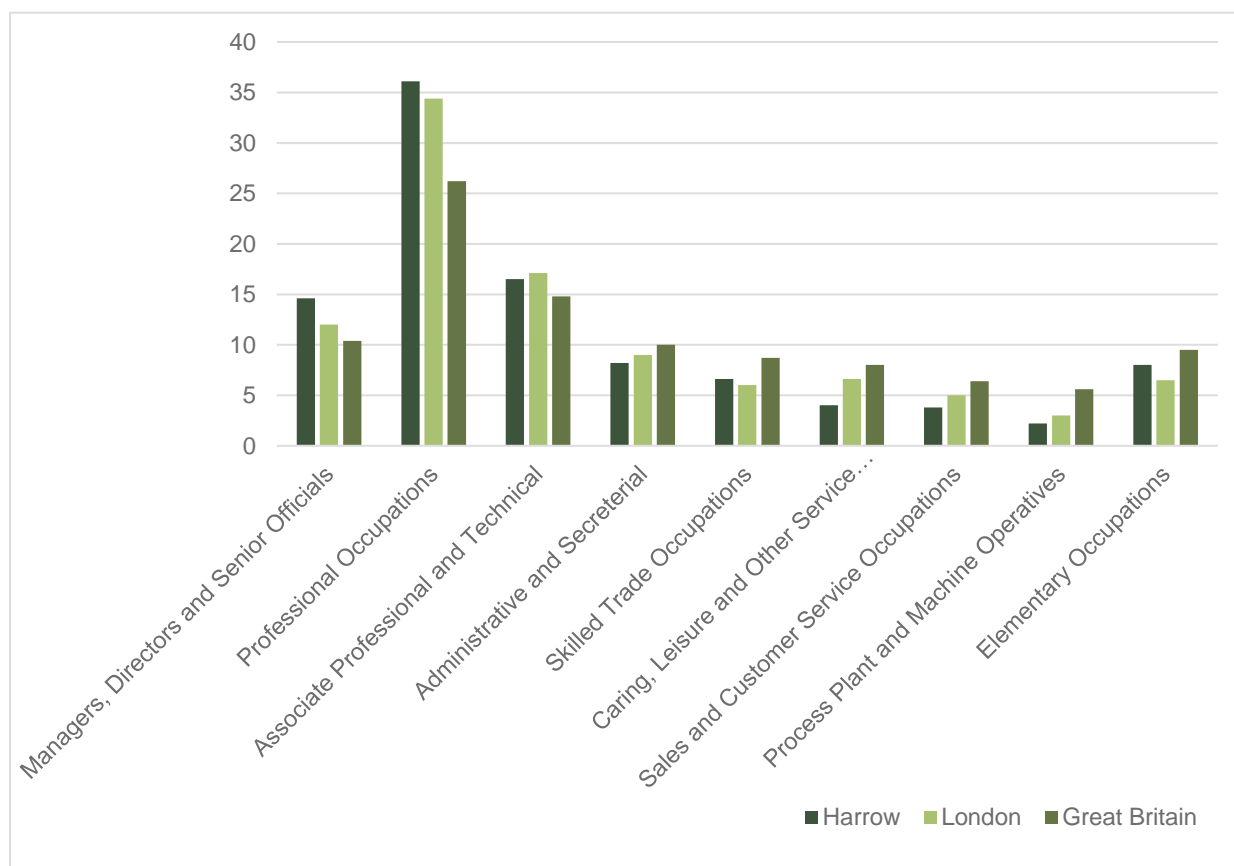


Figure B.1: Employment by Occupation within Harrow, London and Great Britain (Source: Nomis Labour Market Profiles: Employment by Occupation 2022)

Figure B.1 depicts that a slightly higher proportion of workers in Harrow (14.6%) have senior official and director positions than those in London as a whole (12%), and nationally (10.4%). The highest proportion of workers in the Borough are employed in professional occupations, which includes health, education, and engineering professionals. The proportion of those in Harrow employed in associate professional and technical roles (16.5%) is slightly lower than across London (17.1%), but higher than the national average (14.8%). These figures suggest that the Borough holds a relatively well skilled and qualified workforce. In 2021, there were 15,355 businesses located within Harrow Borough, of which 93.9% employ nine people or less. Around 87% of all businesses in the Borough are considered as micro-enterprises, as they only employ 4 people or less. This is the highest proportion of microbusinesses of all West London Boroughs. Only 20 businesses (around 0.1%) in the Borough employ 250 or more employees¹⁵. The prevalence of micro, small and medium business in the Borough has allowed for specific objectives to be created. The Harrow Economic Strategy (2021-2030) highlights how these enterprises are being supported in order to in relation to address low productivity, enhance social value within supply chains,

¹⁵ Nomis Labour Market Profiles: Harrow. [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk) (Accessed 04/07/23)



increase businesses' ability to pay London Living Wage, and address income inequality growth and job creation¹⁶.

Overall, there has been an increase in the number of business start-ups since 2004; in 2018 2,585 businesses were started in Harrow. There were however 2,140 business closures in the same year. Professional, scientific and technical businesses are found to be the most prevalent business start-ups, closely followed by construction services. Despite there being an overall increase in the number of business start-ups in the last 20 years, survival rate has decreased over time. In 2007, business survival rate (based on survival of two years) in Harrow was 84%; the last recorded year (2016) shows that this had reduced to 69.4%¹⁷. These figures are higher than the London average however, which recorded 79.1% and 68.5% survival rates respectively in the same period.

Wealdstone accommodates most of the Borough's industrial and business land and has strong legacy with key manufacturing firms. Honeypot Lane Strategic Industrial Location is also a large provider of industrial and business land. However, perceived access constraints and competition from industrial locations in neighbouring Boroughs have reduced activity across these sites in recent years. The closing of large manufacturers such as Kodak, has also reduced industrial activity within Harrow¹⁸.

Similarly, activity in Harrow Metropolitan town centre has reduced over time. Harrow town centre contains a low amount of commercial floorspace, with the Borough holding the smallest level of retail, industrial and office space in West London. Between 2001 and 2019, the total floorspace occupied by offices in the Borough reduced by 41%. This is a result of competition from nearby Boroughs, as well as land use change, such as conversions to housing. As a result, there is a need to maintain and improve the business/employment base in the Borough, and to improve the vibrancy and viability of Harrow Town Centre, in order to maintain its status as a Metropolitan Centre.

There is also a need to provide new office and light industrial accommodation, including a range of size of units for micro-businesses, SMEs and move-on space¹⁹. However, the Borough has a limited level of employment land and no capacity to provide additional land, except via the redevelopment/intensification of existing sites.

In 2019, it was estimated that Harrow contained 319,000m³ of retail space²⁰. However, this is likely to have decreased following significant retail closures; this is a consequence of reduced footfall related to the COVID-19 pandemic, as well as changes to consumer shopping habits- there has been a surge in online shopping in the past few years. Mid-2021 figures estimate shop frontage vacancy rates to be around 13% across Harrow, compared to 7.2% in early 2020²¹. In 2019, the town centres with the highest vacancy rate were Burnt Oak (6.7%), followed by Wealdstone

¹⁶ Harrow Economic Strategy [Public Health Greenspace Report \(harrow.gov.uk\)](#) (Accessed 04/09/23)

¹⁷ Harrow Local Economic Assessment [business-and-enterprise.pdf \(harrow.gov.uk\)](#) (Accessed 04/07/23)

¹⁸ Harrow Local Economic Assessment [town-centres-offices-and-industrial-estates \(harrow.gov.uk\)](#) (Accessed 19/07/23)

¹⁹ Harrow Local Economic Assessment [issues-and-analysis.pdf \(harrow.gov.uk\)](#) (Accessed 04/09/23)

²⁰ Harrow Local Economic Assessment [town-centres-offices-and-industrial-estates \(harrow.gov.uk\)](#) (Accessed 19/07/23)

²¹ Harrow Economic Strategy [Draft Economic Strategy - Appendix 1.pdf \(harrow.gov.uk\)](#) (Accessed 19/07/23)



(5.9%), North Harrow (4.9) and Rayners Lane (4.9%)²². In order to address issues of retail vacancy, new investment could be attracted into the area.

Figure B.2 showcases key economic areas within Harrow.

Harrow and Wealdstone Opportunity Area was designated in 2011 with the intention of regenerating and intensifying the central area of Harrow, in order to support growth. Provision was made for at least 3,000 additional jobs. Aims were also created relating to increasing Harrow's office stocks to meet local business needs, and increasing retail, leisure and hotel provision within Harrow and Wealdstone town centres²³. The area is further highlighted as holding an indicative capacity of 1000 jobs, along the Highspeed 2/Thameslink Growth Corridor²⁴.

The London Plan 2021 has also identified Burnt Oak District Centre as a strategic area for regeneration, due to its high residential development potential²⁵.

Natural capital also has a large influence on the economy of Harrow. Viewing nature from a natural capital approach allows us to understand the economic benefit nature can bring through asset (goods and services) creation. For example, the value of the services that England's woods and forests deliver is estimated at £2.3 billion²⁶. Additionally, tackling climate change, nature loss and sustainability can deliver significant and long-term economic value creation through job creation. However, as highlighted in The Economics of Biodiversity: The Dasgupta Review (2021), we need to alter our measures of economic activity to 'inclusive wealth', in order to effectively manage nature and economics moving forwards²⁷.

²² Harrow Local Economic Assessment [town-centres-offices-and-industrial-estates \(harrow.gov.uk\)](https://www.harrow.gov.uk/town-centres-offices-and-industrial-estates) (Accessed 19/07/23)

²³ Harrow and Wealdstone Area Action Plan [harrow-wealdstone-area-action-plan.pdf](https://www.harrow.gov.uk/harrow-wealdstone-area-action-plan.pdf) (Accessed 02/08/23)

²⁴ The London Plan 2021. [the_london_plan_2021.pdf](https://www.london.gov.uk/plan-and-policy/the-london-plan-2021) (Accessed 02/08/23)

²⁵ The London Plan 2021. [the_london_plan_2021.pdf](https://www.london.gov.uk/plan-and-policy/the-london-plan-2021) (Accessed 04/09/23)

²⁶ A Green Future: Our 25 Year Plan to Improve the Environment. [25-year-environment-plan.pdf \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/101442/25-year-environment-plan.pdf) (Accessed 05/12/23)

²⁷ The Economics of Biodiversity: The Dasgupta Review (2021). [The Economics of Biodiversity: The Dasgupta Review \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/101442/the_economics_of_biodiversity_the_dasgupta_review.pdf) (Accessed 05/12/23)



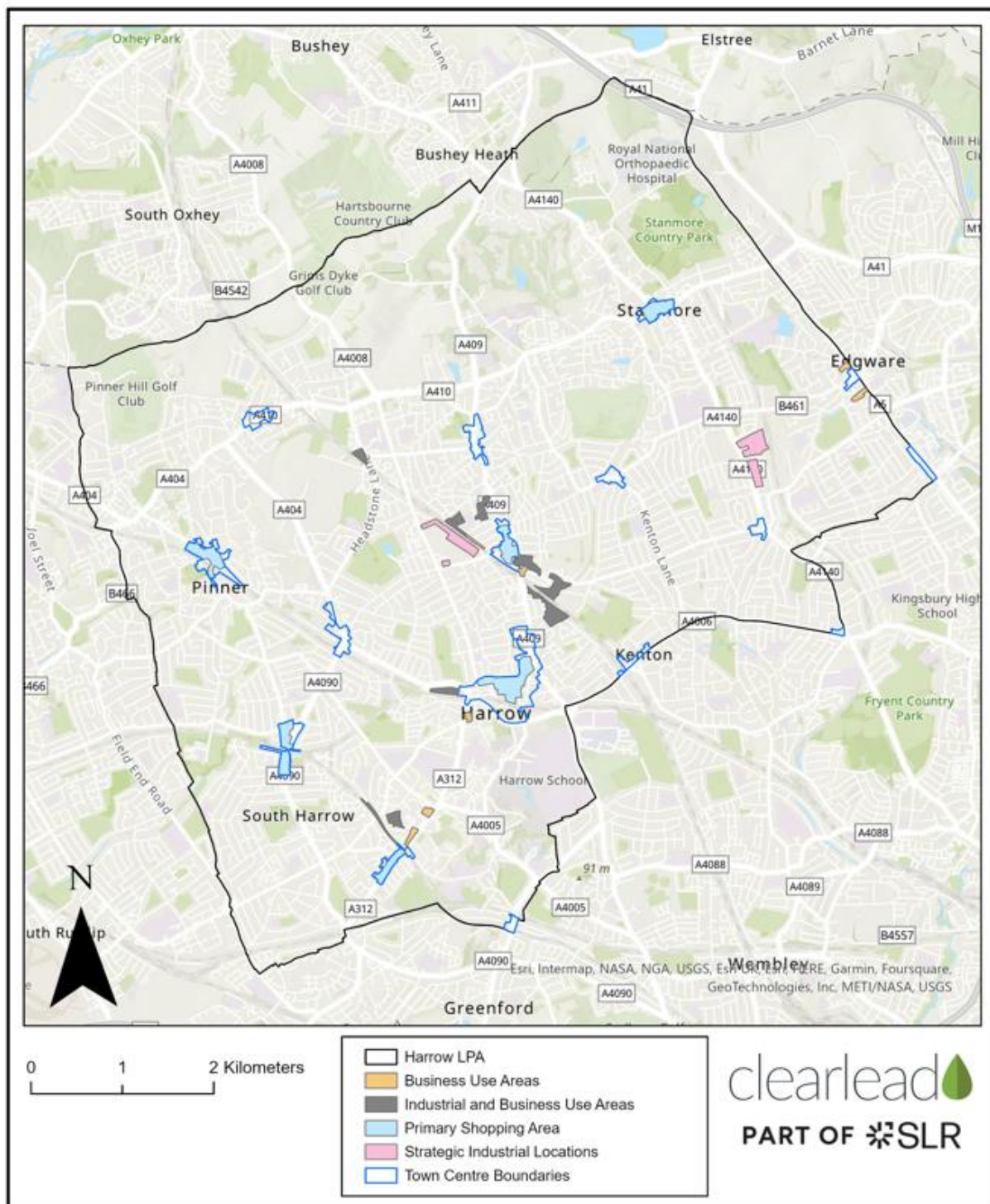


Figure B.2: Key economic areas within Harrow Borough



2.2 Population and Equalities

The following section reviews the baseline data related to population and equalities demographics. The following Personal Protected Characteristics are therefore acknowledged in this section: Age; Gender; Marriage and civil partnership; Race; Religion or belief; and Sexual orientation. This baseline data will help to inform the Equalities Impact Assessment (EqIA). The remaining Personal Protected Characteristics of Pregnancy and maternity and Disability are discussed in Section 7 (Health).

Population

In 2021, the estimated population of Harrow Borough was 261,300. There has been a year-on-year increase since 2011, which has resulted in an overall population increase of 9.3%. This is higher than the increase for London (7.7%)²⁸. This growth can be seen in Figure B.3. The latest population density estimate is 5,178 persons per km²; Harrow is more densely populated than Hillingdon (2,644 persons per km²), but less densely populated than Brent (7,859 persons per km²)²⁹. By 2041, Harrow’s population is predicted to be 272,536³⁰.

There has been an increase in the number of families present in the Borough since 2011; households with dependent and non-dependent children make up for 58% of the increase to households. This suggests that a growing proportion of the population is young families³¹.

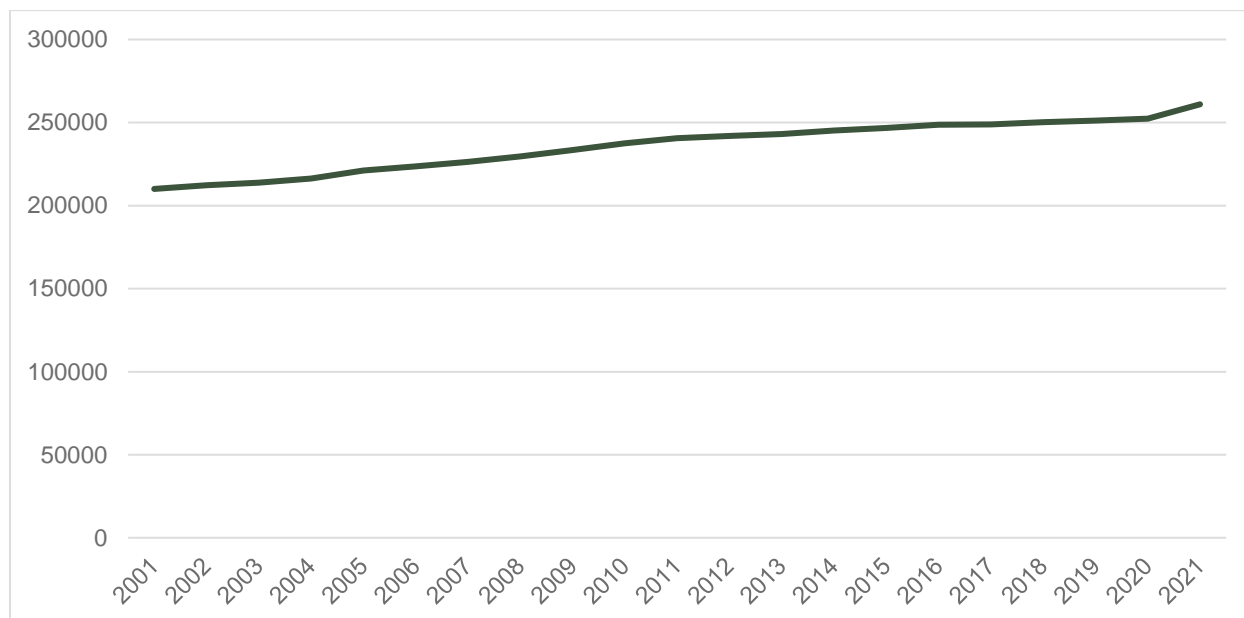


Figure B.3: Population growth in Harrow 2001-2021 (Source: London Borough Harrow Council- Overview of Harrow’s Population and Changes)

²⁸ [Harrow population change, Census 2021 – ONS](#) (Accessed 05/07/23)

²⁹ 2021 Census: First Release [2021 Census – Census – London Borough of Harrow](#) (Accessed 05/07/23)

³⁰ Overview of Harrow’s population and changes [Background Paper - 2021 Annexe 2 - Overview of Harrows population and changes.pdf](#) (Accessed 19/07/23)

³¹ [Census change over time data, England and Wales - Office for National Statistics \(ons.gov.uk\)](#) (Accessed 02/08/23)



Age

In 2021, 40,200 (15.4%) of residents were aged 65 years and over³². Since 2011, the number of Harrow residents falling into this age bracket has increased by 19.4%. By 2031, it is predicted that 19.7% of Harrow's residents will be aged 65 or older³³. There has been a similar increase in the number of children in the Borough. In 2021, 48,300 (18.5%) of residents were aged 15 years and under. Since 2011, the number of Harrow residents falling into this age bracket has increased by 7.5%. In 2031, it is predicted that 19.5% will be aged 15 or younger.

These figures suggest that by 2031, a relatively large proportion of the population (39.2%) will be non-working dependents. This is likely to impact infrastructure needs in the Borough, with further pressure being created for the provision of suitable housing, as well as school and healthcare places. Radical changes to health and social care systems will be needed in order to provide appropriate care for the ageing population³⁴.

Figure B.4 highlights the predicted age range of Harrow's population in 2030.

Marriage and Civil Partnership

Since 2011, there has been a slight increase (0.9%) in the percentage of people aged 16 and over who have never been married/in a civil partnership; this accounts for 33.2% of Harrow's adult population. However, the percentage of people who are married/in a civil partnership is higher than those who aren't (53.9%)³⁵.

Gender

In 2021, the estimated female population of Harrow Borough was 132,400, and the male population 128,800³⁶. By 2030, 50.8% of residents are predicted to be male, and 49.2% predicted to be female, suggesting that the number of male residents in the Borough is going to overtake the number of female residents in the next decade³⁷. Predicted gender split by age can be seen in Figure B.4.

³² [Population and household estimates, England and Wales - Office for National Statistics \(ons.gov.uk\)](#) (Accessed 27/07/23)

³³ [Population projections – local authorities: SNPP Z1 - Office for National Statistics](#) (Accessed 05/07/23)

³⁴ Ready for Ageing? [Microsoft Word - FINAL Public Services Report \(parliament.uk\)](#) (Accessed 05/09/23)

³⁵ Changing Relationships in Harrow [How life has changed in Harrow: Census 2021 \(ons.gov.uk\)](#) (Accessed 11/07/23)

³⁶ [Sex - Office for National Statistics \(ons.gov.uk\)](#) (Accessed 29/08/23)

³⁷ Population Projections for Local Authorities
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2> (Accessed 05/07/23)



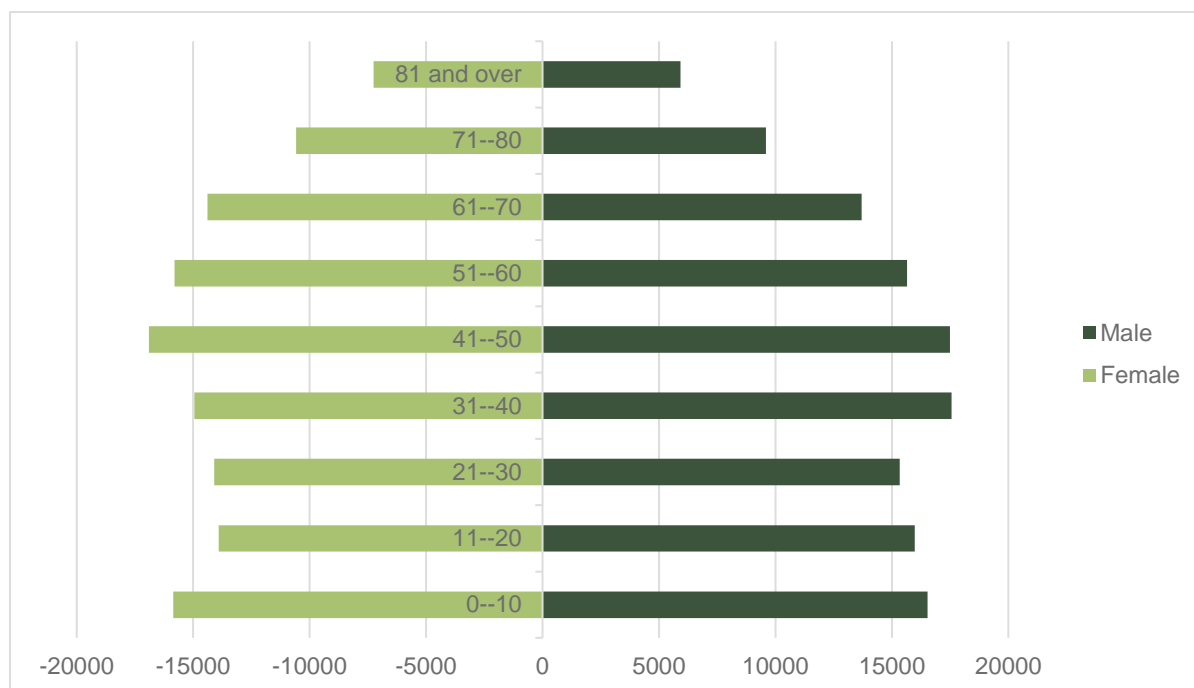


Figure B.4: 2030 gender predictions in Harrow, split by age category (Source: ONS 2018- Population Projections for Local Authorities)

Sexual Orientation

The 2021 Census recorded sexual orientation in Harrow Borough for the first time. 12.8% of residents stated that they belonged to the LGBTQ+ community, with 87.2% regarding themselves as heterosexual³⁸.

Ethnicity

Harrow can be considered as a very diverse community, with more than half of residents identifying as part of an ethnic minority³⁹. More specifically, in the 2021 Census, over 45% of Borough residents identified themselves as Asian, Asian British or Asian Welsh, 36.5% identified as White, and 7.3% identified themselves as Black, Black British, Black Welsh, Caribbean or African. The remaining residents identified themselves as being mixed or multiple ethnic groups, or 'other'. This diversity is highlighted in Figure B.5.

Harrow Borough Council recently undertook an internal review into race inequalities within the council, which will help to improve the way the council delivers its services, including planning, in a culturally competent way. The council have since published recommendations of actions to eliminate any form of discrimination from the workplace⁴⁰.

³⁸ [Sexual orientation, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/sexualorientationanddiversity/censusesandmortalitysurveys/sexualorientationanddiversityinenglandandwales) (Accessed 05/07/23)

³⁹ [How life has changed in Harrow: Census 2021 \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/healthandlife/censusesandmortalitysurveys/howlifehaschangedinharrow)

⁴⁰ Findings of the equalities survey of Harrow staff and internal stakeholders on race. [Background paper 1 - Independent Race Report.pdf \(harrow.gov.uk\)](https://www.harrow.gov.uk/media/123456/Background-paper-1-Independent-Race-Report.pdf) (Accessed 02/08/23)



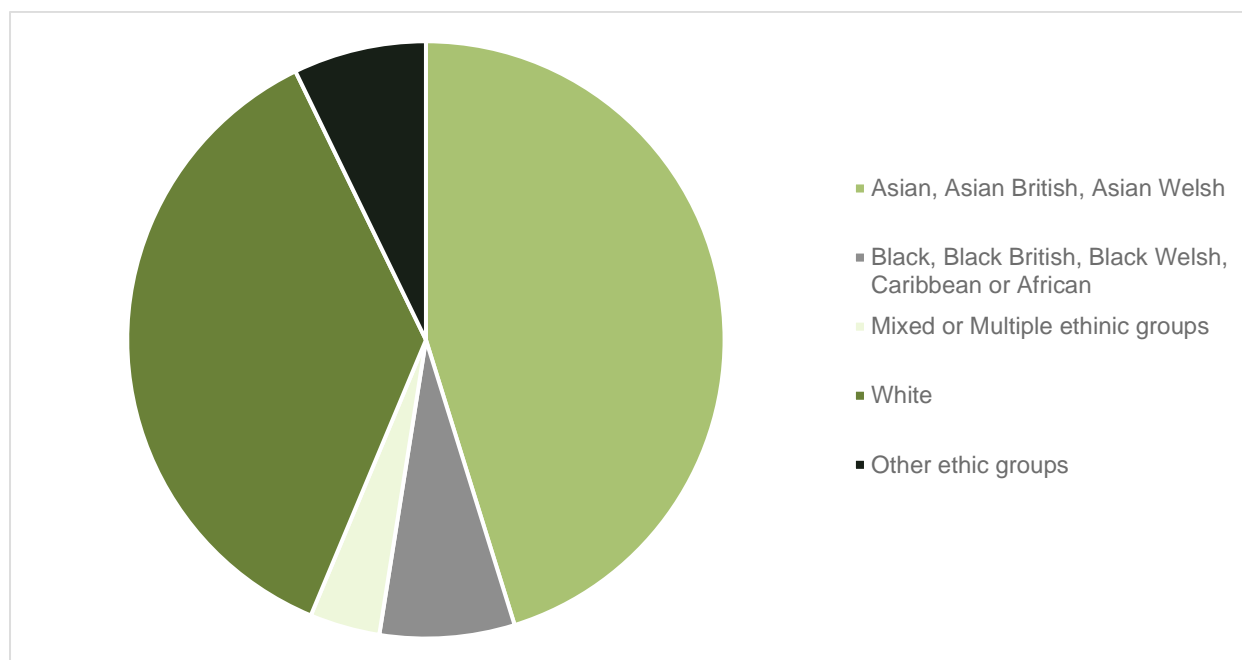


Figure B.5: Ethnicity in Harrow (Source: ONS 2021- How Life has Changed in Harrow)

Religion/Belief

There are a number of different religions and beliefs present across the Borough. The 2021 Census records 83.5% of Harrow's population hold some form of religion/belief. The most prominent religion held is Christianity (33.9%), followed by Hinduism (25.8%), Islam (15.9%), Judaism (2.8%), and Buddhism (1.1%). Over a tenth of the Borough hold no religion or belief system. The percentage of residents defining themselves as Muslims has increased the most since 2011, with a growth of 3.4%. In contrast, the percentage of residents defining themselves as Christians has declined since 2011⁴¹.

Deprivation

The English Indices of Deprivation 2019 attempts to measure a broad concept of multiple deprivation at the small area level. The Indices provide a set of relative measures of deprivation for small areas (LSOAs (Lower Super Output Areas)) across England, based on seven different domains of deprivation:

- Income Deprivation;
- Employment Deprivation;
- Education, Skills and Training Deprivation;
- Health Deprivation and Disability;
- Crime; and
- Barriers to Housing and Services.

⁴¹ Religion in Harrow. [How life has changed in Harrow: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk) (Accessed 11/07/23)



According to the 2019 Indices, Harrow is ranked 207th most deprived local authority in England, out of 317 English local authorities nationally (where 1 is the most deprived and 317th is the least deprived). This has improved from the previous ranking of 132nd out of 326 English local authorities in 2015, and 90th in 2010. Overall, Harrow is the seventh least deprived London Borough for this Index⁴².

Table B.2 shows the average rank of each of the Boroughs surrounding Harrow.

Local Authority	Overall Rank	Income	Employment	Education	Health	Crime	Housing	Environment
Harrow	207	156	227	301	293	163	15	156
Barnet	184	149	205	302	298	113	21	91
Brent	49	65	122	225	207	49	3	54
Ealing	88	94	146	253	189	79	6	46
Hillingdon	151	142	197	209	193	81	27	136

Source: Ministry of Housing, Communities and Local Government 2019- English Indices of Deprivation 2019

The Borough is ranked 156,317 for income deprivation affecting children, indicating that 12.3% of children in Harrow live in families experiencing income deprivation⁴⁴. This is lower than the England average of 17.1%⁴⁵. In 2020/21, 36% of children in the Borough lived in households with an income of less than 60% the UK median (after housing costs have been subtracted)⁴⁶.

As shown in Table B.2, Housing has a particularly high level of deprivation in Harrow, as well as surrounding Boroughs. This sub-domain measures the physical and financial accessibility of housing and services. This therefore suggests that housing deprivation in Harrow is a result of poor access to services and good quality housing, as well as issues of affordability.

Levels of deprivation can be considered spatially. Clusters of high deprivation exist to the North and South of the Borough, as well as within the Centre. Overall, the most deprived ward is Wealdstone, found in the centre of the Borough. The least deprived ward is Pinner South, found to the West of the Borough. In terms of housing deprivation however, Stanmore Park was the most deprived ward, whereas Headstone North was the least deprived ward⁴⁷. These findings are further supported

⁴² Harrow Vitality Profiles 2018-2019- Deprivation [deprivation.pdf \(harrow.gov.uk\)](#) (Accessed 05/07/23)

⁴³ [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](#) (Accessed 05/07/23)

⁴⁴ [harrow-index-of-multiple-deprivation-summary-2019.pdf](#) (Accessed 28/09/23)

⁴⁵ Harrow Public Health Profile. [Public health profiles - OHID \(phe.org.uk\)](#) (Accessed 27/07/23)

⁴⁶ Trust for London [Poverty & Inequality Data Harrow | Trust For London | Trust for London](#) (Accessed 27/07/23)

⁴⁷ 2019 Indices of Deprivation- Harrow Summary [2019 Indices of deprivation \(harrow.gov.uk\)](#) (Accessed 12/07/23)



by the high concentration of social housing in the most deprived neighbourhoods⁴⁸. The differing levels of deprivation within Harrow can be seen in Figure B.7.

2.3 Health

The following section reviews the baseline data related to health demographics. The following Personal Protected Characteristics are therefore acknowledged in this section: pregnancy and maternity; and disability.

Life Expectancy and General Health

In 2021, life expectancy for males in the Borough was estimated to be 80.4 years, whilst life expectancy for females in the Borough was estimated to be 84.9 years. These statistics are better than London and England-wide life expectancy, as highlighted in Table B.3⁴⁹.

	Harrow	London	England
Males (2018-2020)	82.2	80.3	79.4
Females (2018-2020)	85.6	84.3	83.1
Males (2021)	80.4	78.8	78.7
Females (2021)	84.9	83.4	82.7

Source: Public Health England 2023- Local Authority Health Profiles

Life expectancy has decreased slightly in the Borough since 2018. This is not an isolated trend, however, as life expectancy across London and England as a whole has also decreased over time. Life expectancy at birth is a high-level indicator of inequality. Within the Borough, life expectancy is 7.8 years lower for men and 5.4 years lower for women in the most deprived areas of Harrow compared to the least deprived areas. Pinner South, for example, has the highest life expectancy for both men (85.5) and women (91.7). Greenhill has the lowest life expectancy for men (78.5) and Wealdstone has the lowest life expectancy for women (82.2)⁵⁰.

When considering healthy life expectancy however (how long a person can expect to live in full health, without being hampered by disabling illnesses or injuries), females have a lower healthy life expectancy than men. Additionally, when comparing to neighbouring Boroughs, Harrow's healthy life expectancy for females is much lower than Hillingdon or Enfield⁵¹.

⁴⁸ Harrow Vitality Profiles 2018-2019- Deprivation [deprivation.pdf \(harrow.gov.uk\)](#) (Accessed 05/09/23)

⁴⁹ Life Expectancy at Birth. [Local Authority Health Profiles - Data - OHID \(phe.org.uk\)](#) (Accessed 05/07/23)

⁵⁰ Harrow Joint Health and Wellbeing Strategy 2020-2025. [Microsoft PowerPoint - Harrow Joint Health and Wellbeing Strategy DRAFT FOR CONSULTATION \[Read-Only\]](#) (Accessed 15/11/23)

⁵¹ [Subnational indicators explorer - Office for National Statistics \(ons.gov.uk\)](#) (Accessed 15/11/23)



Table B.4: Predicted healthy life expectancies

	Harrow	Hillingdon	Enfield
Males (2018-2020)	64.8	65.0	64.3
Females (2018-2020)	60.9	63.4	62.1

In 2019, almost 13% of children in Harrow were living in low-income families; this is better than the England average⁵².

The majority of Harrow residents define their health as either ‘very good’ (48.6%) or ‘good’ (35%) according to the 2021 Census. Only 4.5% of residents deemed themselves to be in equal to or less than ‘bad’ health⁵³. The percentage of residents deeming themselves to be in bad health is lowest in Harrow on the Hill, but highest in Stanmore⁵⁴. This may be a consequence of low smoking prevalence in adults (12.4% compared to the London average of 15.4%), and healthy eating (62.5% of residents are meeting their recommended “five a day” compared to an average of 55.8% across London). Under 75 mortality rate- for both cancer and cardiovascular disease- is also better in Harrow than in London and England⁵⁵.

However, the Active Lives Survey (2017/18) estimated that over half of adults and 20% of primary school children in Harrow are overweight or obese. This figure correlates with London’s low levels of activity; almost 70% of London residents and 8/10 children in London do not meet the daily minimum of physical activity to stay healthy⁵⁶. Furthermore, 32% of adults in Harrow are classed as physically inactive⁵⁷. As a result, Harrow Council have produced an ‘Obesity Plan (2020-2024)’ to mitigate these issues.

The prevalence of fast-food takeaways are also noted as having an impact on the health of the Borough’s residents. For example, Northolt Road in South Harrow has 7 fried chicken takeaways, making accessing unhealthy food options convenient. Policy E9 of London Plan (2021) seeks to manage the impact fast food has on the health of residents, particularly children, by preventing hotfood takeaways uses within a 400m distance from existing/proposed primary school⁵⁸.

Increasing activity levels in the Borough is seen as a key mechanism to improving resident health. ‘Active Harrow’⁵⁹ was utilised as the Borough’s physical activity and sports strategy between 2016-2020, with an overarching aim to encourage residents doing no activity, to do some, and residents doing some activity, to do more. Transport for London has also recently created new action plans for walking and cycling, which highlights the city’s drive to encourage further physical activity in residents.

⁵² Local Authority Health Profile 2019- Harrow [E09000015 \(phe.org.uk\)](https://phe.org.uk) (Accessed 05/07/23)

⁵³ Health in Harrow [How life has changed in Harrow: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk) (Accessed 11/07/23)

⁵⁴ Health Inequalities in Harrow 2022/23. [Harrow’s Draft Joint Health and Wellbeing Strategy Initial Engagement with HHaCE 13/05/2022](#) (Accessed 07/02/24)

⁵⁵ Harrow Live Well. [Live Well \(arcgis.com\)](https://arcgis.com) (Accessed 19/07/23)

⁵⁶ Healthy Streets for London. [Healthy Streets for London \(tfl.gov.uk\)](https://tfl.gov.uk) (Accessed 12/07/23)

⁵⁷ Harrow Obesity Plan 2020-2024. [Harrow Obesity Plan 2020-24](#) (Accessed 11/07/23)

⁵⁸ The London Plan 2021 [the london plan 2021.pdf](#) (Accessed 07/12/23)

⁵⁹ Active Harrow [physical-activity-and-sports-strategy-2016-to-2020 \(harrow.gov.uk\)](https://harrow.gov.uk) (Accessed 20/07/23)



Policymakers hope by increasing opportunities to walk and cycle, the average level of physical activity individuals conduct will increase. The Mayor's aim is to get every resident conducting an average of 20 minutes of physical activity each day. It is believed that this could save the NHS £1.7 billion over 25 years if achieved, due to a reduction in health issues such as hip fractures, dementia, depression and cardiovascular disease⁶⁰.

The Borough also has a high prevalence of diabetes, with 10.1% of residents suffering from the condition, compared to 6.7% across London, and 7.1% across England.

Key links have been found between obesity and oral health. The rate of tooth decay in young children is high, with 39.6% of five-year-olds in the Borough having one or more decayed/missing teeth. This is higher than both the London and England average (25.7% and 23.3% respectively)⁶¹.

Disability

In 2021, 5.9% of residents identified themselves as 'disabled and limited a lot', and 7.3% identified themselves as 'disabled and limited a little'. Both of these figures have decreased since 2011. These figures are lower than the London (15.6% of residents identify themselves as disabled to some extent) and national averages (17.7% of residents identify themselves as disabled to some extent)⁶².

In 2017, 2.6% of Harrow's population received Disability Living Allowance. During the same year, 575 residents were receiving long-term social care support for learning disabilities⁶³. 52% of those classed as disabled in London do not have access to a car, and thus rely on public transport links⁶⁴.

As the number of residents over 65 years of age increases in Harrow, there is likely to be a rise in the number of people living with long term conditions and disabilities. As a result, there is likely to be an increased need for social care services as older people become the main Adult Social Care service users⁶⁵. There is also a need to provide housing (new and existing) that are built to regulation accessible and adaptable standards, so that the elderly can live comfortably and independently for longer.

Harrow has the highest employment rate for disabled residents (62.4%) of all the West London Boroughs and is substantially above the London and national average rates. This employment rate has risen substantially since 2012, with an increase of 57.9%⁶⁶. This potentially suggests that physical barriers for those with health inequalities may be reducing.

Young residents of Harrow with a disability were found to feel less safe in school/college/work, as well as when travelling, than those without a disability⁶⁷.

⁶⁰ London's Cycling Action Plan (2) [Cycling action plan 2 \(tfl.gov.uk\)](#) (Accessed 12/07/23)

⁶¹ Harrow Start Well [Start Well \(arcgis.com\)](#) (Accessed 19/07/23)

⁶² Disability in Harrow [How life has changed in Harrow: Census 2021 \(ons.gov.uk\)](#) (Accessed 11/07/23)

⁶³ Our Harrow, Our Community- Equality Profile 2017/18 [annual-equalities-data-2017-18.pdf \(harrow.gov.uk\)](#) (Accessed 17/07/23)

⁶⁴ Harrow Local Implementation Plan [lip-letter-harrow.pdf \(tfl.gov.uk\)](#) (Accessed 12/7/23)

⁶⁵ Harrow's Age Well. [Age Well \(arcgis.com\)](#) (Accessed 27/07/23)

⁶⁶ Harrow Local Economic Assessment 2019-2020. [labour-market.pdf \(harrow.gov.uk\)](#) (Accessed 05/07/23)

⁶⁷ Harrow Start Well [Start Well \(arcgis.com\)](#) (Accessed 19/07/23)



Pregnancy and Maternity

In 2016, there were 14.5 live births per 1000 population in Harrow. This was higher than the UK average of 11.8 live births per 1000 population⁶⁸. Over the next 10 years birth rates are expecting to increase by a further 4%. In 2018, Harrow had the lowest levels of births (19.4%) outside of marriage in England⁶⁹. The conception rate for under 18's in Harrow is 8.7 per 1000⁷⁰.

Over time, infant, neonatal and perinatal mortality rates have decreased, and infant mortality rates are now considered average, at 3.8 deaths per 1000⁷¹. However, the key risk factors still need to be addressed such as reducing the number of children in poverty, as well as homelessness in families with children and pregnant women, and increasing vaccination rates by 1 year of age⁷². The implications of this for the Local Plan are addressing housing need and supporting a healthy economy in Harrow.

Air Quality

In 2019, it is believed that poor air quality, particularly from PM_{2.5} and NO₂ contributed to between 3600 and 4100 premature deaths in London. Modelling estimates suggest that this may have included up to 118 deaths in Harrow in 2019. The modelling study conducted by Imperial College London (2021) also found that the greatest pollution related health impacts were being felt in Outer London Boroughs, despite these areas having lower overall pollution levels than Inner London. This is thought to be a result of Outer London having higher proportions of vulnerable people, such as the elderly and families with children⁷³; pregnant women and young children are more likely to suffer from the impacts of air pollution⁷⁴.

There are four areas deemed as Air Quality Focus Areas (AQFAs) within Harrow. These are areas that exceed the EU annual mean limit for nitrogen dioxide (NO₂) and have high human exposure. These AQFs have also been identified to highlight areas that may never have their air pollution issues fully resolved, despite national, regional, and local air quality measures. It is therefore likely that residents living within these areas will have a disproportionate exposure to air pollution, and thus the associated health impacts⁷⁵.

Further information on air quality within the Borough is provided in Chapter 10.

Mental Health

In 2021, the number of residents suffering from Common Mental Disorders was estimated to be 30,000 (15.6%), with the majority of sufferers being under 65 years of

⁶⁸ Births by mother's usual area of residence in the UK. [Births by mothers' usual area of residence in the UK - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 11/07/23)

⁶⁹ [annual-equalities-data-2017-18.pdf \(harrow.gov.uk\)](https://www.harrow.gov.uk)

⁷⁰ Local Authority Health Profiles- Child Health. [Local Authority Health Profiles - Data - OHID \(phe.org.uk\)](https://www.phe.org.uk) (Accessed 11/07/23)

⁷¹ Infant Mortality Rates [Local Authority Health Profiles - Data - OHID \(phe.org.uk\)](https://www.phe.org.uk) (Accessed 11/07/23)

⁷² Harrow Start Well [Start Well \(arcgis.com\)](https://www.arcgis.com) (Accessed 19/07/23)

⁷³ London Health Burden- Air Pollution [london_health_burden_of_current_air_pollution_and_future_health_benefits_of_mayoral_air_quality_policies_january2020.pdf](https://www.london.gov.uk) (Accessed 17/07/23)

⁷⁴ Children and Air Pollution [Children and air pollution \(who.int\)](https://www.who.int) (Accessed 20/07/23)

⁷⁵ The London Plan 2021. [the_london_plan_2021.pdf](https://www.london.gov.uk) (Accessed 27/07/23)



age. This is lower than estimations for London and England (19.3% and 16.6% respectively)⁷⁶. Additionally, 20% of 10–19-year-olds in the Borough say they need mental health support or know someone who does⁷⁷.

10.7% of residents aged over 65 are living alone. This is likely to impact mental health in older people due to the effects of loneliness.

Dementia

An estimated 0.7% of Harrows population are living with dementia⁷⁸. There appears to be a gender disparity in relation to the spread of the disease, with 8.2% of females over the age of 65 having dementia, compared to 6.1% of males. The ageing population in Harrow will likely increase the burden of age-related conditions such as dementia⁷⁹.

Open Spaces and Activity

It is recognised that access to sports and recreational facilities, proximity to and use of green space all contribute to the positive mental wellbeing of people living and working in the Borough⁸⁰. Harrow contains a number of parks, gardens and nature reserves which are managed by the Borough Council. Local Nature Reserves (LNR's) are managed by teams of volunteers under Harrow Nature Conservation Forum volunteer wardens. These are listed as follows⁸¹:

Parks and Gardens:

- Pinner Memorial Park
- Canons Park
- Little Common Pinner
- Newton Farm Ecology Park and Newton Park West
- Bernays Gardens

Recreational Grounds:

- Headstone Manor Recreation Ground
- Chandos Recreation Ground
- Harrow Recreation Ground
- Pinner Recreation Ground
- Priestmead Recreation Ground
- Roxeth Recreation Ground
- Kenton Recreation Ground

⁷⁶ Harrow Live Well [Live Well \(arcgis.com\)](#) (Accessed 20/07/23)

⁷⁷ Harrow Start Well [Start Well \(arcgis.com\)](#) (Accessed 19/07/23)

⁷⁸ Dementia Prevalence [Public health profiles - OHID \(phe.org.uk\)](#) (Accessed 30/08/23)

⁷⁹ Harrow Public Health Briefing on Dementia [public-health-dementia-briefing-2019-20 \(harrow.gov.uk\)](#) (accessed 27/07/23)

⁸⁰ Harrow Annual Health Report 2021 [Harrow annual public health report 2021](#) (Accessed 20/07/23)

⁸¹ Harrow's green spaces. [Harrow's green spaces – London Borough of Harrow](#) (Accessed 11/07/23)



Local Nature Reserves/Proposed Local Nature Reserves:⁸²

- Bentley Priory Open Space
- Stanmore Common
- Stanmore Country Park and Stanmore Country Park Extension
- Roxbourne Rough Nature Reserve
- Roxeth Park Nature Area
- Wood Farm
- Canons Park Spinney

Other open spaces:

- The Viewpoint
- Churchfields Open Space
- The Grove Open Space
- Grimsdyke Open Space
- Lake Grove Open Space
- Weald Village Open Space
- Whitefriars Open Space
- Woodlands Open Space
- Yeading Brook Open Space
- Hatch End Playing Fields
- The Croft Playing Fields

Figure B.6 shows a fairly even dispersal of open spaces within the Borough, including those designated as recreational sites, parks and village greens.

⁸² Harrow Biodiversity Action Plan 2015-2020 [Microsoft Word - Biodiversity Final Version for Web 2015.doc \(harrow.gov.uk\)](#) (Accessed 14/11/23)



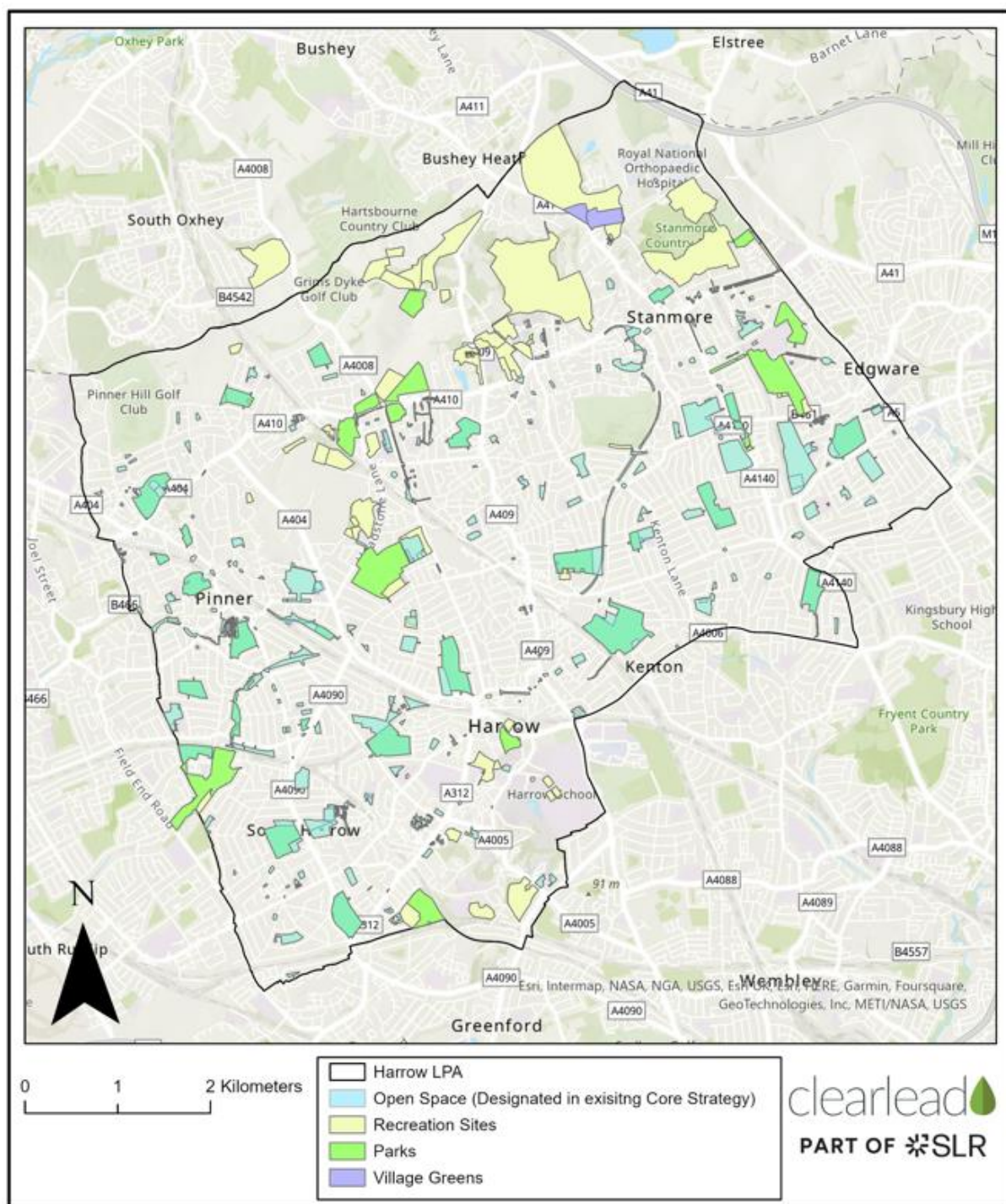


Figure B.6: Designated Open Spaces, parks, recreational sites, and village greens

GIS analysis highlights that there are 24 tennis courts, 35 outdoor pitches, 25 indoor sports centres and 11 bowling greens in Harrow. For all of these types of active recreational sites, there appears to be deficiency to the North of the Borough, where a high level of deprivation exists. This therefore suggests that access to recreation sites is limited in areas of deprivation.



There are a number of identified Areas of Deficiency (AoD) however. These are Open Spaces with a lack of accessibility, being located more than one kilometre walking distance from an accessible Metropolitan or Borough Site. It is estimated that Areas of Deficiency in Harrow stretch across 1,323.11 ha (26.3% of the total area) and are confined to the central and Southern section of the Borough, stretching from East to West⁸³.

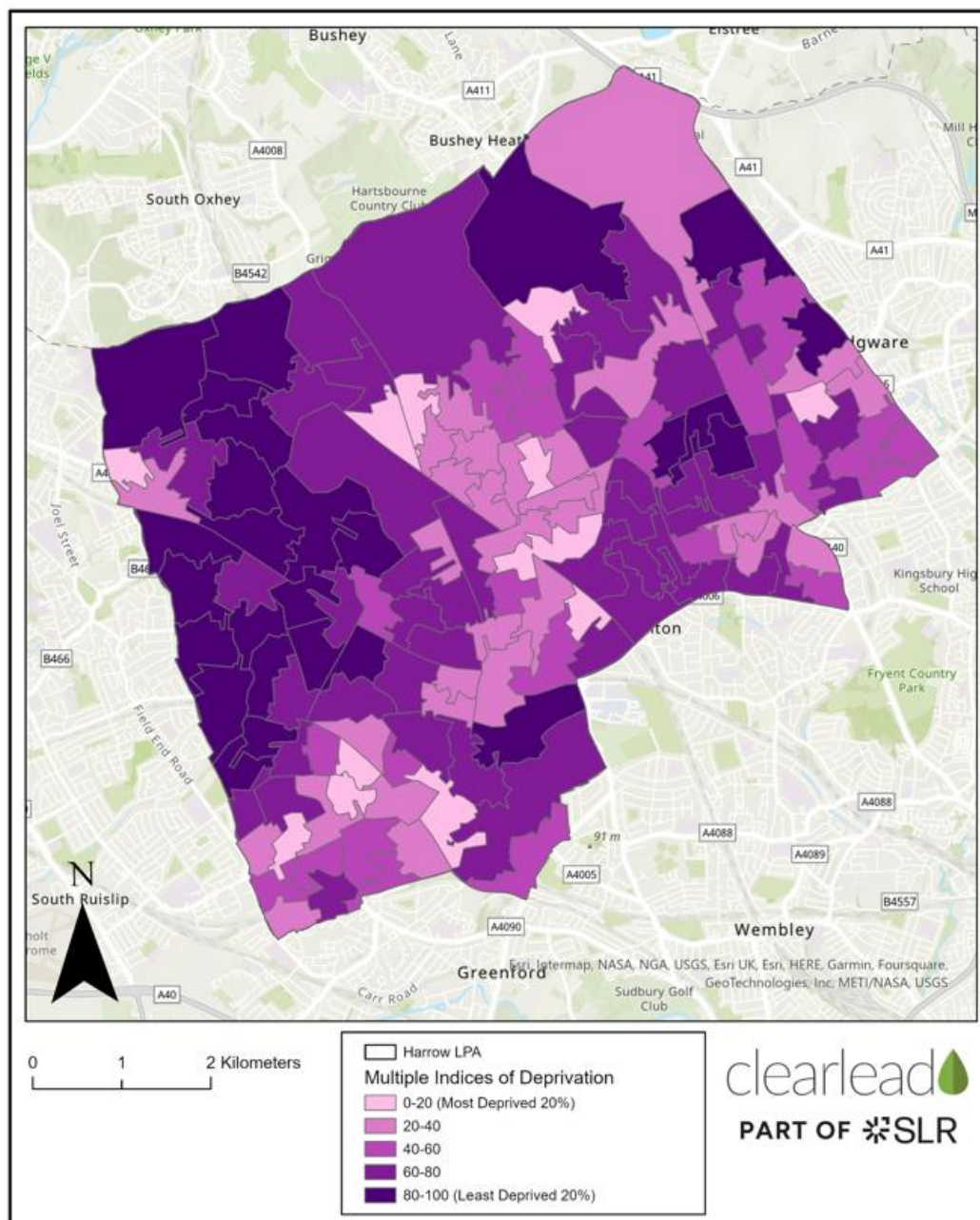


Figure B.7: Levels of deprivation across Harrow Borough (Source: Ministry of Housing, Communities and Local Government 2019- English Indices of Deprivation 2019 Mapping Resources)

⁸³ Harrow Local Plan Authority's Monitoring Report (2017-2019). [authority-s-monitoring-report-amr-2017-18-2018-19 \(harrow.gov.uk\)](https://www.harrow.gov.uk/authority-s-monitoring-report-amr-2017-18-2018-19) (Accessed 27/07/23)



In 2018, 11.7% of households in Harrow were experiencing fuel poverty⁸⁴. This was higher than the mean for all English regions- 10.3%- for the same time period. Residents in Harrow living within the lowest deprivation areas are likely to be most impacted by fuel poverty.

Education

The information provided in this section has been provided by LBHC Education Department on 13 November 2023 through consultation on the Scoping Report.

There are 60 schools in Harrow, including 40 primary, 12 secondary, 1 All-through, 4 Special Schools (2 primary & 2 secondary), 1 alternative provision secondary school and 1 Pupil Referral Unit.

With regards to educational attainment, Harrow's school's pupils achieved above the England average in all Key Stages in 2022. In the Early Years Foundation stage, 70.4% of pupils achieved a Good Level of Development in Harrow (65.2% nationally); at Key Stage 2, 70.0% of Harrow's pupils achieved the expected or higher standard in Reading, Writing and Maths (58.9% nationally); at Key Stage 4, the Attainment 8 score of Harrow's pupils is 51.5 (48.9 nationally) and 58.7% of Harrow's pupil's achieved grades 5 or above in English & Maths (nationally 50.0%).

44.9% of residents aged between 16-64 hold level four or higher qualifications. This is higher than the national average, which sits at 33.8%. 13.9% of Borough residents aged between 16-64 have no qualifications, and 8.1% hold level one qualification⁸⁵.

Over the last 10 years, Harrow has experienced an increased demand for primary and secondary school places, as a result of population increases. This is in line with increased demand across London; 8,728 new school places were needed across London in 2022/23. Within Harrow, the Central Planning Area (Harrow and Wealdstone Opportunity Area) has the largest shortfall of pupil places over time, due to being an area of significant housing development. Although the need for primary school places appears to be falling, a shortfall of both primary and secondary school places in this area is expected to continue until 2035. It is projected that there will be a shortfall of 277 primary school places⁸⁶.

A number of mitigation measures have been put in place in order to alleviate the pressure on schools across the Borough. For example, new schools have been opened and a new primary school (Harrow View Primary School) has been approved in response to this demand⁸⁷. Additionally, hundreds of extra permanent school places have been created across the Borough.

There are the following four Special Schools in Harrow:

- Kingsley High School: 11-19 year old pupils with severe and complex needs including autism;

⁸⁴ [Percentage of households in fuel poverty \(LIHC\) in Harrow | LG Inform \(local.gov.uk\)](#) (Accessed 15/11/23)

⁸⁵ Highest level of qualification by local authority. [Highest level of qualification - Office for National Statistics \(ons.gov.uk\)](#) (Accessed 11/07/23)

⁸⁶ School Roll Projections [DEMOGRAPHIC INFORMATION \(harrow.gov.uk\)](#) (Accessed 05/09/23)

⁸⁷ Harrow Annual Monitoring Report [authority-s-monitoring-report-amr-2017-18-2018-19 \(harrow.gov.uk\)](#) (Accessed 05/09/23)



- Woodlands School: 3–11-year-old pupils with severe and complex needs including autism;
- Shaftesbury High School: 11–19-year-old pupils with moderate learning difficulties, autism, and/or behaviour, emotional or social difficulties: and
- Alexandra School: 4–11-year-old pupils with moderate learning difficulties, autism, and/or behaviour, emotional or social difficulties

There is also specialist resourced provision at mainstream schools for pupils with autism, moderate learning difficulties or physical, hearing or language impairments. The Special Education Needs and Disabilities Strategy in Harrow highlights that there is a need to increase provision further, in order to support children and young people (age 0 to 25) with special educational needs.

There are now greater numbers of children and young people (CYP) in Harrow with SEND who have increasing levels of need such that they will be identified as having severe learning difficulties, often alongside a diagnosis of ASD. Based on actual pupil numbers of CYP who required (severe learning difficulties) provision, over the last 5 years, and projections of pupil numbers and need, the projections show that an increased number of new children each year will require severe learning difficulties special school provision.

The 2019-24 SEND Strategy includes a need for a new special school for SLD and autism. This school would provide for pupils with severe learning difficulties and complex needs, including autism. The school would complement the existing high-quality provision in Harrow. The SLD / ASD (autistic spectrum disorder) designations reflect the growth of need, which has resulted in changing pupil profiles at Alexandra School and Shaftesbury High School and created greater pressure upon mainstream schools to meet the needs of pupils for whom a special school place would be most appropriate.

Crime

Victim based crime rates within the Borough were recorded at 19.89 crimes per 1000 population at the end of 2022. This figure is lower than the London average (24.49 crimes per 1000), the average in neighbouring Brent (28.98 crimes per 1000), and the Ealing average (27.19 crimes per 1000)⁸⁸. Acquisition (particularly vehicle) crime, violence and sexual offences, and anti-social behaviour are the most common crimes across the Borough.

Levels of crime in the Borough are increasing slowly over time, in line with overall increasing crime rates in London⁸⁹. However, Harrow continues to have one of the lowest crime rates in London. As a result of this, Harrow is considered as one of the safest places to live in London. It is believed that the majority of crimes are committed by non-residents, with individuals of the public being drawn to the Borough due to its

⁸⁸ [Violence against the person \(offences per 1,000 population\) in Harrow | LG Inform \(local.gov.uk\)](#) (Accessed 05/07/23)

⁸⁹ Harrow Start Well [Start Well \(arcgis.com\)](#) (Accessed 19/07/23)



perceived affluence. Despite these low rates, anecdotal evidence suggests that residents still regard crime as a key issue in the area⁹⁰.

The centre of Harrow holds the highest crime incidence rate within the Borough, with the Town Centre and Greenhill ward being particular areas of issue⁹¹.

There are several schemes in place across Harrow to tackle crime. Safer Harrow Partnership was developed in 2008, with the aim of making Harrow the safest Borough in London. This scheme is still in place to date, and targets identified aspects of crime in the Borough. In 2014, Harrow police took part in 'Operation Equinox', which aimed to target common venues of offence, including pubs, bars and fast-food outlets. Increased street patrols- especially in winter- were put in place to encourage residents to feel more comfortable in the Borough after dark⁹². Harrow is also running a campaign to deter Violence Against Women and Girls (VAWG) in the Borough. The Autumn Nights Policing Plan was implemented in 2021, which focuses on violence against women and girls, safety in public spaces and street violence. Furthermore, a Borough specific survey has been creating, allowing residents- particularly women and girls- to have their say on where they feel safe/unsafe⁹³.

2.4 Housing

In 2021, there were 89,624 households in Harrow. There has been an increase of 6.3% in the number of households present in the Borough since 2011. Across this timescale, the number of three person households saw the largest increase of 15.2%, followed by the number of five person households with an increase of 9.1%. This is likely due to an increasing number of families in the Borough; 58% of the increase to households is accounted for by households with dependent and non-dependent children. This suggests that there is a significant need for family housing in the Borough.

As shown in Table B.5, since 2011 there has been a reduction of 10% in the number of households being owned through a mortgage, loan or shared ownership and a large increase in the number of households being privately rented (36%). The number of households owned outright have increased by just 3% since 2011.

⁹⁰ Harrow Resident Forum. [Harrow residents discuss crime issues in the borough - Harrow Online](#) (Accessed 18/07/23)

⁹¹ [The most dangerous places to live in Harrow ranked by the latest police stats - MyLondon](#) (05/07/23)

⁹² Harrow Borough Plan 2030. [FINAL Borough Plan Key Achievements and Future Intentions Council 240222 .pdf \(harrow.gov.uk\)](#) (Accessed 18/07/23)

⁹³ [Making Harrow safer for women and girls – London Borough of Harrow](#) (Accessed 29/08/23)



Table B.5: Tenure of Households in Harrow			
Tenure	2011	2021	% Change 2011-2021
Owned (outright)	26,246	26,947	3
Owned (mortgage, loan or shared ownership)	29,576	26,750	-10
Rented (social rented)	8,923	9,298	4
Private rented/lives rent free	19,523	26,647	36

Source: ONS 2021- Tenure of Households

Between 2011 and 2021 there was little change to the housing stock in Harrow, with just a 3% increase in the number of dwellings. The number of detached, semi-detached and terraced households has decreased over this period, however the stock of flats has increased by 17%⁹⁴. Despite these changes, semi-detached housing remains the most common household type within Harrow. Table B.6 highlights how housing is comprised in Harrow⁹⁵.

Table B.6: Types of Dwelling Present in Harrow		
Type of Dwelling	Number	Percentage (%)
Detached	10,174	11%
Semi-detached	33,281	37%
Terraced	15,136	17%
Flats	23,528	26%
Other	7,523	8%

Source: ONS 2021- Accommodation Type

The London Plan (2021) indicates that there is a need to deliver a total of 66,000 homes per annum (2016-41) across Greater London, in order to meet growing housing demand. However, the 2017 London SHLAA suggests that there is only capacity for 52,000 homes per year (12,000 of those being on small sites), highlighting a shortfall in capacity to address the future housing needs of London. Since 2016, an average of 36,000 homes have been built per annum across London. This includes affordable and council housing, with over 18,000 affordable homes being developed in 2022 alone⁹⁶. As of March 2022, 186 new council homes were under development in Harrow⁹⁷.

⁹⁴ Harrow [Census change over time data, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/census) (Accessed 27/07/23)

⁹⁵ [Accommodation type - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/accommodation) (Accessed 05/07/23)

⁹⁶ Cycle Action Plan. [Cycling action plan 2 \(tfl.gov.uk\)](https://tfl.gov.uk/cycling) (Accessed 12/07/23)

⁹⁷ Housebuilding in Harrow. [Housebuilding in Harrow \(2\) | London City Hall](https://london.gov.uk/housebuilding) (Accessed 11/07/23)



The Harrow Core Strategy (2012) established a minimum housing target of 6,050 net additional homes to be provided in Harrow from 2009-2026. This was achieved with 8410 additional homes being delivered in total. 17.3% of the homes developed during this period being affordable housing. However, this fell below the target of 40% of all homes developed during this period being affordable housing. 15.6% of the additional homes delivered were 3 bed or larger, in order to provide for family housing demand. This figure also fell below the Local Plan target of 25% being family specific. The key reason for this was that a significant proportion of total dwellings completed during this period (82%) were one/two bed or studio flats, mainly located within the Harrow and Wealdstone Opportunity area. Furthermore, a number of homes (11%) were delivered via the prior approval route, meaning the Council had no control in relation the size of these units⁹⁸.

Minimum housing targets for Harrow have since been updated; according to the London Plan (2021), in order to meet the minimum local housing requirement for Harrow, the Borough Council will need to deliver 8,020⁹⁹ dwellings over the next 10 years (2019-2029), based on capacity. 3,750 of these are anticipated to be delivered on small sites (below 0.25 hectares in size)¹⁰⁰. The 2022 Harrow Local Housing Needs Assessment doubled the London Plan's 10 year housing target, to create a 20 year housing target of 16,040 dwellings (for the period 2021-2041). However, an alternative approach within the same Local Housing Needs Assessment suggested a housing need figure greater than this. The Council is undertaking further evidence to assess the housing capacity to address the future housing needs. All of the housing being developed within the new Local Plan will be delivered on brownfield land.

The Harrow Draft Local Housing Needs Assessment also suggested that a significant proportion (i.e. in excess of 50%) of all additional homes delivered should consist of family housing (3 bed dwellings or larger) in order to provide for a significant increase in the number of families with children and larger sized families (such as multi generation households) that are expected to occur between 2021-41, as well as to address the existing imbalance between the excess demand for family sized housing (rise in larger sized families, families with children) compared to the supply (i.e. lack of additional larger dwellings)¹⁰¹.

In 2012, Harrow and Wealdstone Opportunity Area was designated as a key area for housing growth, with provision being made for 2,800 net new homes¹⁰². This target has now been updated as a result of the London Plan (2021) which highlights the area as holding an indicative capacity of 5000 homes, along the Highspeed 2/Thameslink Growth Corridor¹⁰³.

⁹⁸ Annual Monitoring Report [authority-s-monitoring-report-amr-2017-18-2018-19 \(harrow.gov.uk\)](#) (Accessed 30/08/23)

⁹⁹ NB the London Plan (2016) 10 year housing delivery target was 5927 (593 homes per annum) between 2015-2025)

¹⁰⁰ The London Plan 2021. [the london plan 2021.pdf](#) (Accessed 14/07/23)

¹⁰¹ Harrow Draft Local Housing Need Assessment (2022) (Accessed 27/07/23)

¹⁰² Harrow and Wealdstone Area Action Plan [harrow-wealdstone-area-action-plan.pdf](#) (Accessed 02/08/23)

¹⁰³ The London Plan 2021. [the london plan 2021.pdf](#) (Accessed 02/08/23)



The London Plan (2021) seeks to direct the higher levels of housing growth to the most accessible and sustainable locations of the Borough:

- Policy SD1 (Opportunity Areas) indicates that the Harrow Wealdstone Opportunity Area (including the Harrow Metropolitan and Wealdstone District Centre) is expected to experience major change and accommodate a significant level of the housing. After this, it prioritises housing growth at Edgware Major Centre, followed by the District and local centres across the Borough.
- The supporting text of Policy H2 (Small Sites) of the London Plan indicates "For London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority." It also indicates that the incremental intensification of existing residential areas within the most accessible locations (PTAL 3-6, 800m of a tube station, railway station and town centres such as Metropolitan centres, Major Centres and District Centres) of the Borough will play an increasingly important role towards meeting the small sites (below 0.25ha) target of 375 homes per annum.

Housing affordability has become a significant concern in recent years. Since 2018, average house prices for all property types within the Borough have risen by almost £50,000¹⁰⁴. The biggest price change has occurred for detached homes, with the average selling price in the Borough increasing by more than £205,000 in the last five years. Similarly, ONS data indicates that lower quartile house prices increased from £230,000 to £427,500 (86%) for a 2 bed dwelling between 2011 and 2021. In Harrow, the annual lower quartile work placed earnings increased from £17,888 - £23,635 (32%). Due to this, the lower quartile house prices to annual earnings ratio- which is an important indicator for housing affordability- increased from 12.79 to 18.09 (41%) in the Borough. This means the affordability of housing in Harrow has worsened over time; lower income groups could now expect to spend 18 times their work based annual earnings on purchasing a home¹⁰⁵.

Table B.7 highlights the average annual income required for different housing products in Harrow As highlighted within the table, a significantly lower income is required to reside within social rented housing and London living rented accommodation, compared to intermediate products like London Shared ownership and First homes.

Table B.7: Annual Income Required for Different Affordable Housing Tenures				
Number of Bedrooms	London Social Rent	London Living Rent	London Shared Ownership	First Homes
1 bedroom	Less than £32,000	£32,000-£46,000	£46,000-£90,000	£35,000-£90,000
2 bedrooms	Less than £36,000	£36,000-£68,000	£68,000-£90,000	£53,000-£90,000

¹⁰⁴ [UK House Price Index \(data.gov.uk\)](https://www.data.gov.uk) (Accessed 05/07/23)

¹⁰⁵ [UK House Price Index - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 11/09/23)



3 bedrooms	Less than £38,000	£38,000- £80,000	£80,000- £90,000	£85,000- £90,000
4+ bedrooms	Less than £44,000	£44,000- £80,000	£80,000- £90,000	£86,000- £90,000

Source: Draft Harrow Local Housing Needs Assessment (GLA and ORS Housing Model)

Issues of affordability are further exacerbated by a lack of affordable housing development in the Borough. In total, Harrow has delivered 1,454 (net) affordable homes, which is equal to 17.3% of the total new homes (8,410) delivered between 2009/10 – 2020/21. This is below the Core Strategy (2013) target of 40% of all new homes being affordable (equivalent to the delivery of 2,420 homes during the Plan period (2009-26)). The key reason for this under delivery is viability issues related to the delivery of affordable housing; a number of new homes (1,130) were delivered by permitted development rights (e.g. office to residential) which did not require the delivery of affordable housing. Some level of assistance is provided through the ‘Help to Buy’ scheme, however.

Affordability issues can be considered a spatial issue across the Borough. Housing deprivation is particularly high in the north of Harrow, specifically in Stanmore Park. As this sub-domain measures the physical and financial accessibility of housing and services, this suggests that housing deprivation in Harrow is a result of poor access to services and good quality housing, as well as issues of affordability¹⁰⁶. These findings are further supported by the high concentration of social housing in the most deprived neighbourhoods¹⁰⁷.

The Harrow Draft Local Housing Needs Assessment indicates that 50% of all additional homes delivered should be affordable. This translates to a minimum of 4,010 affordable houses being built each year within the Borough. This figure considered the number of homeless, overcrowded and temporary households in the Borough. The assessment also suggests that a significant proportion of housing delivered should be low-cost rented housing (London Social Rent and London Living Rent)¹⁰⁸.

Harrow has an ageing population, with 19.8% of the Borough’s predicted population in 2030 being aged 65 and over. This may increase the need to provide additional accommodation that is suitable for the needs of older people with different requirements. Policy H13 of the London Plan, which sets an indicative benchmark target of 165 specialist older persons homes annually (2017-2029)¹⁰⁹. Developing to the Building Regulations (2010) Standards (Part M)- specifically relating to accessible and adaptable dwellings, as well as wheelchairs user access- would help to support these residents further and enable them to live independently for longer.

It should be considered that no new developments should be permitted within certain, professionally defined, distances from waterways and bank sides. Additionally, for existing developments measures should be considered in time to address housing

¹⁰⁶ 2019 Indices of Deprivation- Harrow Summary [2019 Indices of deprivation \(harrow.gov.uk\)](https://www.harrow.gov.uk/2019-indices-of-deprivation) (Accessed 12/07/23)

¹⁰⁷ Harrow Vitality Profiles 2018-2019- Deprivation [deprivation.pdf \(harrow.gov.uk\)](https://www.harrow.gov.uk/deprivation.pdf) (Accessed 05/09/23)

¹⁰⁸ Harrow Draft Local Housing Need Assessment (2022) (Accessed 27/07/23)

¹⁰⁹ The London Plan 2021. [the_london_plan_2021.pdf](https://www.london.gov.uk/plan-and-strategy/london-plan-2021) (Accessed 14/07/23)



stock built close to our waterways that may be increasing in vulnerability as a result of climate change.

2.5 Transport and Accessibility

There are a number of key roads passing through, and surrounding, Harrow. To the North, the Borough is surrounded by the M25, A1 and A41, and to the South the Borough is surrounded by the A40, A406, M40 and M4.

There are approximately 1,615 roads in the Borough, stretching over 457 km in length¹¹⁰. In 2021, 380 million vehicle miles were travelled on roads in Harrow¹¹¹. None of the roads within Harrow are part of the Transport for London Road Network, meaning the Borough is responsible for its own maintenance and management. There is known to be a significant backlog in the structural maintenance of roads within Harrow, valued at £100 million. Harrow Council aims to eliminate all road deaths and serious injuries by 2041. In 2022, there were 3 individuals killed as a result of traffic collision in Harrow¹¹².

Public transport in Harrow is diverse, with a number of options for travel. Within the Borough, there are 10 Tube stations, 3 Overground stations and around 430 bus stops¹¹³. Four London Underground lines are accessible in Harrow, including the Metropolitan, Bakerloo, Jubilee and Piccadilly lines. There is currently adequate capacity on Underground services in Harrow, however Harrow bus station is operating over capacity¹¹⁴. TFL have subsequently indicated an intention to redevelop the bus station site, in order to address capacity issues.

Public Transport Access Levels (PTAL) are varied however, as seen in Figure B.8. Despite having a large number of tube stations and bus stops, a significant proportion of the Borough-particularly to the North- is shown to have poor access to public transport. Harrow Metropolitan Centre, is shown to have the best PTAL in the Borough, followed by Pinner, Burnt Oak, Rayners Lane and Stanmore District Centres¹¹⁵. Wealdstone holds a similar PTAL score to Harrow Metropolitan Centre.

¹¹⁰ Harrow Highway Repairs and Maintenance [Harrow's highways – Highway repairs and maintenance – London Borough of Harrow](#) (Accessed 12/07/23)

¹¹¹ Harrow Traffic Statistics. [Road traffic statistics - Local authority: Harrow \(dft.gov.uk\)](#) (Accessed 12/07/23)

¹¹² [Reported road collisions, vehicles and casualties tables for Great Britain - GOV.UK \(www.gov.uk\)](#) (Accessed 15/11/23)

¹¹³ Harrow TFL [Harrow - Transport for London \(tfl.gov.uk\)](#) (Accessed 12/07/23)

¹¹⁴ Harrow Transport Local Implementation Plan (2019-2021) [harrow-transport-local-implementation-plan.pdf](#) (Accessed 27/07/23)

¹¹⁵ Harrow PTAL [Public Transport Access Levels - Harrow \(tfl.gov.uk\)](#) (Accessed 20/07/23)



**Public Transport
 Access Levels (PTALs)**

**2019
 Harrow**

Legend

- PTAL
- 0
 - 1a
 - 1b
 - 2
 - 3
 - 4
 - 5
 - 6a
 - 6b
- Rail Stations
 - LU Stations
 - DLR Stations
 - Tram Stops

For more information, including analysis assumptions and caveats, please consult WebCAT, TfL's connectivity toolkit. <https://tfl.gov.uk/webcat>

Drawn by: SGC Date: 10/02/2020

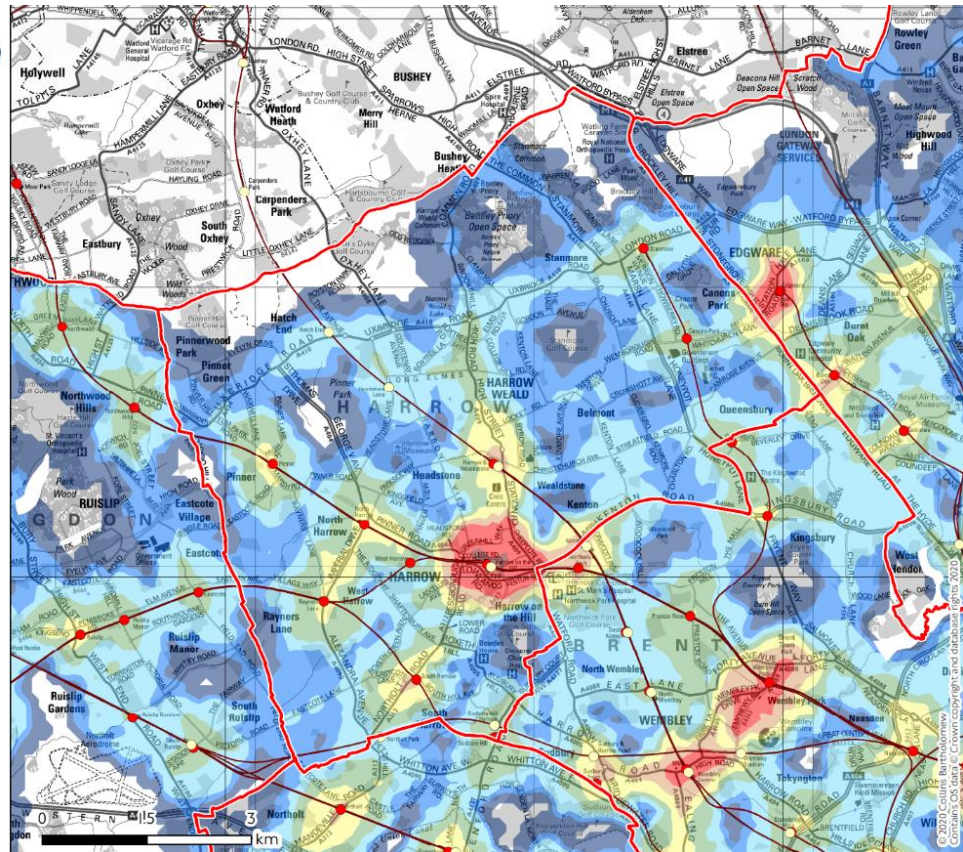


Figure B.8: Public Transport Access Levels in Harrow (Source: Transport for London- Public Transport Access Levels)

In Harrow, driving a car or van is the most common method of travel to work, accounting for almost half of all commutes. This is unsurprising as 75.2% of households in the Borough own at least one car¹¹⁶. Public transport use via the tube, train or bus accounts for 31% of all commutes, followed by 8% on foot. Just 1% of commutes in Harrow are undertaken by bike¹¹⁷. This is highlighted in Figure B.9.

¹¹⁶ Harrow [Car or van availability - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 27/07/23)

¹¹⁷ Method used to travel to work. [Method used to travel to work - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk) (Accessed 12/07/23)



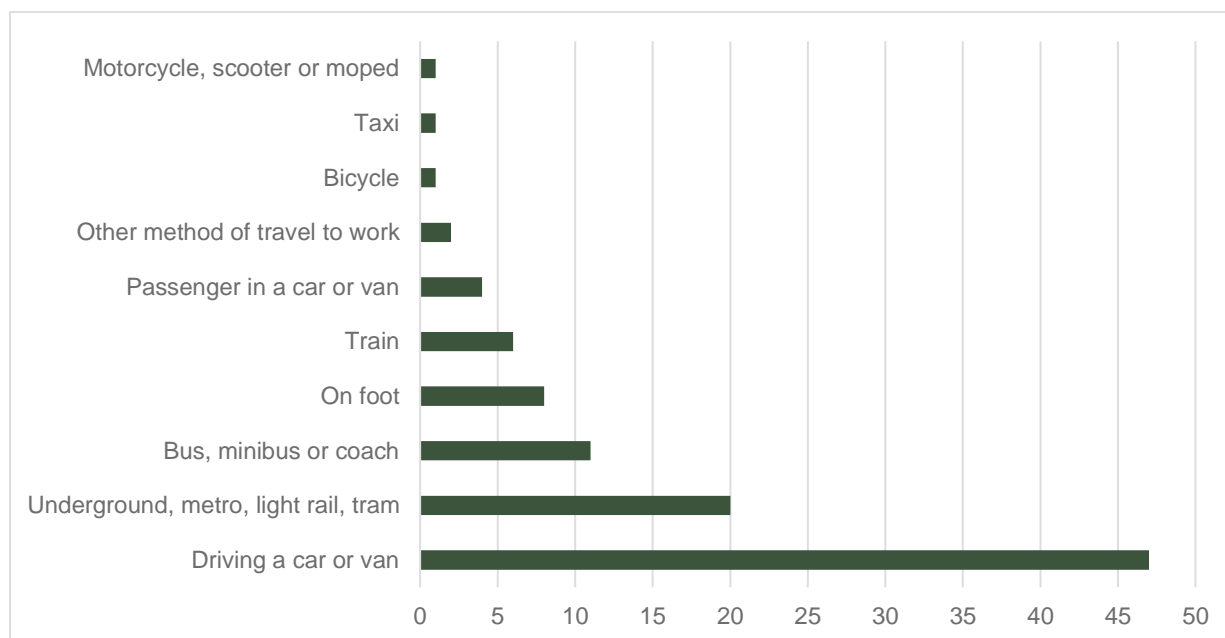


Figure B.9: Methods of Travel to Work in Harrow (Source: ONS 2021- Methods Used to Travel to Work)

Although there are high levels of vehicle use across Harrow, residents are rapidly transitioning to plug-in vehicles as an alternative to petrol/diesel power. Between 2017 and 2022, there has been an 11.7% increase in the number of plug-in vehicles registered in Harrow. There is also a growing number of electric vehicle charging points being implemented across the Borough, in order to accommodate this change. Although a large number of chargers are clustered towards the centre of Harrow, chargers are available across the Borough¹¹⁸. The number of EV charging points per Borough is highlighted in Table B.8 (based on August 2023 data). Harrow plans to install a further 225 residential EV charging points this financial year.¹¹⁹

Table B.8: Number of EV charging points per 100,00 people¹²⁰

Borough	Number of EV Charging Points per 100,000 people
Harrow	23.4
Brent	240.2
Barnet	89.8
Ealing	113.1
Hillingdon	63.0

Source: Department for Transport- Electric vehicle charging devices by local authority

¹¹⁸ Electric vehicle charging points [Electric vehicle charging points – London Borough of Harrow](#) (Accessed 20/07/23)

¹¹⁹ Electric Vehicle charging device by local authority [Markdown map LocalAuthority publication template.knit \(dft.gov.uk\)](#) (Accessed 29/08/23)

¹²⁰ Electric Vehicle charging device by local authority [Markdown map LocalAuthority publication template.knit \(dft.gov.uk\)](#) (Accessed 29/08/23)



The Mayor's Transport Plan (2018) sets out a target that by 2041, 80% of journeys in London will be achieved by sustainable modes of transport, including walking, cycling and public transport in order to reduce dependency on cars. Approximately six million bus journeys are made each day in London, representing around one in five journeys made within the city. This is unsurprising when it is considered that 96% of Londoners live within 400 metres of a bus stop. As part of the Transport Plan, a new 'Superloop' bus network is being created. As part of this network, a new route is proposed (X183) linking Harrow to North Finchley, adding to the existing 39 routes across the Borough¹²¹. Harrow Borough Council are also in the process of identifying alternative bus routes that connect Harrow to other town centres (eg: Ealing or Uxbridge).

Buses are crucial methods of transport for low-income households, and those with health issues. Affordability is another pull towards bus usage, with free travel being offered to children under 18, the elderly, and those with disabilities. Discounted travel is also offered for students, apprentices, and jobseekers. It is estimated that a third of bus users in London are residents with annual household incomes of less than £20,000¹²². However, despite affordability being one of the biggest pulls to the use of public transport, deprived areas do not always have the best access. For example, some areas of Wealdstone- deemed the most deprived area of Harrow Borough- have PTAL ratings of 1b and lower, suggesting that poor access to public transport may be more prevalent in areas of deprivation.

The London Plan (2021) indicates that there is a potential growth corridor in Harrow and Wealdstone related to transport developments such as Highspeed 2 (HS2) and improvements to the Thameslink, if a new station were to be opened in Old Oak Common. The West London Orbital - a proposed strategy to open a rail freight link to passenger services - is also likely to increase connectivity for Harrow residents¹²³.

Transport for London have dedicated £8.1 billion over three and a half years (2023-2027) to support the Mayor's Transport Plan, as well as tackle the climate emergency¹²⁴. This plan utilises a 'Healthy Streets Approach', with policies and strategies being developed to help Londoners reduce their car usage and increase use of public transport and walking/cycling networks. It is estimated that the current volume of cars in London must be reduced by at least 27% by 2030 to meet climate targets. Reducing the number of cars on the road will also be economically beneficial; it is predicted that traffic congestion costs London's economy £5.1 billion¹²⁵.

A new London wide Cycling Action Plan 2 has been created in conjunction with the Mayor's Transport Plan, which includes targets of reaching 1.6 million daily cycle journeys by 2030 (a 33% increase from the 1.2 million journeys made in 2022), as well as achieving ensuring 40% of Londoners are living within 400 metres of a cycle

¹²¹ London Superloop Bus Network. [TfL releases new detailed maps of the Superloop - Transport for London](#) (Accessed 12/07/23)

¹²² Harrow Local implementation Plan. [lip-letter-harrow.pdf \(tfl.gov.uk\)](#) (Accessed 12/07/23)

¹²³ Harrow Local Plan Authority's Monitoring Report (2017-2019) [authority-s-monitoring-report-amr-2017-18-2018-19 \(harrow.gov.uk\)](#) (Accessed 27/07/23)

¹²⁴ [TfL publishes new draft Business Plan to support London's recovery from the pandemic - Transport for London](#) (Accessed 29/08/23)

¹²⁵ London Cycling Action Plan (2) [Cycling action plan 2 \(tfl.gov.uk\)](#) (Accessed 12/07/23)



network by 2030 (an 18% increase from 2022)¹²⁶. Between 2005-2008, 3,500 cycle trips were carried out in Harrow. 126,900 potential cycle trips were calculated, however, suggesting only 3% of cycling potential had been realised¹²⁷. This is likely to be a result of a number of identified barriers, including unsafe routes, topography, public anti-social behaviour, and concern surrounding cycle theft¹²⁸. In 2019, there were a total of 41km cycle lanes in Harrow¹²⁹.

A new Walking Action Plan has also been produced, in an attempt to make London the most walkable city. This plan targets outer London with a focus on reducing the dominance of motorised transport. As well as being affordable methods of transport, policymakers hope that improving cycling and walking networks will improve overall resident health, as individuals are encouraged to partake in more exercise. This action plan should help decrease the current low levels of walking in the Borough.

Harrow's Annual Monitoring Report (2019) highlighted that public transport accessibility for those with disabilities was an issue across the Borough, due to a lack of step-free access at tube stations¹³⁰. As part of the Mayor's Transport Plan, overall accessibility of London's transport system is also looking to be improved, with aims of halving the average additional time taken to make a journey on the step-free network, compared to the full network¹³¹. Harrow-on-the-Hill and Sudbury Hill stations have recently undergone work to improve step-free access.

There is increasing pressure to park on public highways within Harrow. As a result, Controlled Parking Zones (CPZ) have been implemented and now cover around 37% of roads in the Borough. CPZ's improve safety and access and assist parking management in town centres. They also support residential amenity through the introduction of 'residential permit restricted' developments¹³². The Harrow Parking Management Programme (2023-2024) highlighted a number of areas within the Borough showing support for the introduction of new CPZ's and residential parking schemes¹³³.

The Harrow Nature Conservation Forum and Harrow Wildlife Action group have advised through consultation on the IIA Scoping Report that there is a London-wide issue with delivery scooter drivers and safety. The groups suggest that the Council should consider protecting cycle lanes in areas of demand e.g. stations and introduce more 'school streets' for safety within the Borough.

2.6 Air, Noise and Light

Air

¹²⁶ London Cycling Action Plan (2). [Cycling action plan 2 \(tfl.gov.uk\)](https://tfl.gov.uk) (Accessed 12/07/23)

¹²⁷ Analysis of Cycling Potential 2010 [Analysis of Cycling Potential \(tfl.gov.uk\)](https://tfl.gov.uk) (Accessed 17/07/23)

¹²⁸ Harrow Sustainable Transport Strategy 2013 [Microsoft Word - TARSAP Report - Sustainable Transport strategy - Appx A - Feb 13.doc \(harrow.gov.uk\)](https://harrow.gov.uk) (Accessed 02/08/23)

¹²⁹ Harrow Transport Local Implementation Plan [harrow-transport-local-implementation-plan](https://harrow.gov.uk) (Accessed 12/07/23)

¹³⁰ Harrow Authority Monitoring Report (2017-2019) [authority-s-monitoring-report-amr-2017-18-2018-19 \(harrow.gov.uk\)](https://harrow.gov.uk) (Accessed 26/07/23)

¹³¹ Mayor's Transport Plan 2018 [Mayor's Transport Strategy \(london.gov.uk\)](https://london.gov.uk) (Accessed 12/07/23)

¹³² Parking Management Programme 2022/23 [REPORT FOR: \(harrow.gov.uk\)](https://harrow.gov.uk) (Accessed 02/08/23)

¹³³ Proposed Parking Management Programme 2023/24. [Meeting: \(harrow.gov.uk\)](https://harrow.gov.uk) (Accessed 14/11/23)



Harrow's air quality levels are moderate, with levels of NO₂ sitting at 25.8 (ug/m³)¹³⁴, levels of PM₁₀ between 19-22 (ug/m³), and levels of PM_{2.5} at 10.9 (ug/m³)¹³⁵. The entirety of Harrow Borough has been a designated Air Quality Management Area (AQMA) since 2002. This is declared due to previous exceedance of nitrogen dioxide (NO₂) and particulate matter (PM₁₀)¹³⁶. It is also designated as an AQMA as authorities believe that it is unlikely to reach, and stick to, emissions targets, such as for PM_{2.5} (10 µg/m³ or below) and NO₂ (40µg/m³ or below). The main sources of air pollution are highlighted in Section 11 (Climatic Factors).

There are four areas deemed as Air Quality Focus Areas (AQFAs) within Harrow. These areas are highlighted in Figure B.10, and can be found in:

- Harrow and Wealdstone (St George Gange Way)
- Harrow-on-the-Hill (College Road/Greenhill Way/Lowlands Road)
- Stanmore (The Broadway)
- Burnt Oak (A5 Broadway/Watling Avenue)

These are areas that exceed the EU annual mean limit for nitrogen dioxide (NO₂) and have high human exposure. These AQFAs have also been identified to highlight areas that may not fully resolve their poor air pollution issues, despite national, regional, and local air quality measures¹³⁷.

The Borough aims to improve its emissions to air from transport¹³⁸. An Ultra Low Emission Zone (ULEZ) is currently in operation in Inner London, charging vehicles that do not meet required emission standards to enter the city. The ULEZ has been extended at the end of August 2023 to include all Boroughs of London, including Harrow¹³⁹.

¹³⁴ London Health Burden- Air Pollution

[london health burden of current air pollution and future health benefits of mayoral air quality policies january2020.pdf](#) (Accessed 17/07/23)

¹³⁵ Annual Pollution Maps [London Air Quality Network » Annual Pollution Maps](#) (Accessed 13/07/23)

¹³⁶ Air Quality Management Areas (AQMA) [Local Authority Details - Defra, UK](#) (Accessed 13/07/23)

¹³⁷ The London Plan 2021. [the london plan 2021.pdf](#) (Accessed 27/07/23)

¹³⁸ The Climate and Ecological Emergency- Harrow's Interim Strategy and Actions [Appendix Interim Strategy and Action Plan.pdf \(harrow.gov.uk\)](#) (Accessed 13/07/23)

¹³⁹ [Harrow - Transport for London \(tfl.gov.uk\)](#) (Accessed 12/07/23)



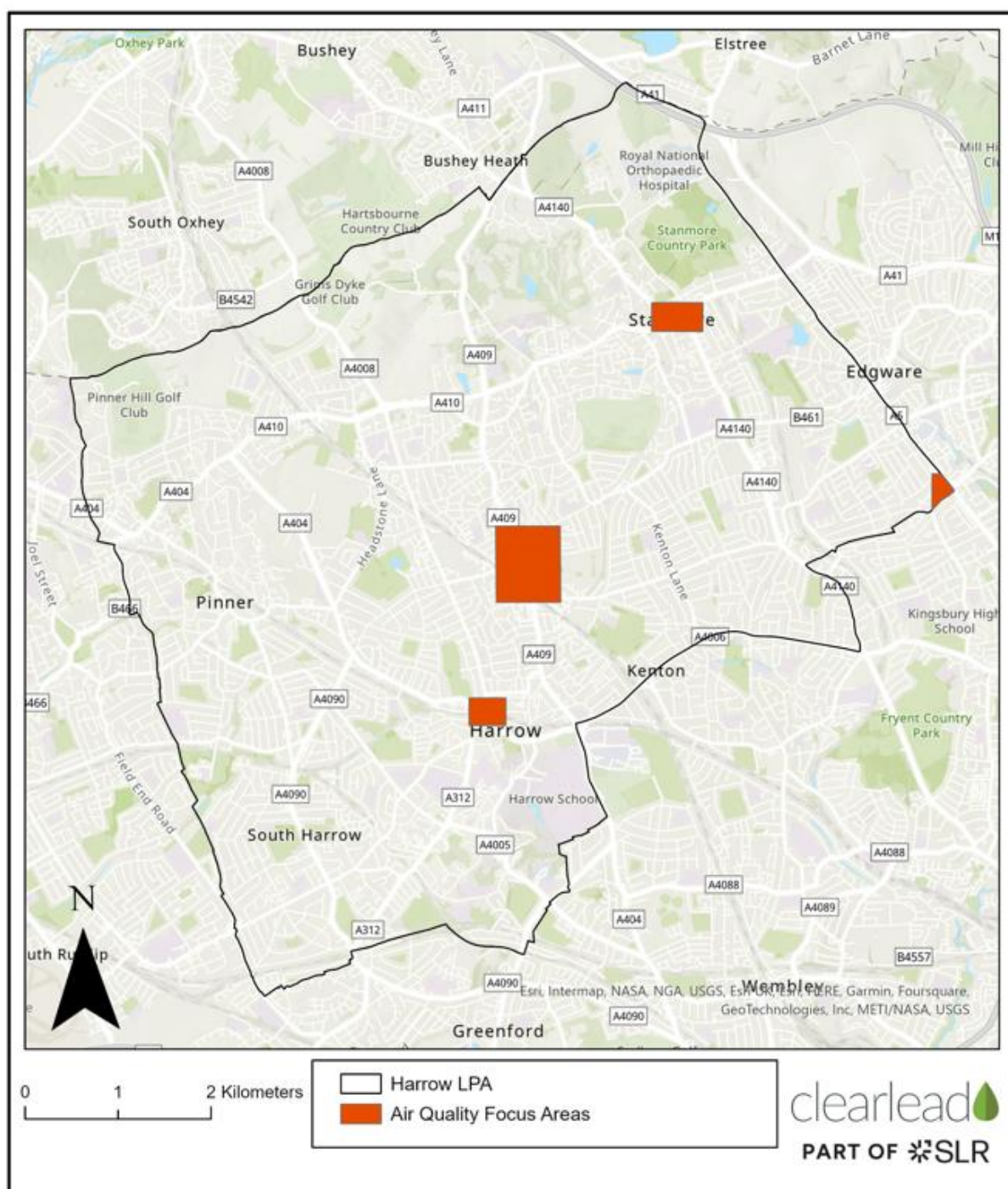


Figure B.10: Air Quality Focus Areas in Harrow (Source: London Datastore, 2019)

Noise

Generally, higher levels of noise pollution are experienced in the centre of the Borough, where there is greater urbanisation and key transport links. Noise across the Borough is generally associated with roads and rail (national and tube line) links. Significant noise pollution is currently an issue surrounding the A409, Watford Road



and Kenton Road, with average noise levels reaching over 75.0 dB¹⁴⁰. Noise pollution can also be generated by development and industrial use. The Agent of Change Principle in the London Plan highlights that any new developments should incorporate measures to mitigate and manage any noise impacts for neighbouring residents and businesses¹⁴¹.

Light

Light pollution is caused by excessive or intrusive artificial light arising from poor or insensitive design. Light pollution can have a detrimental effect on character and amenity of an area, as well as the wildlife present, after dark. London is considered as the brightest region in the UK, with a mean brightness value of 30.53; this value is almost 10 times higher than the 2nd brightest region's average¹⁴².

Light pollution is focused towards the centre, and the north of the Borough, with levels exceeding 32 NanoWatts/cm²/sr. The East and West of the Borough experience between 16-32 NanoWatts/cm²/sr. The smallest levels of light pollution are focused towards the South of the Borough- notably Harrow on the Hill- with standard pollution levels sitting between 8-16 NanoWatts/cm²/sr¹⁴³.

Harrow is currently in the process of replacing old street lighting with LED bulbs, in order to increase energy efficiency.

2.7 Climatic Factors

Flood Risk

There are approximately 80kms of rivers and watercourses within Harrow Borough. The Borough lies within a number of river catchments, including the Crane, the Colne and the Brent.

- Yeading Brook rises near Headstone Manor and flows to join the River Crane;
- The River Pinn rises in Harrow Weald Common and flows Eastward to join the River Colne, and eventually the River Thames; and
- Wealdstone Brook rises in Headstone and flows Southward to join the River Brent.

The presence of these waterbodies has created areas of medium and high flood risk areas within the Borough. As shown in Figure B.11, Harrow has Flood Zone 2 (medium probability of flooding- equivalent to between 0.1-1.0% annual probability of flooding) and Flood Zone 3 (high probability of flooding- equivalent to greater than 1% annual probability of flooding). The location of the flood zones highlights that the areas at a higher risk of flooding exist to the East and West of the Borough.

¹⁴⁰ Harrow Noise Levels [Extrium > England Noise and Air Quality Viewer](#)

¹⁴¹ The London Plan (2021) london.gov.uk/sites/default/files/the_london_plan_2021.pdf (Accessed 28/09/23)

¹⁴² CPRE- England's Light Pollution and Dark Skies 2016 [Microsoft Word - CPRE Light Pollution Mapping](#) (Accessed 06/07/23)

¹⁴³ England's Light Pollution and Dark Skies. [England's Light Pollution and Dark Skies \(cpre.org.uk\)](https://cpre.org.uk) (Accessed 13/07/23)



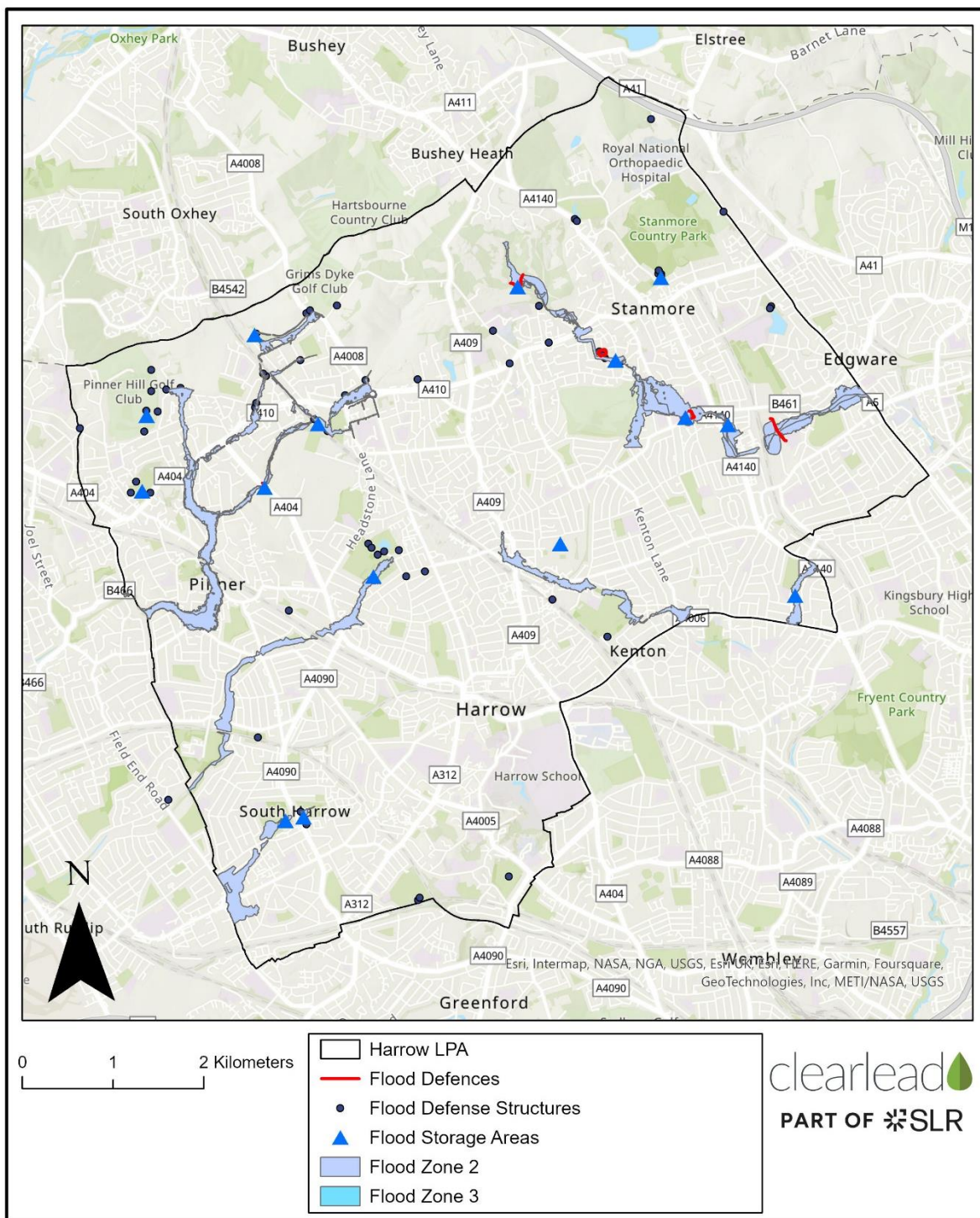


Figure B.11: Flood risk areas and flood defences in Harrow



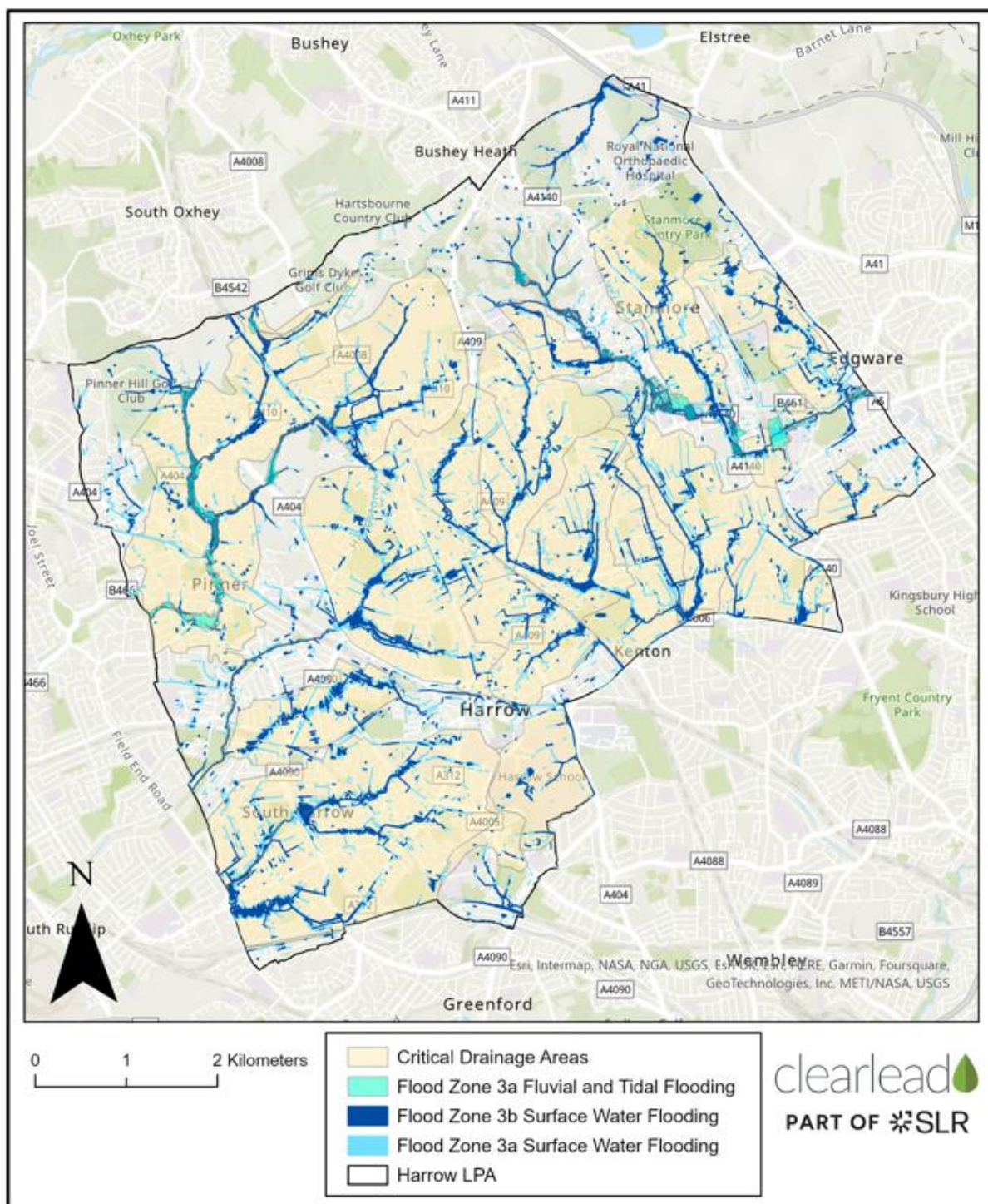


Figure B.12: Critical Drainage Areas, and areas at risk of fluvial, tidal and surface water flooding.

As shown in Figure B.12, Harrow is at a high risk of surface flooding across the Borough, as it falls into both Flood Zone 3a (1 in 100 years likelihood of flooding) and Flood Zone 3b (1 in 30 years likelihood of flooding). This is mostly a result of increased urbanisation, loss of green space/natural permeable surfaces, and the increased



volume of surface water draining directly and rapidly into the surface water network¹⁴⁴. According to the Harrow Council 2014 Flood Investigation Report, the underlying causes of flood risk in the Borough included drainage network issues, public foul, and surface water problems with insufficient capacity and poorly maintained assets (e.g. pumping stations). Highway drainage issues also cause many flood-related calls, due to poorly maintained roadside gullies which prevents surface water from flowing away¹⁴⁵.

Figure B.12 also highlights Critical Drainage Areas (CDAs). These areas were locally defined by Harrow Borough and do not include areas with critical drainage problems as designated by the Environment Agency. Severe weather- such as heavy rainfall- leaves CDAs at risk from multiple types of flood risk but surface water flooding is most commonly associated¹⁴⁶.

Although mentioned in Figure B.12, the Borough is not likely to be impacted by tidal flooding due to its distance from the River Thames. Other Boroughs in the sub-region of West London are at risk from tidal flooding, however the Thames Tidal Defences (TTD) and the Thames Barrier provide protection within the floodplain up to a 1 in 1000-year event. Harrow is however at risk of fluvial flooding, which is represented in Figure B.12. As mentioned above, this is due to Harrow being located within three river catchments- the River Crane, the River Colne (fed into by the River Pinn), and the River Brent. When high rainfall exceeds the drainage capacity of these waterbodies, flash flooding can occur quickly.

Climate change is expected to increase the likelihood of flooding in the sub-region. Harrow is expected to become increasingly vulnerable to fluvial, surface water and ordinary watercourse flooding, as extreme weather events become more frequent. The risk of tidal flooding in the Borough is not expected to increase as a result of climate change¹⁴⁷

Harrow Council, in partnership with neighbouring Boroughs and other stakeholders have established a number of initiatives to address flood risk issues in the wider area. The 'Action for the Silk Stream' resilience project was created in partnership with Barnet Council and aims to utilise nature-based solutions to restore the Silk Stream tributary of the River Brent. This is expected to reduce flood risk and increase biodiversity prospects. Within Harrow there is potential to install an overflow channel next to Boot Pond in Bentley Priory, create shallow basins and rain gardens in Morecambe Gardens, and de-culvert a piped watercourse and create natural flood basins in the green space on Beatty Road¹⁴⁸. A number of flood defences have also been constructed within the Borough, in order to mitigate flood risk; 70 flood defence

¹⁴⁴ [3. Sources and Assessment of Flood Risk - West London Strategic Flood Risk Assessment \(westlondonsfra.london\)](#) (Accessed 05/09/23)

¹⁴⁵ Flood Investigation Report Harrow Winter 2013/14. [S.19 Flood Investigation Report \(harrow.gov.uk\)](#) (Accessed 12/07/2023)

¹⁴⁶ [3. Sources and Assessment of Flood Risk - West London Strategic Flood Risk Assessment \(westlondonsfra.london\)](#) (Accessed 05/09/23)

¹⁴⁷ Fluvial and Tidal Flood Risk Map [Fluvial & Tidal Flood Risk \(arcgis.com\)](#) (Accessed 20/07/2023)

¹⁴⁸ Action for Silk Stream, Thames 21. [Action for Silk Stream - Thames21 Action for Silk Stream Project Booklet \(thames21.org.uk\)](#) (Accessed 13/07/2023)



structures, 1 dry impounding reservoir and 2 statutory reservoirs have been put in place across Harrow. These defences can also be seen in Figure B.11.

Emissions Contributing to Climate Change

Per capita CO₂ emissions within Harrow were estimated to be 2.5 t/CO₂ in 2020. Table B.9 highlights the level of Emissions released per category within the Borough, London and England. The table highlights that domestic CO₂ emissions were the most significant contributor within Harrow, followed by transport. Figure B.13 highlights how different emissions categories have changed over time in Harrow.

Table B.9 : Carbon Dioxide Emission Estimates, 2020 ¹⁴⁹			
Emissions Category	Harrow Borough	London	England
Industry (kt CO ₂)	21.2	1878.0	50566.9
Commercial (kt CO ₂)	42.4	4545.4	20447.2
Domestic (kt CO ₂)	342.4	10272.8	76632.3
Transport (kt CO ₂)	186.2	8085.6	89510.9
Total (kt CO ₂)	592.2	24781.8	237157.3
Per Capita Emissions (t)	2.5	3.2	5.1

Source: Department for Energy Security and Net Zero- UK Local Authority and Regional Greenhouse Gas Emissions)

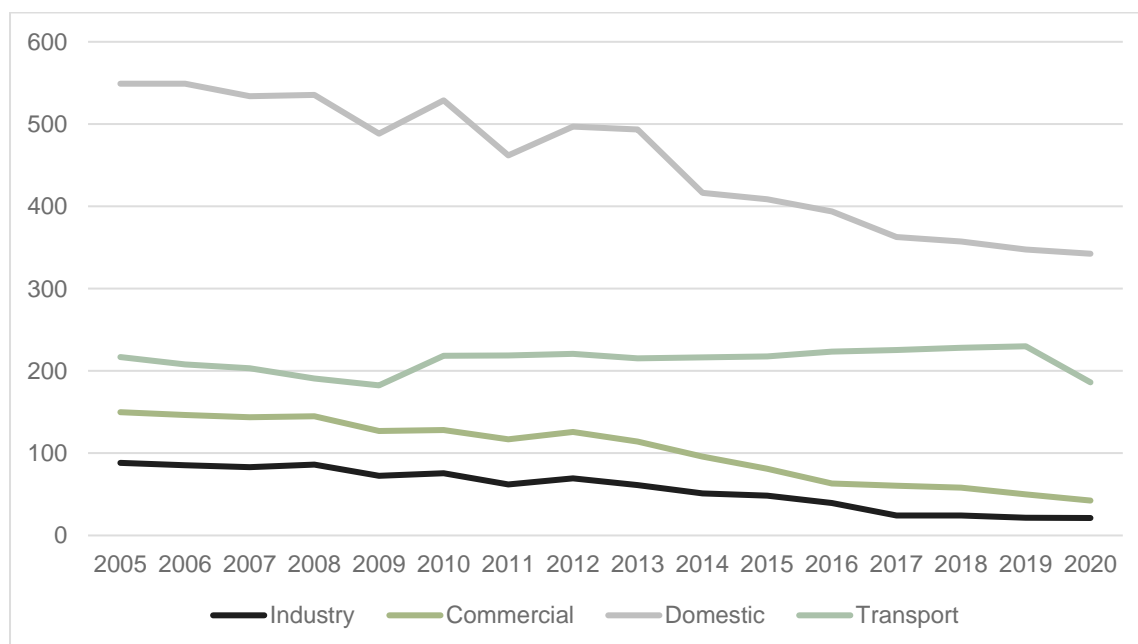


Figure B.13: Total CO₂ emissions (kt CO₂) per category in Harrow Borough (Source: Department for Energy Security and Net Zero- UK Local Authority and Regional Greenhouse Gas Emissions)

¹⁴⁹ Greenhouse Gas Emissions UK. [UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2020 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2020) (Accessed 06/07/23)



Housing in Harrow is likely to be a large contributor to CO₂ emissions; it is suggested that Harrow's housing stock has poor energy efficiency, due to the age of many of the buildings¹⁵⁰. Energy improvements are taking place across the Borough however, with a recent £2.1 million being allocated from the Government's Social Housing Decarbonisation fund to improve council homes within Harrow. This funding, alongside £3 million of investment from London Borough Harrow Council, will improve 236 council homes across the Borough. The scheme is also piloting new green technologies, including the installation of solar panels, under floor insulation, and low energy lighting¹⁵¹.

The London Plan (2021) addresses building energy efficiency in Policy SI2 (Minimising greenhouse gas emissions); it highlights that major new developments should meet a minimum on-site reduction of at least 35% beyond Building Regulations. More specifically, residential development should achieve 10% reduction, and commercial development should achieve 15% reduction through energy efficiency measures¹⁵²

There were 1265 out of 89,800 homes recorded with solar photovoltaics installed across Harrow at the end of 2021. Solar photovoltaics are the only source of renewable energy generation in the Borough, providing a capacity of 5.4MW¹⁵³. The London Plan (2021) states that major developments within Heat Network Priority Areas should be developed with a communal low-temperature heating system in mind, that utilises low emission CHP and ultra-low NOx gas boilers¹⁵⁴.

There has been a significant increase in low emission plug-in vehicles (both cars and light goods) within Harrow and its surrounding Boroughs between 2017 and 2022. Figure B.14 shows that by the end of 2022, there were 3,645 plug-in vehicles registered in Harrow. This is significantly higher than in 2017, when 427 plug-in vehicles were registered in the Borough. As shown by the graph, there is a general upward trend in the ownership of plug-in vehicles across London Boroughs¹⁵⁵.

¹⁵⁰ Harrow Local Economic Assessment 2019-2020, Environmental Infrastructure and Sustainability [environmental-infrastructure-and-sustainability.pdf \(harrow.gov.uk\)](#) (Accessed 29/08/23)

¹⁵¹ [Council homes set for millions of pounds in energy improvements – London Borough of Harrow](#) (Accessed 29/08/23)

¹⁵² The London Plan (2021) [the_london_plan_2021.pdf](#) (Accessed 29/08/23)

¹⁵³ Renewable Energy by Local Authority 2005-2021. [Regional Renewable Statistics - GOV.UK \(www.gov.uk\)](#) (Accessed 06/07/23)

¹⁵⁴ The London Plan (2021) [the_london_plan_2021.pdf](#) (Accessed 30/08/23)

¹⁵⁵ Department for Transport- Plug-in cars and light goods vehicles licensed [Vehicle licensing statistics data tables - GOV.UK \(www.gov.uk\)](#) (Accessed 06/07/23)



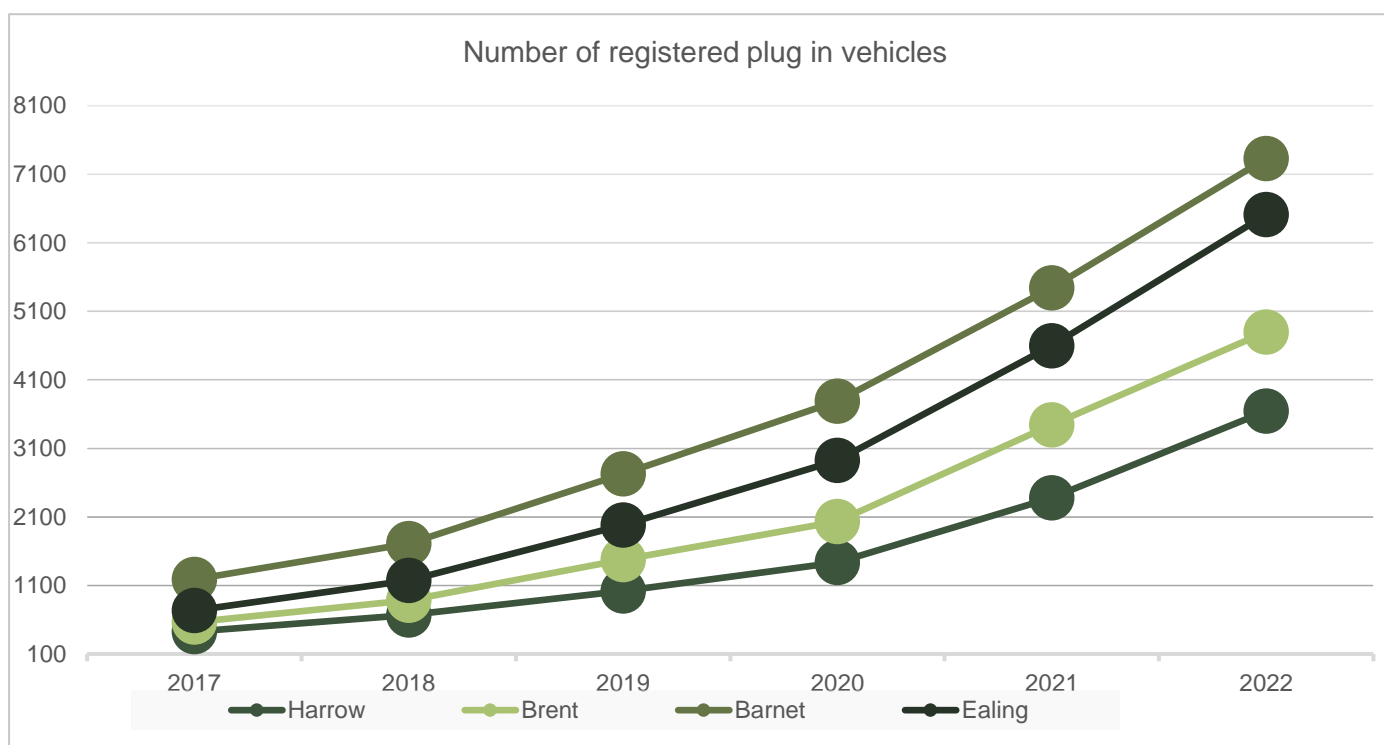


Figure B.14: The number of registered plug-in vehicles in Harrow, and neighbouring Borough's, since 2017 (Source: Department of Transport- Vehicle Licensing Statistics Data Tables)

In 2019, Harrow adopted a climate emergency declaration, and as a result has set a target of carbon neutrality by 2030¹⁵⁶. Following the development of London's Climate Change Strategy, a Joint Statement on Climate Change was produced containing seven ambitions, including: retrofit London; low carbon development; low carbon transport; renewable power for London; one world living; building the green economy; and creating a resilient and green London. Harrow has been appointed the lead Borough in the fight to reduce consumption emissions by two thirds, focusing on food, textiles, electricals and plastics¹⁵⁷.

Climate Change Impacts

Climate change could lead to changes in the natural environment due to changing climate such as increased temperatures, extreme weather events- particularly heavy rainfall/flooding and heat waves- and water scarcity. This may affect the environment directly, by changing the distribution of local species, or indirectly through changes to land management and local habitats. Water scarcity is expected to become more common as temperatures increase. In developed countries such as the UK, this is likely to take the form of physical water stress (e.g. there is not enough water to meet the populations needs). As Harrow is already within a water stressed area- the South

¹⁵⁶ London Councils- Borough Climate Actions Plans and Targets [Borough Climate Action Plans and Targets | London Councils](#) (Accessed 06/07/23)

¹⁵⁷ London Councils- Climate Change [Climate change | London Councils](#) (Accessed 06/07/23)



East of England is determined as permanently water stressed¹⁵⁸- a worsening of this due to climate change could have large implications for residents. New development planned over the Local Plan period should provide opportunities to manage the effects of climate change, through ensuring that flood risk is managed effectively (for example through the provision of sustainable drainage systems, reconnecting rivers to the floodplains and improved land management), by helping to offset carbon emissions (tree planting in new development or within large scale green infrastructure projects) and through the provision of green spaces to influence local (micro) climates (urban cooling). New development would also be likely to improve the overall energy efficiency of the Borough's housing stock. However, the Local Plan will not be able to deliver energy efficiency improvements beyond those set out in Part L of the Building Regulations.

Climate risk refers to the exposure and vulnerability of populations to climate change. London Climate Risk Maps highlight Harrow has relatively low climate risk, particularly in comparison to neighbouring Borough's such as Brent. Impact is spatial however, as shown in Figure B.15 - areas within central Harrow, as well as south-east of the Borough, appear to be at higher risk of climate change than areas in the North and West¹⁵⁹. High climate risk usually coincides with areas of low income and health inequalities, and this appears to be the case in Harrow with areas to the South and Centre of the Borough being some of the most deprived.

The Harrow Nature Conservation Forum and Harrow Wildlife Action group have advised through consultation on the IIA Scoping Report that paved driveways can contribute to the heat island effect in summer. It also removes habitats and causes flooding.

¹⁵⁸ [Water stressed areas – 2021 classification - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/water-stressed-areas-2021-classification) (Accessed 29/09/23)

¹⁵⁹ London Climate Risk Maps, London Assembly [Climate Risk Map | London City Hall](#) (Accessed 29/08/23)



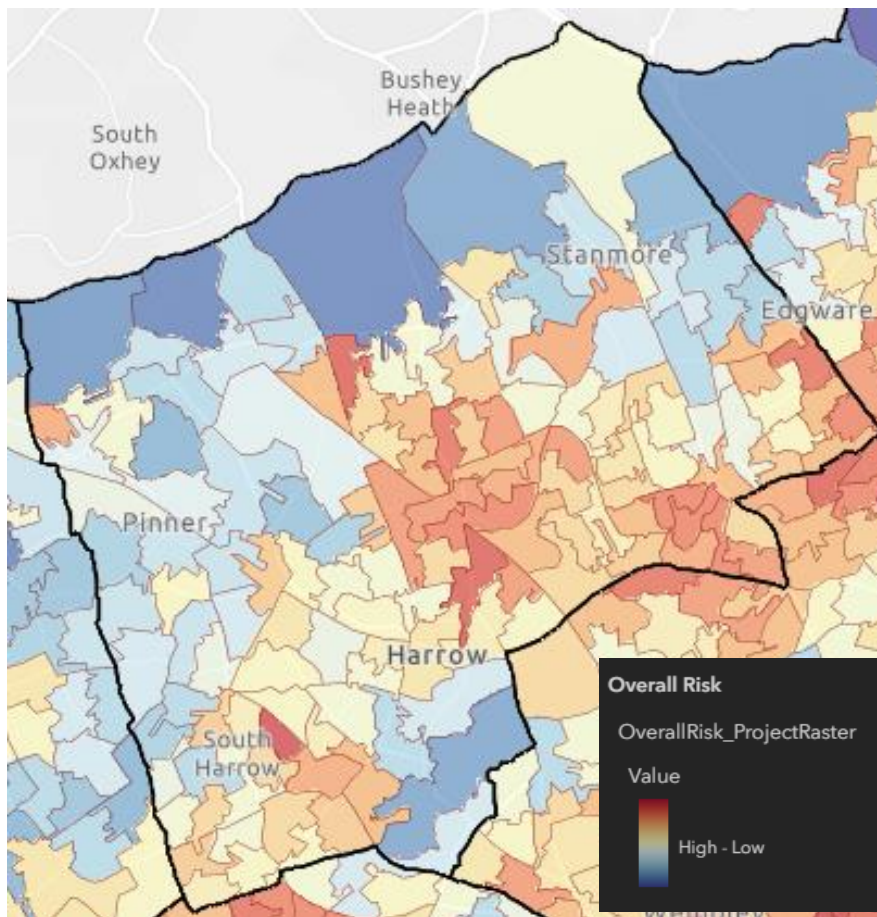


Figure B.15: Climate Risk in Harrow Borough (Source: London Assembly- London Climate Risk Maps)



There are 44 Sites of Importance for Nature Conservation (SINC) identified within Harrow¹⁶¹. SINC are comprised of Sites of Metropolitan Importance, Sites of Borough Importance, and Sites of Local Importance. These include:

- 10 Local wildlife sites (LWS); these are managed with Biodiversity Action Plans (BAP)¹⁶²;
- 3 Local Nature Reserves (LNR) and 5 proposed Local Nature Reserves¹⁶³;
- 2 Regionally Important Geological sites (RIGs)¹⁶⁴; and
- 2 Sites of Special Scientific Interest (SSSIs); these have a combined area of 60.3 ha¹⁶⁵.

The current condition of Harrow’s designated sites is detailed within Table B.10.

Table B.10: Biodiversity Sites in Harrow¹⁶⁶			
	Type of Site	Classification of habitat(s)	Condition
Bentley Priory	SSSI, LNR	56.6 ha of grassland and woodland.	4 units in favourable condition
Harrow Weald	SSSI	3.7 ha of Pleistocene Stanmore gravel beds, overlying Claygate beds.	1 unit in unfavourable condition due to decline
Pinner Chalk Mines	RIGs	Disused chalk mine; contains Hertfordshire Puddingstone	Access has been rescinded due to health and safety concerns.
Stanmore Common	LNR	49.2 ha of woodland and heathland	Favourable condition
Stanmore Country Park	LNR	30.7 ha of acid grassland and woodland	Favourable condition
Roxbourne Rough Nature Reserve	Proposed LNR, SINC	13.0 ha of flower rich grassland	Favourable condition
Roxeth Park Nature Area	Proposed LNR, SINC	10.03 ha of flower rich grassland and hedgerows	Favourable condition

¹⁶¹ [Microsoft Word – Biodiversity Final Version for Web 2015.doc \(harrow.gov.uk\)](#) (Accessed 11/07/23)

¹⁶² Biodiversity in Harrow. [Biodiversity – London Borough of Harrow](#) (Accessed 12/07/23)

¹⁶³ Harrow Biodiversity Action Plan 2015-2020 [Microsoft Word - Biodiversity Final Version for Web 2015.doc \(harrow.gov.uk\)](#) (Accessed 13/07/23)

¹⁶⁴ List of London’s Geological Sites. [List of London’s Geological Sites – London Geodiversity Partnership \(londongeopartnership.org.uk\)](#) (Accessed 06/07/23)

¹⁶⁵ Sites of Special Scientific Interest [Site list \(naturalengland.org.uk\)](#) (Accessed 06/07/23)

¹⁶⁶ Sites of Special Scientific Interest [Site list \(naturalengland.org.uk\)](#) (Accessed 06/07/23)



Table B.10: Biodiversity Sites in Harrow¹⁶⁶			
Wood Farm	Proposed LNR, SINC	22.0 ha of rough grassland and scrubland	Favourable condition
Canons Park Spinney	Proposed LNR, SINC	31.6 ha of improved grassland, broad leaved woodland	Favourable condition
Belmont Trail	LWS	2.76 ha of semi-improved neutral grassland, secondary woodland and scrub, and dead wood	Favourable condition
Cedars Open Space	LWS	3.13 ha of secondary woodland and dead wood	Favourable condition. No specific issues identified; patrolled regularly to spot potential safety issues.
Celadine Route	LWS	1.58 ha of secondary woodland, dead wood and allotments	Favourable condition
Grims Ditch	LWS	3.53 ha of secondary woodland, rough grasslands and old oaks	Favourable condition
Headstone Manor	LWS	3.04 ha of ancient and secondary woodland, dead wood and hedgerows	Favourable condition
Old Redding Complex	LWS	18 of ancient and secondary woodland, relict acid grassland, dead wood and marsh	Favourable condition
Old Tennis Courts	LWS	1.3 ha of semi-improved grassland, secondary woodland and dead wood	Favourable condition
Pinner Memorial Park	LWS	5.05 ha of secondary woodland, dead wood, and veteran trees	Favourable condition
Seven-Acre Lake	LWS	4.5 ha of secondary woodland, standing and running water, and marshland	Favourable condition. Issues identified: prevalence of terrapins (invasive species)
Stanmore Marsh	LWS	3.93 ha of semi-improved grassland, broad leaved woodland	Favourable condition

Source: Natural England- Designated Sites View



One site within the London Borough of Harrow is considered important for geology and has thus been designated as a Regionally Important Geological Site (RIGs). This is:¹⁶⁷

- Pinner Chalk Mines: extend over a large area and is not currently accessible to the public. The Chalk within the mines is expected to form part of the Seaford Chalk Formation. The Chalk Mines are also one of the few places where Hertfordshire Puddingstone can be found¹⁶⁸.

Harrow contains eight water bodies, designated as important for biodiversity in the Borough by the Water Framework Directive:

- Tykeswater
- Colne (from Confluence with Ver to Gade)
- Bentley Priory
- Silk Stream and Edgware Brook
- Wealdstone Brook
- Yeading Brook
- Pinn
- Radlett Tertiaries

These water bodies are protected in order to conserve important marine habitats and species, as well as terrestrial species that depend directly on water, improve biodiversity and the health of green spaces, as well as protect water resources. This can be achieved by ensuring that there is no deterioration in the ecological health of the water bodies, limiting sources of pollution flowing into the water bodies, and making any water usage linked to these sites sustainable¹⁶⁹.

No European designated Habitat Sites, such as Special Protection Area (SPAs) or Special Area of Conservation (SACs) are present within the Borough but the HRA will consider whether there is potential for activities within the Borough of Harrow to affect Habitats Sites outside of the Borough. It is considered that there is potential for impact pathways to exist with the following Habitats Sites:

- Epping Forest Special Area of Conservation;
- Wormley-Hoddesdonpark Woods Special Area of Conservation;
- Chiltern Beechwoods Special Area of Conservation;
- Burnham Beeches Special Area of Conservation;
- Wimbledon Common Special Area of Conservation;
- Richmond Park Special Area of Conservation;
- South West London Waterbodies Special Protection Area;

¹⁶⁷ List of London's Geological Sites. [List of London's Geological Sites – London Geodiversity Partnership \(londongeopartnership.org.uk\)](https://londongeopartnership.org.uk) (Accessed 13/07/2023)

¹⁶⁸ London Geodiversity Partnership (Pinner Chalk Mines, Proposed RIGS). [Guide to London's Geological Sites \(londongeopartnership.org.uk\)](https://londongeopartnership.org.uk) (Accessed 13/07/2023)

¹⁶⁹ Water Framework Directive [Water Framework Directive \(europa.eu\)](https://europa.eu) (Accessed 27/11/23)



- Windsor Forest & Great Park Special Area of Conservation;
- Thames Basin Heaths Special Protection Area;
- Thursley, Ash, Pirbright & Chobham Special Area of Conservation;
- Thames Estuary & Marshes Ramsar;
- Thames Estuary and Marshes Special Area of Conservation;
- Essex Estuaries Special Area of Conservation; and
- Medway Estuary & Marshes Special Protection Area.

Wimbledon Common and Richmond Park are the closest SAC's to Harrow, located 20km South of the Borough boundary. South West London Waterbodies is the closest SPA to Harrow, located 23 km South-West of the Borough boundary.

Appendix B sets out information about these sites including their location, reasons for designation, current condition, vulnerabilities and factors affecting integrity. It is proposed that the Regulation 18 version of the Harrow Local Plan will be screened for potential Likely Significant Effects (LSEs) on these Habitats Sites. Should LSEs be identified, an Appropriate Assessment will need to be undertaken.

Harrow has produced a Biodiversity Action Plan (2015-2020) which highlights how the Borough plans to protect, enhance and promote the natural environment. This is done through SINC management plans, contributions to education and considerations of biodiversity in planning¹⁷⁰. The BAP also highlights the bird species in decline within the Borough; Table B.11 categorises these identified species into either the Red List (birds that have suffered severe decline in breeding population or are globally threatened) or the Amber list (birds that have suffered moderate decline or are of European concern).

Table B.11: Declining bird species in Harrow¹⁷¹	
Red List	Amber List
Blue-headed Wagtail	Barn Owl
Common Cuckoo	Barnacle Goose
Common Grasshopper Warbler	Black restart
Common Linnet	Black-headed Gull
Common Starling	Bullfinch
Eurasian Tree Sparrow	Common Redstart
Eurasian Wryneck	Common Sandpiper
European Turtle Dove	Common Tern
Fieldfare	Common Whitethroat
Hawfinch	Crested Tit

¹⁷⁰ Harrow Biodiversity Action Plan (2015-2020) [Harrow 2nd BAP](#) (Accessed 27/07/23)

¹⁷¹ Harrow Biodiversity Action Plan (2015-2020) [Biodiversity action plan \(harrow.gov.uk\)](#) (Accessed 27/11/23)



Table B.11: Declining bird species in Harrow¹⁷¹

Hen Harrier	Curlew
Herring Gull	Dunnock

Source: London Borough of Harrow Council

Nature recovery projects are taking place across Harrow. A key example within the Borough is the ‘Yeading Brook Unbound’ project, which is a cross-borough partnership between Harrow and Hillingdon. This project is helping to deliver habitat enhancements to the channel, margins and adjoining open spaces surrounding the Brook. Headstone Manor Park, Yeading Walk, Streamside Open Space and Allotments, and Roxbourne Park are all undergoing biodiversity enhancements. Headstone Manor Park, for example, has undergone work to improve the quality of the moat, implement effective sustainable drainage and water management systems, and enhance wetlands, heritage and nature trails in the area¹⁷². A key aim of this project is to involve local people in the managing, monitoring and on-going improvement of the Brook¹⁷³.

As part of a nationwide strategy to heighten nature recovery, a minimum target of 10% biodiversity net gain (BNG) has been introduced for new developments. BNG should be guided by the DEFRA Net Gain Metric¹⁷⁴, which allows developers/ecologists/landowners to assess an area’s value to wildlife, and therefore how a development or land change in land management will impact this. From November 2023, this BNG target will become mandatory for new developments. For small sites however, this target does not come into force until April 2024.

Nature loss, pollution and geodiversity damage causes tangible and real financial costs to local authorities (e.g. dealing with the impacts of flooding). In tandem, tackling climate change, nature loss and sustainability delivers significant (and long term) value creation (both economic and adjacent value), including job creation and impacts wellbeing of residents positively.

The Harrow Nature Conservation Forum and Harrow Wildlife Action group have suggested through consultation on the IIA Scoping Report that the Council should encourage tree planting on streets and residential roads to replace trees which have been removed over the last 10 years.

2.9 Cultural Heritage

There are around 300 listed buildings or structures within Harrow Borough. Grade I listing are considered of ‘exceptional interest’, Grade II* listings are considered ‘of more than special interest’, and Grade II listings are considered ‘special interest’. Harrow Borough contains 4 Grade I listed buildings, which are as follows:

¹⁷² [Headstone Manor Park – London Borough of Harrow](#) (Accessed 15/11/23)

¹⁷³ [Yeading Brook Unbound - Crane Valley Partnership](#) (Accessed 15/11/23)

¹⁷⁴ [Biodiversity metric: calculate the biodiversity net gain of a project or development - GOV.UK \(www.gov.uk\)](#) (Accessed 27/11/23)



- Headstone Manor;
- Harrow School;
- Parish Church of St Mary; and
- Church of St Lawrence.

The Borough also contains 20 Grade II* listings, and 266 Grade II listings. There are 909 locally listed buildings within Harrow¹⁷⁵, which are of importance due to the local heritage significance and the positive contribution that they make to the townscape¹⁷⁶.

Harrow contains 9 Scheduled Monuments. There are no World Heritage Sites located within the Borough¹⁷⁷. There are 4 Grade II nationally Registered Parks and Gardens within the Borough. These are:

- Grims Dyke (Harrow Weald);
- Cannons Park (Edgware);
- Harrow Park (Harrow on the Hill); and
- Bentley Priory (Harrow Weald)

Harrow contains 9 Archaeological Priority Areas (APA), which are protected due to evidence value that below-ground archaeology exists and is important to further our understanding of the past. These areas are:

- Possible site of Roman settlement of Sullonicae (along Brockley Hill, Edgware);
- Edgware Village (along Edgware High Street, Edgware);
- Roman tile manufacture in Canons Park (Edgware);
- Medieval Stanmore (along Old Church Lane, Stanmore);
- Possible site of medieval Bentley Priory (east of Clamp Hill, Stanmore);
- Medieval Pinner (including the High Street and surrounding roads in Pinner);
- Old Pinner Deer Park (either side of George V Avenue, Pinner);
- Historic Harrow (core area of Harrow on the Hill); and
- Parts of Grim's Dyke (in Hatch End and Pinner).

Harrow also contains Local Areas of Special Character (LASCs). A LASC is local form of a heritage designation based on the architectural and/or historic interest of an area and complements national designations such as conservations areas. These are non-designated heritage assets which are important for local heritage significance. The locations of LASCs within the Borough is not currently mapped.

There are 19 Heritage at Risk entries in the Borough, as detailed in Table B.12.

¹⁷⁵ Locally Listed Buildings Map [HubMaps \(harrow.gov.uk\)](https://www.harrow.gov.uk/hubmaps) (Accessed 03/10/23)

¹⁷⁶ Locally Listed Buildings. <https://www.harrow.gov.uk/planning-developments/locally-listed-buildings> (Accessed 28/09/23)

¹⁷⁷ Listed Buildings, Scheduled Monuments, and Parks and Gardens in Harrow [The List Search Results for harrow | Historic England](https://www.historicengland.org.uk/listedbuildings/search/) (Accessed 06/07/23)



Table B.12: Heritage at Risk Entries for Harrow Borough¹⁷⁸

Site Name	Designation(s)	Description of site	Condition	Specific Issues identified
Old Stanmore Church	Listed Building grade II*	Religious site from 1632.	Slow decay.	Roof has collapsed, allowing for rainwater ruin and erosion. Decayed mortar, brick, stone, and timber. Vertical cracking in the walling.
Bentley Priory	Registered Park and Garden, Listed Building, Grade II, SSSI	16 th century estate, improved in the last 18 th century. Now converted to a museum with residential units, and new housing in the grounds. Holds SSSI status.	Stable, but with significant localised problems.	None identified.
Pinner Deer Farm, Pinner Park Farm	Scheduled Ancient Monument	An ancient landscape (deer park) likely to have been built between AD 1200 and 1350,	Declining due to significant localised problems.	Scrub/tree growth.
Grim's Dyke	Listed Building Grade II* Three Scheduled Monuments (section extending 1500 yards northeast from Oxhey Lane, four linear sections between Uxbridge Road and	Grounds laid out in the 1870s as the setting to a private residence, in the Tudor style. The grounds contain three scheduled monuments.	Declining due to significant localised problems.	Scrub/tree growth and permitted development.

¹⁷⁸ Harrow Heritage at Risk. [Heritage at Risk search results for harrow | Historic England](#) (Accessed 06/07/23)



Table B.12: Heritage at Risk Entries for Harrow Borough¹⁷⁸

	Oxhey Lane, section north of Blythwood House). Registered Park and Garden			
Linear Earthworks in Pear Wood	Scheduled Ancient Monument	An earthwork feature comprising of a ditch and two banks across a 355m distance. Construction spans at least a millennium, from the Middle Bronze Age.	Stable, but with significant localised problems.	Scrub/tree growth.
Gate Pier (at entrance to Canons Drive)	Listed Building grade II	One of the two decorated early 18 th century gate piers, collapsed in a storm in early 2022 due to a tree fall. In discussion regarding repair and reinstatement.	Immediate risk of further rapid deterioration or loss of fabric; no solution agreed	None identified.
Brick Kiln (Common Road)	Listed Building grade II	Lower part of an 18 th century brick kiln conical chimney, of which the upper part no longer exists. In urgent need of structural stabilisation and repair.	Immediate risk of further rapid deterioration or loss of fabric; no solution agreed	None identified.
The Rayners Public House	Listed Building grade II	A virtually unaltered 1930s public house retaining its internal plan form and original fittings. The building is now in educational use following a repair scheme.	Repair scheme in progress.	None identified.
Boundary Wall (118-128 Stanmore Hill)	Listed Building grade II	18 th century brick wall with buttresses with chamfered bases. Listed Building Consent was	Poor condition (slow decay; solution agreed	Many bricks at the base have weathered away and parts require repointing.



Table B.12: Heritage at Risk Entries for Harrow Borough¹⁷⁸

		approved in 2021 for repairs to the wall.	but not yet implemented)	
Garden Wall (Bernays Garden)	Listed Building grade II	19 th century wall with buttresses. Repairs are currently underway.	Repair scheme in progress and (where applicable) end use or user identified.	Many of the bricks were significantly decayed and the wall was in need of repointing.
Pinner Park Farmhouse	Listed Building grade II	The building dates from circa 1750. It is two storeys with three bays plus hipped wing. Repairs have recently been carried out.	Poor condition (slow decay; no solution agreed)	There has been some damage from water penetration and the building is partly vacant.
Former White Hart Hotel	Listed Building grade II	17 th century three-storey stuccoed building with a hipped tile roof and wooden eaves cornice.	Poor condition (slow decay; no solution agreed)	The upper floors are in a poor condition after unauthorised works and there are holes in the walls and ceilings.
Former Wealdstone Police Station	Listed Building grade II	Former police station with magistrates' court. Built in 1908-9 in Free Tudor style. A mixed-use scheme for the building with offices, café and 6 flats was recently completed.	Fair condition (repair scheme in progress)	None identified.



Table B.12: Heritage at Risk Entries for Harrow Borough¹⁷⁸

Kenton Lane Farmhouse	Listed Building grade II	Two-storey former farmhouse built circa 1808, Flemish bond red brick with a hipped slate roof. Repairs and conversion to residential approved in 2013, linked to an adjacent housing scheme. Whilst the new homes have been built, works to the listed buildings have not been carried out.	Poor condition (Immediate risk of further rapid deterioration or loss of fabric; no solution)	The house and farm buildings were damaged by illegal entry in early 2019.
Old Pye House (West Street)	Listed Building grade II	Th ^e 15th century two-storey building was part of a larger hall building. It has a slate roof, timber-framed walls and gable ends with a central tie beam, and a plain kingpost. The south front is lat ^e 18th or early 19 th century red brick.	Poor condition (Immediate risk of further rapid deterioration or loss of fabric; no solution)	The original first floor was removed when it was used as a plastics factory.
Kenton Lane former farm buildings	Listed Building grade II	Former farm buildings built circa 1808. The vacant buildings surround three sides of a designed courtyard. Conversion to residential approved in 2013, linked to an adjacent housing scheme. Whilst the new homes have been built, works to the listed buildings have not been carried out.	Poor condition (Immediate risk of further rapid deterioration or loss of fabric; no solution)	Farm buildings were damaged by illegal entry in early 2019.



Table B.12: Heritage at Risk Entries for Harrow Borough ¹⁷⁸				
Wall to west and north of Springbok House (Wood Lane)	Listed Building grade II	19 th century wall, 11 foot high, with stone copings, recessed in the centre to pass through the portecochere. The wall forms a curved forecourt and screening to Springbok House, now the Hussaini Shia Islamic Centre.	Poor condition (slow decay; solution agreed but not yet implemented)	A leaning section of the wall was deemed a dangerous structure by the Local Authority and was taken down in 2018 for safety reasons.
Headstone Manor and Museum	Listed Building grade I and grade II buildings. Site is a Scheduled Ancient Monument	14 th century manor house. There is also a small barn and Granary Learning Centre.	Good condition; needs maintenance going forward	None identified.

Source: Historic England- Heritage at Risk Register

Heritage assets in the Borough, including APAs and Heritage at Risk, can be seen in Figure B.17. The locations of LASCs within the Borough will be included in this figure when this information becomes available.



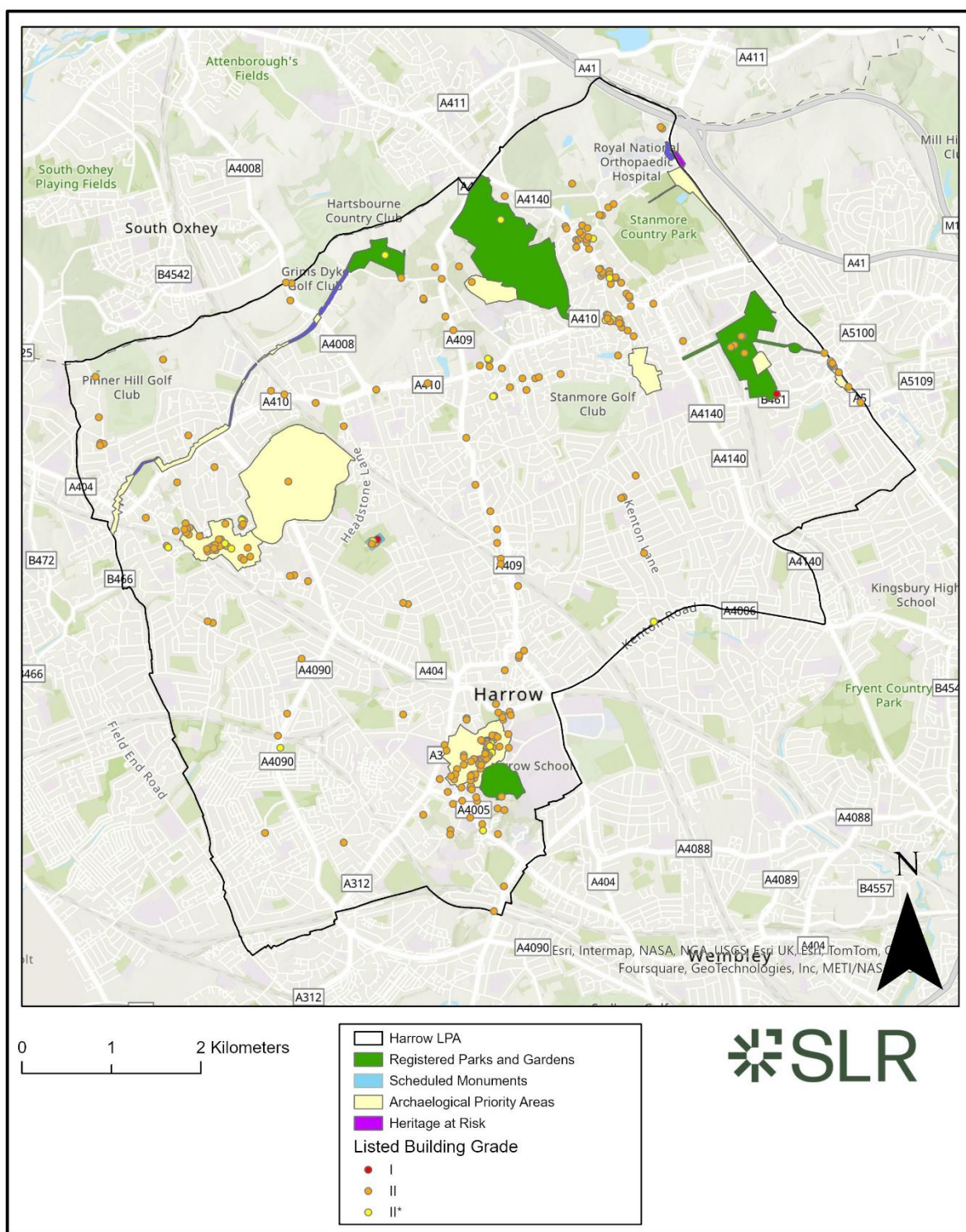


Figure B.17: Heritage assets and APAs within Harrow Borough

There are 29 spaces designated as Conservation Areas in Harrow. Conservation Areas have been designated by the Borough Council to protect the character of many settlements and restrict inappropriate development. These villages often provide locally significant leisure and recreation locations and can play a key role in defining



the character and identity of the Borough. Conservation areas can also help to protect key Borough assets. For example, there are over 10,000 protected trees in Harrow, due to either their presence within a Conservation Area, or because they are subject to a Tree Preservation Order.

Conservation Areas are described in Table B.13.

Table B.13: Conservations Areas in Harrow¹⁷⁹¹⁸⁰	
Area name	Reason for conservation
Little Common	Landscape and townscape quality, due to high quality, historic architecture mixed with open spaces.
Stanmore Hill	Townscape quality, due to sloping land and mix of buildings (high quality, historic architecture dating back to the 18 th century).
Old Church Lane	Townscape quality, due to high quality, historic architecture. There are a number of Grade II* listed buildings in the area.
Kerry Avenue	Townscape quality due to mix of building styles.
Edgware High Street	Townscape quality, due to high quality, historic architecture (dating back to the 16 th century).
Canons Park Estate	Landscape and townscape quality, due to mix of historic architecture. The estate contains a grade II listing dating back to 1747. The gardens contribute to landscape character.
Roxeth Hill	Landscape quality, due to topographical value.
Harrow School	Landscape and townscape quality, due to topographical value and varied townscape character. This is also an archaeological priority area.
Harrow Park	Landscape quality due to open spaces. This is also designated as a historic park.
Harrow on the Hill Village	Landscape and townscape quality, due to topographical and historical value. This is also an archaeological priority area.
Sudbury Hill	Townscape quality, due to high quality, historic architecture. There are a number of listed buildings in the area. A small section of the area is also a designated archaeological priority area.
South Hill Avenue	Townscape quality, due to high quality, historic architecture (dating back to the 19 th century).
Mount Park Estate	Landscape and townscape quality, due to open spaces and the historical value of buildings (dating back to the 19 th century).

¹⁷⁹ Harrow Conservation Areas [Conservation areas – Conservation – London Borough of Harrow](#) (Accessed 13/07/23)

¹⁸⁰ New Harrow Conservation Area [Approval granted for West Drive and Bellfield Avenue conservation area – London Borough of Harrow](#) (Accessed 29/08/23)



Table B.13: Conservations Areas in Harrow¹⁷⁹¹⁸⁰	
Roxborough Park and The Grove	Landscape and townscape quality, due to topographical and historical value. There are a number of listed buildings in the area.
Harrow Weald Park	Landscape and townscape quality, due to the mix of historic architecture with the semi-rural location.
Brookshill Drive and Grimsdyke Estate	Landscape and townscape quality, due to the historical value of buildings (dating back to the 17 th century), and the rural location.
Waxwell Lane	Townscape quality due to mix of building styles.
Waxwell Close	Townscape quality, due to high quality architecture.
Pinner High Street	Townscape quality, due to high quality historic architecture.
Moss Lane	Townscape quality, due to high quality architecture.
East End Farm	Landscape and Townscape quality, due to high quality historic architecture mixed with open green space.
West Towers	Townscape quality, due to high quality architecture.
Tookes Green	Townscape quality, due to high quality historic architecture and Grade II listed monument.
Pinnerwood Park Estate	Landscape and Townscape quality, due to high quality architecture mixed with open green space.
Pinner Hill Estate	Landscape and Townscape quality, due to high quality architecture mixed with open green space.
Pinnerwood Farm	Landscape and Townscape quality, due to historic value buildings being mixed with open green space.
Rayners Lane	Townscape quality due to mix of building styles.
Eastcote Village	Landscape and Townscape quality, due to high quality architecture mixed with open green space.
Pinner Road	Townscape quality, due to high quality architecture.
West Drive and Bellfield Avenue	Townscape quality, due to high quality architecture mixed with open green space.

Source: London Borough of Harrow Council- Conservation Areas

A number of Conservation Area character statements highlight that pressure for new development has historically had a negative impact on some of the Borough's



archaeological or cultural heritage. In particular, it is noted that some modern and suburban homes and economic development built close to traditional properties has affected local character. The protection of the Borough's cultural heritage remains a significant issue for many local residents, businesses and community groups.

Harrow's Cultural Strategy (2018-2021) highlights how culture is shaped by Heritage, physical infrastructure, and diversity. Key cultural attractions in Harrow include St Mary's Church, Bentley Priory Museum, Headquarters to Fighter Command during the Battle of Britain, Harrow-on-the-Hill, West House, and Headstone Manor and Museum. Religious buildings such as temples, synagogues, and mosques also influence culture in the Borough¹⁸¹.

2.10 Landscape and Townscape

Harrow's land area contains 313 hectares of Metropolitan Open Land and 1,088 hectares of Green Belt. The Green Belt is located to the North of the Borough and separates Harrow from neighbouring Hertfordshire towns. As well as being environmentally and recreationally beneficial, the Green Belt is topographically beneficial as it provides views to and from the Surrey Hills and the North Downs¹⁸².

Harrow Borough falls within the National Character Area (NCA) of Northern Thames Basin. NCAs were updated and republished by Natural England in 2014. The last assessment of NCAs was undertaken in 2003, but whilst dated, this information is referenced in recent NCA reports and provides some context regarding the quality of landscapes within the Borough.

Landscape constraints exist within Harrow in relation to the height that housing developments- such as flat blocks- can be constructed. Harrow is best known for its imposing landmarks and attractive skyline ridges. As a result, eleven protected views are in place in order to conserve open views across the Borough and contribute to sense of place. Due to the low-rise form of development across the Borough, views and glimpses of dominant topographic features of the landscape- such as Harrow on the Hill (including St Mary's Church) and the Harrow Weald Ridge- are visible from many areas and add significantly to the quality of the local landscape. The protected views in Harrow are¹⁸³:

- Harrow Recreation Ground;
- Harrow View;
- Old Redding;
- The Grove Old Space;
- Capital Ring, Harrow Playing Fields;
- St Ann's Road, Harrow Town Centre;
- West Harrow Recreation Ground;
- Capital Ring at Football Lane, Harrow on the Hill;

¹⁸¹ [Harrow Cultural Strategy 2018-21](#) (Accessed 27/07/23)

¹⁸² Harrow's Green Belt Management Strategy. [Microsoft Word - HarrowGreenBeltManagementStrategyappendix0.doc](#) (Accessed 13/07/23)

¹⁸³ Harrow Views Assessment 2012 [harrow-views-assessment.pdf](#) (Accessed 13/07/23)



- Gayton Road;
- Proposed Country Park at Wood Farm; and
- Roxborough Road Footbridge.

The RAF Northolt Safeguarding Zone exists within the neighbouring local authority of Hillingdon restricting the height and location of developments within Harrow through the associated Statutory Safeguarding Technical Zone¹⁸⁴. Areas of Article 4 direction are also in place across the Borough, to protect local amenities from development. Planning permission is required for the demolition of all or any part of any gate, fence, wall or other means of enclosure across 14 Conservation Areas in the Borough¹⁸⁵.

Landscape character issues within Harrow were identified through a Landscape Character Assessment (LCA) of the Borough. Landscape character issues within the natural environment of Harrow included a lack of traditional habitat management (for woodlands, grasslands, heathlands and water bodies such as ponds), as well as a lack of public access in many areas. Landscape character issues within the built environmental of Harrow included neglected buildings, lack of security, and visual pollution¹⁸⁶.

Harrow's topography is considered a key feature of the Borough's landscape. The North of the Borough- particularly around Harrow Weald Ridge- reaches elevations of over 160m AOD. This peak elevation decreases towards the Centre, with average elevation sitting between 30-60m AOD. The lowest elevations- around 10m AOD- are reached in the South of the Borough. An exception to this trend however is Harrow on the Hill, with reaches elevations of 120m AOD. This elevation anomaly has subsequently made Harrow on the Hill (and St Mary's Church) a distinctive feature of Harrow's landscape¹⁸⁷.

Key areas of landscape within Harrow including Green Belt, Metropolitan Open Space, Conservation Areas and Areas of Archaeological Priority can be seen in Figure B.18.

¹⁸⁴ RAF Northolt Safeguarding Zone. [North Committee Addendum.pdf \(hillington.gov.uk\)](#) (Accessed 14/07/23)

¹⁸⁵ [New Article 4 directions – 2020-2021 – Conservation – London Borough of Harrow](#) (Accessed 02/08/23)

¹⁸⁶ Harrow's Green Belt Management Strategy. [Microsoft Word - HarrowGreenBeltManagementStrategyappendix0.doc](#) (Accessed 13/07/23)

¹⁸⁷ Harrow Views Assessment 2012 [harrow-views-assessment.pdf](#) (Accessed 13/07/23)



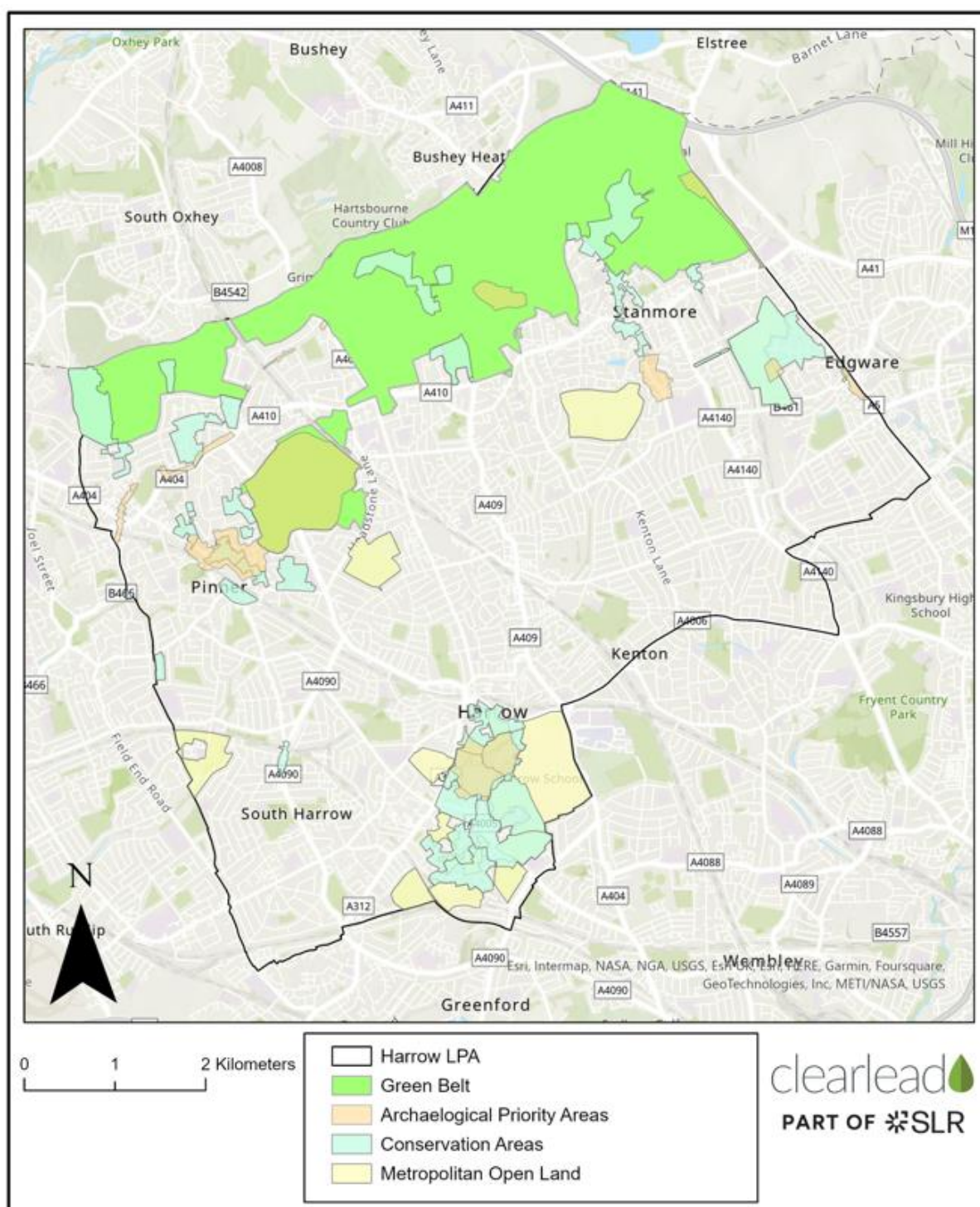


Figure B.18: Key areas landscape and townscape features in Harrow

2.11 Soils, Water and Minerals

Soils

The Agricultural Land Classification (ALC) provides a method for assessing the quality of land in order to make to informed choices about its future use within the planning system. As seen in Figure B.19, the majority of Harrow is classified as ‘urban’ or ‘non-agricultural’. These ‘non-agricultural’ areas mostly occur within the designated Green



Belt. There are some areas of Grade 3 (good to moderate quality agricultural land) and Grade 4 land (poor quality agricultural land) however¹⁸⁸; these are also located within the Green Belt.

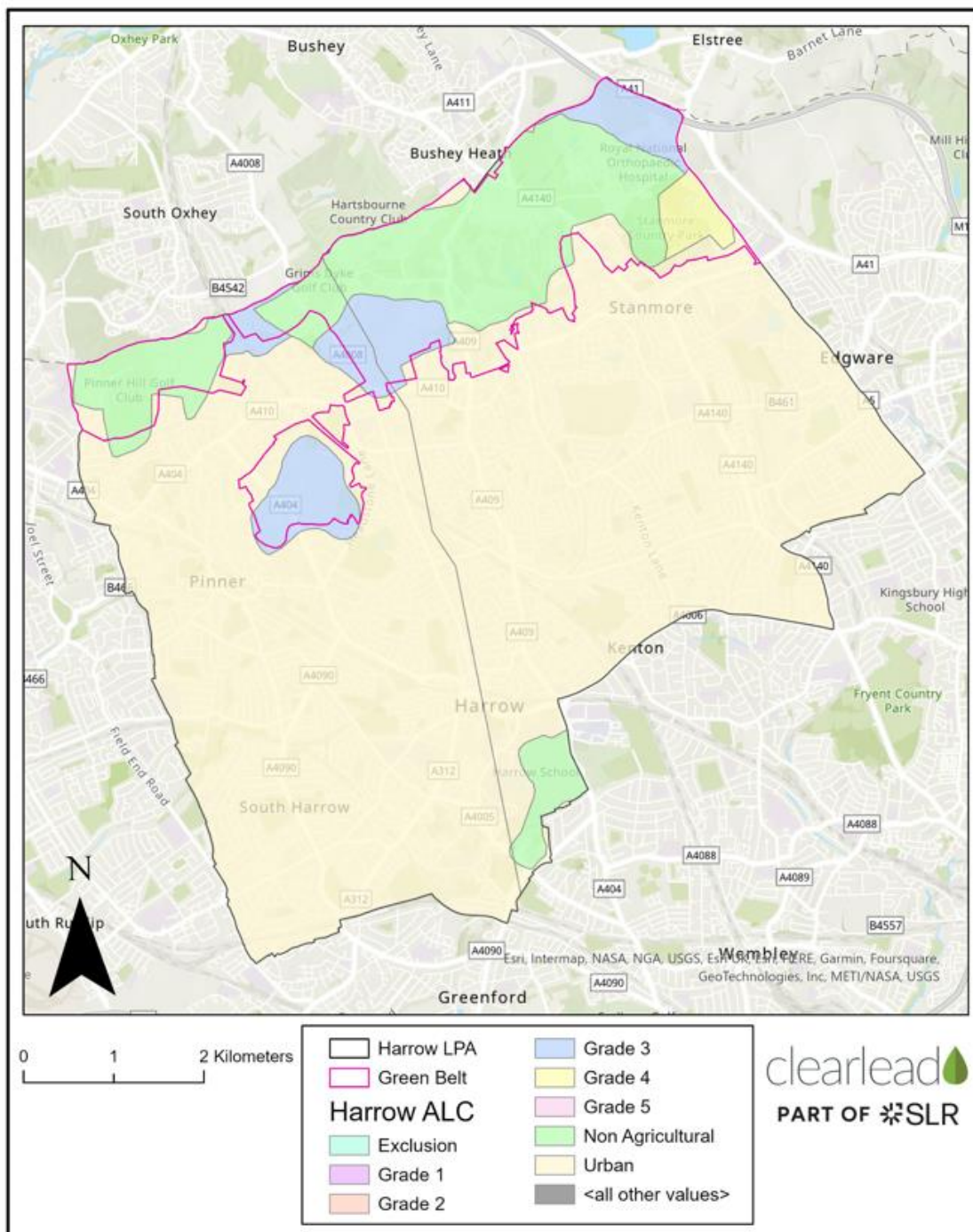


Figure B.19: Agricultural Land Classifications in Harrow Borough

¹⁸⁸ Natural England (Provisional Agricultural Land Classification (ALC) (England). [Provisional Agricultural Land Classification \(ALC\) \(England\) | Provisional Agricultural Land Classification \(ALC\) \(England\) | Natural England Open Data Geoportal \(arcgis.com\)](#) (Accessed 13/07/2023)



‘Soilscape’ data held by National Soil Resources Institute (NSRI) shows that the soil in Harrow Borough is comprised of entirely “slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils”¹⁸⁹.

Land contamination is principally a legacy of historical industrial activities and past waste disposal practices. Examples of such industries include gas works, chemical works, landfill sites, sewage works, petrol stations and scrap yards. In some instances, substances and waste materials from these activities may have caused pollution to the ground. This contamination has the potential to cause harm to human health, ground and surface waters, ecological systems and the built environment. Land contamination can also include areas of land with elevated levels of naturally occurring substances or where substances are present as a result of accidents, spillages, aerial deposition or migration. In April 2000 the Government introduced new legislation (Part 2A of the Environmental Protection Act 1990) requiring all local authorities to inspect their areas for potentially contaminated land and, if necessary, to ensure that any contamination is ‘cleaned up’ (remediated).

Land uses that are considered sensitive to contamination include:

- All residential development;
- Allotments;
- Schools;
- Nurseries;
- Playgrounds; and
- Hospitals.

Within Harrow, there is one site on the Contaminated Land Register. However, this site is currently being redeveloped.

There are five historic landfill sites situated in the north east of the Borough. These sites include:

- Brent Containers
- Royal National Orthopaedic Hospital
- Grove Farm, Bushey Heath
- Wood Farm, Stanmore
- Brockley Hill Farm, Stanmore

Development on historic landfills may require an Environmental Permit. Developers for these sites would need to make enquires regarding potential requirements under the Environmental Permitting Regulations 2016.

Water

Harrow falls within the Thames River Basin District. The water supply service is provided by Affinity Water, and sewerage service is provided by Thames Water. On average, Harrow residents consume 170 litres of water per person per day. This is

¹⁸⁹ Soilscales Map [Soilscales soil types viewer - Cranfield Environment Centre. Cranfield University \(landis.org.uk\)](https://landis.org.uk/soilscales-soil-types-viewer/) (Accessed 13/07/23)



higher than the London average of 149 litres, and the UK average of 142 litres. Policy SI 5 Water Infrastructure (The London Plan, 2021) highlights that developments should achieve a London-wide target of 105 litres or less per head per day in relation to residential mains water consumption¹⁹⁰. In terms of regulating commercial mains water consumption, Policy SI 5 Water Infrastructure states that commercial developments should ‘achieve at least the BREEAM excellent standard for the ‘WAT 01’ water category or equivalent’. For any type of development, Policy SI 5 Water Infrastructure highlights that measures to reduce water consumption rates should be incorporated, including smart metering, water saving and recycling measures.

Harrow contains eight designated water bodies. These water bodies can be seen in Figure B.20. Seven of these water bodies are related to surface water and one is related to groundwater. Of the seven surface water bodies within the borough of Harrow, five are impacted by surface water run-off from the urban environment (e.g. from roofs, pavements, roads, etc) which drains into watercourses. The mitigation of this surface run-off is therefore important for satisfying borough council responsibilities for the ecological statuses of water bodies and their associated elements.

¹⁹⁰ The London Plan (2021) [the_london_plan_2021.pdf](#) (Accessed 27/07/23)



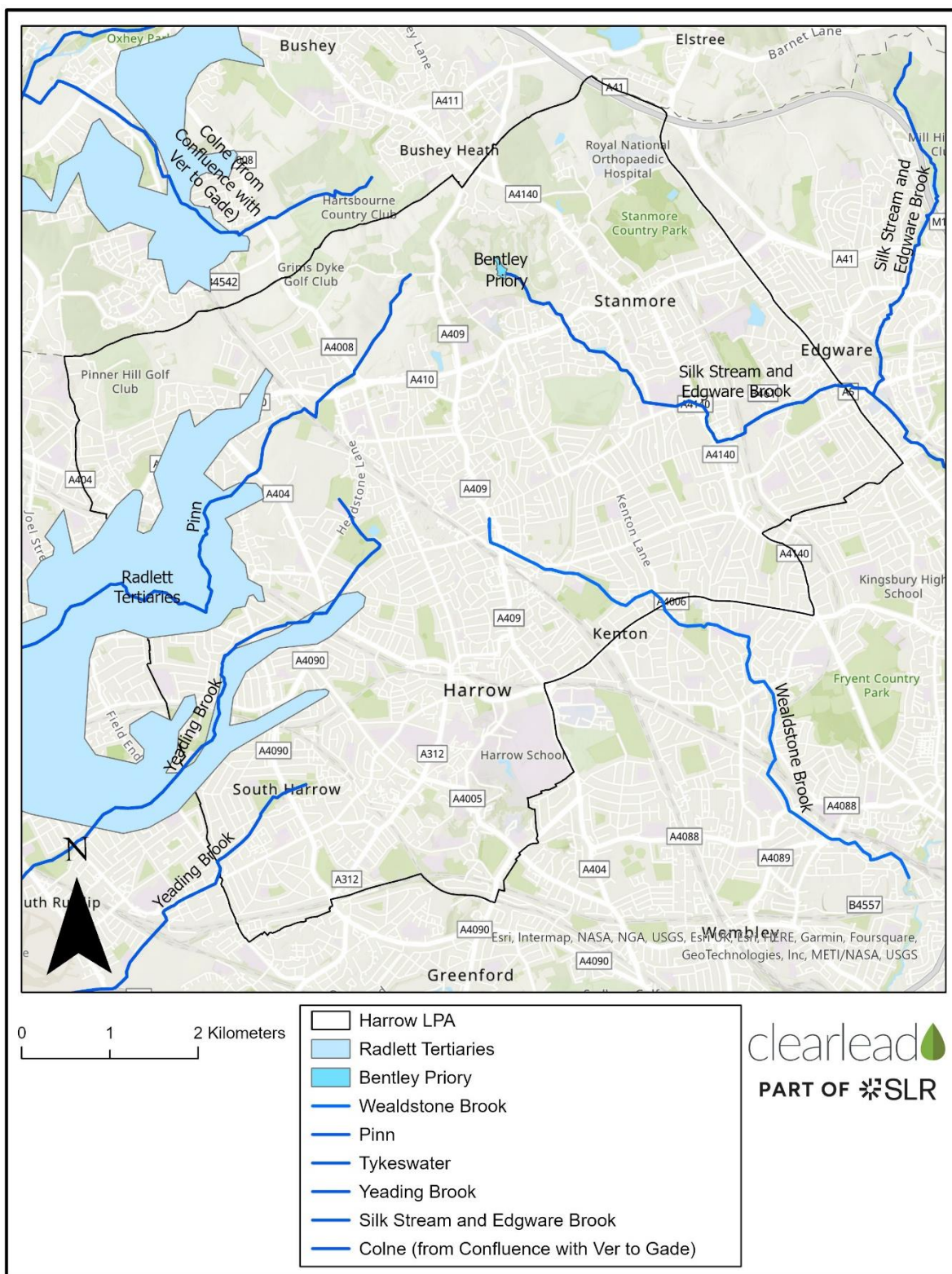


Figure B.20: Water bodies in Harrow designated by the Water Framework Directive



The London Plan asserts that sustainable drainage solutions (SuDS) should be used in all developments in order to reduce this surface run-off (Policy SI 13 Sustainable Drainage). The London Plan also stipulates that SuDS should be installed in public spaces (Policy D8 Public Realm)¹⁹¹.

The Mogden Catchment Strategic Plan¹⁹²- part of the Thames Water Drainage and Wastewater Management Plan- highlights that properties in Harrow stand to experience a 97% increase in internal hydraulic sewer flooding and a 35% increase in external hydraulic sewer flooding by 2050. This is driven by increased levels of surface water, as well as an increase to the pressure experienced by the wastewater network. All developments in Harrow should therefore ensure there is adequate capacity in the wastewater network in order to minimise the risk of sewer flooding.

Harrow’s waterbodies are located within three river catchments, the River Crane, the River Colne, and the River Brent. Table B.14 shows the water quality status of these water bodies.

Waterbody Name	Operational Catchment	Ecological Status	Overall Status
Colne (from Confluence with Ver to Gade) ¹⁹³	Colne	Moderate	Moderate
Pinn ¹⁹⁴	Colne	Moderate	Moderate
Tykeswater ¹⁹⁵	Colne	Poor	Poor
Bentley Priory ¹⁹⁶	Brent Rivers and Lakes	Moderate	Moderate
Silk Stream and Edgware Brook ¹⁹⁷	Brent Rivers and Lakes	Moderate	Moderate
Wealdstone Brook ¹⁹⁸	Brent Rivers and Lakes	Moderate	Moderate

¹⁹¹ The London Plan (2021) [the_london_plan_2021.pdf](#) (Accessed 27/11/23)

¹⁹² Catchment Strategic Plan [mogden-catchment-strategic-plan.pdf \(thameswater.co.uk\)](#) (Accessed 27/11/23)

¹⁹³ Colne Water Body [Colne \(from Confluence with Ver to Gade\) | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

¹⁹⁴ Pinn Water Body [Pinn | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

¹⁹⁵ Tykeswater Water Body [Tykeswater | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

¹⁹⁶ Bentley Priory Water Body [Bentley Priory | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

¹⁹⁷ Silk Stream and Edgware Brook Water Body [Silk Stream and Edgware Brook | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

¹⁹⁸ Wealdstone Brook Water Body [Wealdstone Brook | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)



Yeading Brook ¹⁹⁹	Crane Rivers and Lakes	Moderate	Moderate
Radlett Tertiaries ²⁰⁰	Colne Groundwater		Poor

Source: DEFRA 2022- Catchment Data Explorer

The classification status of all water bodies has been used to derive a relative understanding of quality to assess the combined potential impact of growth in the region. None of the waterbodies are currently achieving ‘good’ overall status, and two waterbodies received an ‘poor’ overall status. There is a need to improve water quality.

The River Crane Environmental Report acknowledges that upstream tributaries found in Harrow have the poorest water quality. This is mostly a result of sewage pollution, of misconnections and sewer overflows. Misconnections occur due to a pipe intended for one type of effluent conveyance being connected to the wrong sewer system. It is estimated that London has an average misconnection rate of 3%. Thames Water and the Crane Valley Partnership are in the early stages of their Smarter Water Catchment Programme, which aims to tackle these water quality issues and improve the condition of the River Crane’s associated waterbodies²⁰¹.

A portion of the Borough is underlain by a Secondary Aquifer. Secondary aquifers support water supplies at a local rather than strategic scale (such as for private supplies) and remain important for rivers, wetlands and lakes. They have a wide range of water permeability and storage. The majority of the Borough is located within an Unproductive Groundwater Vulnerability Zone, meaning that it is not likely to present a risk to groundwater due to the low permeability of deposits and the protection which they provide to any aquifers that may be present beneath.

The north west of the borough falls within a Source Protection Zone 3 (SPZ3). SPZ3 source catchment protection zone is defined as the area around an abstraction source within which all groundwater can potentially feed into the abstraction source²⁰².

Minerals

The London Borough of Harrow does not contain any nationally important mineral resources. There are also no Mineral Safeguarding Areas, and no extraction takes place within Harrow. To the Northeast of the Borough there is a small area of river

¹⁹⁹ Yeading Brook Water Body [Yeading Brook | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

²⁰⁰ Radlett Tertiaries Water Body [Radlett Tertiaries | Catchment Data Explorer | Catchment Data Explorer](#) (Accessed 27/11/23)

²⁰¹ River Crane State of the Environment Report (2022) [State-of-the-Environment-Report-River-Crane-Smarter-Water-Catchment-October-2022.pdf \(cranevalley.org.uk\)](#) [river-crane-smarter-water-catchment-plan.pdf \(thameswater.co.uk\)](#) (Accessed 13/07/2023)

²⁰² Protect groundwater and prevent groundwater pollution. [Protect groundwater and prevent groundwater pollution - GOV.UK \(www.gov.uk\)](#) (Accessed 05/12/23)



terrace deposits. There is also a very small area of sub-alluvial interfered resources to the West of the Borough in the suburb of Pinner²⁰³.

2.12 Waste

London’s waste stream is made up of a variety of materials, including common dry recyclables (54%), food and green garden waste (23%), and materials (23%) including textiles, electricals and cleaning chemicals²⁰⁴.

The West London Waste Authority is the statutory body responsible for waste disposal in Harrow. Harrow utilises landfill, incineration, composting, and recycling as methods of waste disposal. Waste that cannot be recycling or composted is incinerated at Energy Recovery Facilities which provides energy for the National Grid²⁰⁵. In line with the Environment Act 2021, household waste in the Borough must be collected separately from recycling.

In respect of recycling performance, the percentage of household waste sent for reuse, recycling, or composting (2021-2022) in Harrow stood at 35.7%, as shown in Table B.15. This ranks Harrow Borough at 251/333 English Authorities. Recycling rates are similar to those in neighbouring Brent Borough (37.85), however rates are much higher in Ealing Borough (47.6%).

Table B.15: Recycling Rates for Local Authorities between April 2021 and March 2022²⁰⁶

	Harrow Borough Council	Brent Borough Council	Barnet Borough Council	Ealing Borough Council	Hillingdon Borough Council
% of household waste recycled or reused or composted	35.7%	37.8%	29.8%	47.6%	38.2%
Collected waste per person (kg)	348.3	264.7	370.2	240.2	354.1
Position in local authority national tables	251	223	298	99	219

Source: DEFRA 2022- Annual Recycling League Table

²⁰³ Mineral Resources Map for Hertfordshire and NW London. [Mineral Resources map for Hertfordshire \(bgs.ac.uk\)](https://bgs.ac.uk) (Accessed 13/07/2023)

²⁰⁴ London Environment Strategy (2018) [London Environment Strategy](#) (Accessed 17/07/23)

²⁰⁵ Harrow Annual Monitoring Report [authority-s-monitoring-report-amr-2017-18-2018-19 \(harrow.gov.uk\)](#) (Accessed 30/08/23)

²⁰⁶ Recycling Rates for Local Authorities. [2021/22 overall performance - letsrecycle.com](#) (Accessed 06/07/23)



The London Plan (2021) predicts that by 2041 the Borough will be producing 205,000 tonnes of household, commercial and industrial waste annually²⁰⁷. However, Harrow Council are aiming to achieving zero growth in the amount of waste produced by each household each year by 2026, as well as reach 65% recycling rates by 2030²⁰⁸. The London Plan (2021) aims to have no recyclable waste entering landfill by 2026, in a bid to support the city's circular economy. The implications of this on developments are ensuring that there is adequate space for waste separation in new developments, as well as repurposing buildings or recycling demolition waste.

Harrow has an existing household waste disposal site 2.31 ha in size. The safeguarded waste site (Council Depot, Forward Drive) is located next to residential dwellings, religious and education facilities, and a train line²⁰⁹; this may make it difficult to expand the site if needed.

²⁰⁷ The London Plan 2021. [the_london_plan_2021.pdf](#) (Accessed 14/07/23)

²⁰⁸ Harrow Waste Management Strategy (2016-2026) [High Level Implementation Plan \(harrow.gov.uk\)](#)

²⁰⁹ West London Waste Plan [West London Waste Plan \(brent.gov.uk\)](#) (Accessed 17/07/23)



3.0 Data Gaps Identified

3.1 Economy and Employment

Due to a small sample size, some of the data obtained from Nomis was too small to provide a reliable estimate. Some of the data such as economic data is updated regularly so the baseline data provided in this report is based on a snapshot of available data at the time of writing the report.

Certain data- such remote working rates and retail space- have not been updated since the middle of, or prior to, the pandemic; it is therefore difficult to determine whether data points are reliable.

The Harrow Economic Development Needs Assessment is currently being updated; once complete, relevant data will be incorporated into this report.

3.2 Population and Equalities

There is a need for ongoing monitoring of the number of pupil places within schools, as well as projections for school places. The Local Plan Infrastructure Delivery Plan is currently being prepared and will assess the potential impact of an increase to Student population, and whether there is existing capacity to accommodate the additional demands. Once this information has been obtained, the data in this report will be updated.

In terms of population projections, both the GLA and ONS produce households and population projections, which are used for strategic planning of housing employment, growth and the level of supporting infrastructure required. The Draft Local Housing Need Assessment has considered projections produced by the ONS and GLA, when determining the level of housing that may be required to address future needs of the Borough. This section of the Scoping Report has only included the ONS population projections data, in order to present the population baseline and identify issues.

3.3 Health

Disability data (how residents identify themselves) is age standardised; it is therefore difficult to understand whether disabilities are equally spread across the Borough's population.

The data provided through the Harrow Local Plan Authority's Monitoring Report (2017-2019) is outdated. Relevant data will be updated once the next annual report is released.

A Recreation Study is currently being carried out in the Borough. Relevant data will be updated once the next annual report is released.

Harrow does not currently have an updated Infrastructure Delivery Plan (IDP) or delivery schedule regarding health infrastructure. There is therefore a current lack of IDP health data.

3.4 Housing

A finalised Local Housing Need Assessment Report is to be made publicly available and highlight the chosen housing target in Harrow for the period 2021-2041.



The data provided through the Harrow Local Plan Authority's Monitoring Report (2017-2019) is outdated. Relevant data will be updated once the next annual report is released.

3.5 Transport and Accessibility

The Harrow Council Infrastructure Delivery Plan is currently being produced. This may assess capacity of transport infrastructure and whether new/enhanced cycling, walking, bus, road infrastructure may be required. Harrow Council are in the process of producing a Long-Term Transport Strategy and Electric Vehicle Charging Strategy. This will aid in improving Harrow's transport system and further connectivity to the rest of London.

3.6 Biodiversity, Geodiversity, Flora and Fauna

Harrow's Biodiversity Action Plan (2015-2020) is now outdated. Once a new strategy has been produced, relevant data will be updated. Forthcoming Local Nature Recovery Strategies (LNRS) will also add detail regarding sites and opportunities for biodiversity net gain.

Through consultation on the IIA Scoping Report, the Harrow Nature Conservation Forum and Harrow Wildlife Action group have also suggested that the Council should identify and map out wildlife corridors across the Borough.

3.7 Cultural Heritage

Harrow's Cultural Strategy (2018-2021) is now outdated. Once a new strategy has been produced, relevant data will be updated.

3.8 Landscape and Townscape

National Character Area (NCA) Assessment for the Northern Thames Basin was published in 2003. Although updated and republished by Natural England in 2014, relevant data may be missing due to the irregular updating.

3.9 Soils, Water and Minerals

There are likely to be a number of contaminated sites within the Borough, however there is no existing data on this. There are no plans to carry out a Borough wide investigation into this. Potential land contamination will be investigated at the application stage of development.

3.10 No Data Gaps

No data gaps have been identified for the following sections:

- Air, noise and light
- Climatic factors
- waste.



