

Pre-Hearing Changes proposed by the Council which are necessary to make the Core Strategy sound.

No.	Page	Paragraph	Policy	Change
PC1	20		Harrow's Spatial Vision – paragraph 2	Amend the fourth sentence to read as follows: 'Wealdstone will have developed its own, distinctive identity as a successful district shopping centre supported by local residents and a strong business community whose presence has been transformed by the intensification of employment and carefully managed redevelopment of the surrounding industrial estates.'
PC2	21		Harrow's Spatial Vision – paragraph 5	Amend the second sentence of the fifth paragraph to read as follows: 'Gardens will have been protected from inappropriate development, both as an amenity and as an environmental resource.'
PC3	38	4.23		Delete final sentence and replace by: 'In accordance with the London Plan Harrow's SILs will be protected for industrial and related uses, but the Council will consider the consolidation of the Wealdstone Preferred Industrial Location, where this contributes to the promotion and development of Wealdstone, in accordance with the objectives of the Area Action Plan for the Harrow & Wealdstone Intensification Area.'
PC4	39	4.28		Insert the following sentence at the end of the paragraph: 'The Council, through the West London Alliance and other avenues, will continue to lobby the Mayor of London and Transport for London to ensure such investment is identified in Transport for London's investment programme.'
PC5	39	4.29		Delete paragraph and replace by: 'Watercourses in Harrow form part of the catchment of the Rivers Brent, Colne and Crane, which ultimately flow into the Thames. The Brent, Colne

				<p>and Crane catchments are all identified in the London Rivers Action Plan (Environment Agency, 2009). Large sections of many of the Borough's watercourses were culverted during the 20th Century to facilitate residential development. These piped sections have finite capacity to carry water at times of peak flow and impact upon the functioning of natural flood plains, with consequences for flooding both within the Borough and elsewhere downstream. Harrow's Strategic Flood Risk Assessment (2009) identified the risk from fluvial flooding in Harrow; all sources of information will be used to keep the Borough's flood risk maps up -to-date. The redevelopment of previously developed sites, and especially the planned regeneration of Wealdstone district centre, offers the opportunity to reduce future flood risk in Harrow through the consideration of location, layout and design. This approach accords with the policy for the London catchments sub-area, set out in the Thames Catchment Flood Management Plan (Environment Agency, 2009). Site allocations and development will be managed in accordance with the sequential and (as appropriate) exception tests set out in PPS 25: <i>Development and Flood Risk</i> (2006). For the purposes of the Area Action Plan, the area of search will be confined to the Harrow & Wealdstone Intensification Area where the allocation contributes to the objectives of the Intensification Area and Harrow's Core Strategy. Throughout the rest of the Borough, the area of search for sites will be determined by the functional requirements and likely catchment of the development (15).'</p>
PC6	41		CS1F	<p>Delete Policy and replace by:</p> <p>'Harrow's open spaces and green grid will be managed as an interconnected, multifunctional environmental resource that contributes to biodiversity, adaptation to climate change, and to people's health and wellbeing. The quantity and quality of the Green Belt, Metropolitan Open Land, and existing open space shall not be eroded by inappropriate uses or insensitive development. The reconfiguration of existing open space may be permitted where qualitative improvements and/or improved access can be secured without reducing the quantity of the open space. The provision of new open space will be sought as part of major</p>

				development proposals, and to deal with identified deficiencies, such as in the provision of play areas for both children and young people.'
PC7	44		CS1Y	<p>Insert the following text at the beginning of the Policy:</p> <p>'The Council will work with the West London Housing Partnership and the Gypsy and Traveller community in Harrow to address the local requirement for a minimum of 3 pitches, as identified in the London Boroughs' Gypsy and Travellers Accommodation Needs Assessment (2008).'</p>
PC8	45		CS1AA	<p>Delete first paragraph of Policy and replace by:</p> <p>'All development will be required to contribute to the delivery of strategic infrastructure identified in the Infrastructure Delivery Plan. The Council will bring forward a Community Infrastructure Levy to help fund the following infrastructure:'</p>
PC9	48		Harrow and Wealdstone Sub Area Map	<p>Re-number as 'Picture 3.8'</p> <p>Remove 'employment led development' and 'housing led development' designations from map and key.</p> <p>See also PAC29</p>
PC10	54		CS2E	<p>Delete Policy and replace by:</p> <p>'The Council will consider, through the Area Action Plan for the Harrow & Wealdstone Intensification Area, the consolidation of the Wealdstone Strategic Industrial Location and the local industrial and business use areas (specifically the function and boundary of these designations), taking account of the assessments of industrial land demand and the strategic objectives for the Intensification Area.'</p>
PC11	55		CS2N	<p>Delete Policy and replace by:</p> <p>'Work with the Environment Agency, the GLA and developers to reduce flood risk within Wealdstone town centre and to explore viable and</p>

				appropriate flood mitigation measures, including the deculverting of the Wealdstone Brook through Kenton Recreation Ground. Proposed site allocations within Wealdstone town centre will be subject to sequential testing through the Area Action Plan, informed by the Level 2 Strategic Flood Risk Assessment.'
PC12	104	14.23		Delete final sentence and replace by: 'Financial contributions from development towards the implementation of projects may also be sought where this meets the tests for use of planning obligations.'
Post-Hearing Changes proposed by the Council which are necessary to make the Core Strategy sound.				
PAC1	20		Harrow's Spatial Vision – paragraph 1	In second sentence delete '5,350' and replace by '6,050'
PAC2	20		Harrow's Spatial Vision – paragraph 2	In first sentence delete '2,500' and replace by '2,800'.
PAC3	21		Strategic Objective 1 – bullet 3	Delete objective and replace by: 'Conserving or enhancing the significance of heritage assets for their intrinsic and economic values'
PAC4	21		Strategic Objective 1 – bullet 4	Delete 'back' between 'including' and 'gardens'.
PAC5	23-26	3.20	Monitoring Harrow's Strategic Objectives	Delete tables dealing with Strategic Objectives 1-4 and replace by 4 tables under heading 'Core Strategy Objectives' in Appendix C to this Report
PAC6	29		Picture 3 Key Diagram	Amend to show the Wealdstone and Honeypot Lane Strategic Industrial Locations indicatively rather than as having defined boundaries.

				See also PMC3
PAC7	32		Overarching Policy Objective 6	Delete objective and replace by: 'Deliver a minimum of 6,050 net additional homes between 2009 and 2026'
PAC8	32		Overarching Policy Objective 6	Delete 'back' between 'on' and 'gardens'.
PAC9	32	4.3		After third sentence insert the following text: 'As Harrow continues to grow and intensify, there is a greater need to protect the remaining open space areas of the Borough, especially in suburban areas, and to manage this resource to maximise its multifunctional use as an amenity and recreational resource; a habitat and wildlife corridor; a transport link for cycling and walking; and to contribute to climate change adaptation. With the exception of small scale ancillary facilities needed to support or enhance the proper functioning of open space, development will not be permitted on designated open space as identified on the Harrow proposals map. The Development Management Policies DPD and Harrow & Wealdstone Area Action Plan will set out criteria based policies which support appropriate uses and sensitive development within open space. Proposals for the inappropriate use or insensitive development of open space will be resisted.'
PAC10	33	4.3-4.4		Before paragraph 4.4 under new 'Housing' heading (see PAMC11) insert the following text: 'The London Plan provides the strategic framework for reconciling, insofar as possible, requirements for and capacity to deliver new housing across the capital. As a consequence of this strategic, plan-led approach housing need may not be met in the borough from which it arises. In Harrow, projections for household growth ¹ outstrip the Borough's identified capacity to sustainably accommodate housing development over the plan period and this is reflected in the London Plan's housing target for Harrow.'

				<p>To help bridge the gap between London’s housing capacity and housing requirement, and to reduce wherever possible the number of households forming in Harrow who cannot have their housing needs met within the Borough, both the London Plan and Core Strategy housing targets are expressed as minima.’</p> <p>Insert the following footnote:</p> <p>¹The Department of Communities and Local Government projections, based on 2008 mid-year population estimates, forecasts an increase of 23,000 households in the Borough between 2008 and 2026. The Greater London Authority’s 2010 round of demographic projections, based on the 2009 Strategic Housing Land Availability Assessment, forecasts an increase of 6,400 households in the Borough between 2011 and 2026.</p>
PAC11	33	4.4		<p>Delete final sentence and replace by:</p> <p>‘Overall, the Core Strategy will make provision for a further 6,050 new homes over the period 2009 to 2026 (see Appendix A for further details).’</p>
PAC12	33	4.5		<p>Delete paragraph and replace by:</p> <p>‘The Annual Monitoring Report 2009/10 and the emerging evidence base for the Area Action Plan confirms that Harrow’s strategic housing target can be accommodated on identified strategic previously-developed sites without the need for release of greenfield sites or any reliance on windfall development. The Council will therefore direct and prioritise the use of brownfield sites for new development. Nevertheless, and in accordance with the above, the Council still anticipates appropriate windfall site development to come forward over the plan period, such as:</p> <ul style="list-style-type: none"> • conversions • town centre mixed use schemes; and • employment or heritage led regeneration. <p>Provision for appropriate windfall site development will be made in the Development Management Policies DPD and the Harrow & Wealdstone Area Action Plan, and is expected to make a contribution to housing</p>

				supply over and above the sufficient allocated sites, providing a reasonable level of contingency on delivery against the Borough's strategic housing target.'
PAC13	34	4.9		<p>Delete paragraph and replace by:</p> <p>'Despite the Housing Needs Assessment being undertaken in 2006, its findings remain relevant – that the need for affordable housing significantly outstrips capacity and supply. Government policy¹ states that Councils should set an overall target for the amount of affordable housing to be provided and that this should reflect an assessment of a variety of factors including the level of developer contribution that can be reasonably secured. The Council has undertaken its own Viability Assessment Study that indicates private housing development could deliver 30% - 40% affordable housing except under the weakest market conditions, and assuming no grant and carrying a modest financial contribution for CIL and planning obligations. Whilst it is acknowledged that the current economic uncertainty will have an impact on the level of affordable housing delivered over the next few years, the Core Strategy has to look forward over a fifteen year period. In view of the continuing and pressing need to secure housing that residents can afford, it is therefore appropriate in this context for the Council to set a challenging but deliverable borough-wide target of 40% affordable housing (equivalent to a numerical target of 2,420 affordable homes) from all sources of supply over the Plan period. While the majority of affordable housing is to be secured on private development schemes, estate renewal schemes and housing association developments, providing 100% affordable homes, will also continue to make a valuable contribution to Harrow's overall supply of affordable housing, which still only represents a small portion (circa 7%) of the Borough's total housing stock.'</p> <p>Insert the following footnote:</p> <p>¹ Paragraph 29 of Planning Policy Statement 3: Housing'</p>
PAC14	35	4.10-4.11		Delete paragraphs 4.10 and 4.11 and replace by:

				<p>'Reflecting the Council's aims to provide housing that is affordable and to promote housing choice and mixed and sustainable communities, and in accordance with London Plan policies 3.8, 3.10 and 3.12, the Council will seek to achieve the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes, having regard to the range of matters set out in Policy CS1J.</p> <p>During weaker market periods each scheme will need to be examined carefully in order to optimise the delivery of affordable housing whilst not restraining residential development. It is therefore appropriate that the Core Strategy remains flexible about the tenure and size of the affordable housing tenure to be secured on a site by site basis, acknowledging that such matters may influence the amount of affordable housing to be delivered by an individual scheme. Where appropriate, the Council will include provisions in the legal agreement for re-appraising the viability of schemes prior to implementation to ensure that the levels of affordable housing reflect the most current economic position.</p> <p>It will be necessary to monitor the impact of recent and future changes to the mechanisms for delivering affordable housing. In particular, evidence will also need to be gathered on the impact of the new delivery mechanism on those households currently identified as being in housing need in the Borough. Based on the findings of monitoring data, and in light of any possible future revisions to the London-wide targets in the London Plan, the Council may wish to review or set out new policies in the Development Management Policies DPD and the Harrow and Wealdstone Area Action Plan to provide greater clarity on Harrow's expectations for affordable tenure provision and how these are to be negotiated and agreed on an application by application basis. Any review of the affordable housing policies will be supported by a new Viability Assessment Study.'</p>
PAC15	35	4.13		<p>Delete first sentence and replace by:</p> <p>'The Council will work with the local Gypsy and Traveller community and the West London Housing Partnership to address Harrow's Gypsy and Traveller accommodation needs for three pitches as identified in the</p>

				London Boroughs' Gypsy and Travellers' Accommodation Needs Assessment (2008).'
PAC16	36	4.16		<p>Delete paragraph and replace by:</p> <p>'Residential gardens are an integral part of suburban character and are an important component of the quality of life enjoyed by many outer London residents. Collectively, the Borough's gardens provide natural drainage, in some areas are part of the functional flood plain, and are recognised as important local habitat in Harrow's Biodiversity Action Plan (2008). Private residential gardens are excluded from the Government's definition of previously-developed land. In view of their local importance, and the propensity for such sites to lead to unmanaged incremental growth, the spatial strategy directs the Borough's development needs to be met on previously developed sites, and therefore the Council will resist development on garden land.'</p>
PAC17	36	4.17		<p>Delete paragraph and replace by:</p> <p>'Harrow Hill and Harrow Weald Ridge are dominant topographical features within the landscape of the Borough. As a result of the predominantly low-rise form of development across the Borough, views and glimpses of these features are enjoyed from many areas and they are a cherished component of Harrow's suburban character for many residents. The Council will pursue a plan-led approach to the identification and protection of local views of merit. A number of local views and viewpoints were identified in the Harrow Unitary Development Plan (2004) and, until superseded, these will continue to form part of the development plan for the Borough. However an up-to-date, Borough-wide views assessment has been commissioned to re-appraise the significance of the existing identified local views and the potential to identify new ones, and it is intended that this work will inform the preparation of policies in the Area Action Plan and Development Management Policies DPDs. Upon adoption of these DPDs the Harrow Unitary Development Plan (2004) will be superseded and the updated local views and viewpoints of merit will be identified on the proposals map. Opportunities for creating new direct</p>

				visual links between the town centre and Harrow Hill will be assessed and, where appropriate, identified through the Area Action Plan.'
PAC18	36	4.18		Delete paragraph and replace by: 'Harrow is characterised by classic inter-war development of two storey suburban houses and three storey Metroland town centre parades. Pursuant to higher densities, more recent development has resulted in moderate increases in building heights as appropriate to context, but the predominant character of the Borough remains low-rise. Policies for the management of general building heights will be included in the Development Management Policies DPD and the Harrow & Wealdstone Area Action Plan. The suitability of locations and sites for tall, landmark buildings within the Intensification Area will be assessed through the preparation of the Area Action Plan, taking into account identified views of St. Mary's Church and Harrow Weald Ridge, the setting of Harrow Hill as a heritage asset, the opportunity to establish visual linkages between the town centre and Harrow Hill, the CABE/English Heritage Guidance on Tall Buildings (2007), and London Plan Policy 7.7: <i>Location and design of tall and large buildings</i> . Windfall proposals for tall, landmark buildings will be assessed in relation to the planning decisions criteria set out in London Plan Policy 7.7.'
PAC19	39	4.30		Delete first sentence and replace by: 'New development throughout the Borough should seek to achieve greenfield run off rates, where feasible, through source control, sustainable urban drainage systems and rainwater harvesting.'
PAC20	41		CS1B	Delete first sentence of policy and replace by: 'Proposals that would harm the character of suburban areas and garden development will be resisted.'
PAC21	41		CS1C	Delete policy and replace by: 'Proposals that would harm identified views or impede access to public

				viewpoints will be resisted.'
PAC22	41		CS1D	Delete policy and replace by: 'Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged.'
PAC23	41		CS1H	In final line delete '5,345' and replace by '6,050'.
PAC24	42		CS1J	Delete policy and replace by: 'The Council will aim for a Borough-wide affordable housing target of 40% of the housing numbers delivered from all sources of supply across the Borough between 2009 and 2026. The Council will seek the maximum reasonable amount of affordable housing on all development sites with a capacity to provide ten or more homes (gross), having regard to: <ul style="list-style-type: none"> • the availability of public subsidy; • the need to promote housing mix and choice (see Policy CS1 I); • the priority accorded to family affordable housing in both the London Plan and the Council's Housing Strategy; • the size and type of affordable housing needed in particular locations; • the site circumstances and other scheme requirements; • development viability; and • the need to meet the 40% borough-wide target.'
PAC25	42		CS1N	Delete policy and replace by: 'Through the Area Action Plan, consideration will be given to the consolidation of the Wealdstone Strategic Industrial Location. The remaining parts of the Wealdstone and Honey Pot Lane Strategic Industrial Locations will be promoted for appropriate economic development uses in accordance with the London Plan.'
PAC26	42		CS1O	Delete policy and replace by: 'The Borough's stock of business and industrial premises will be monitored

				<p>and managed to meet economic needs. Any release of surplus stock for other uses, having regard to the most up-to-date monitoring of the demand and supply balance, will be considered in accordance with the following sequential approach:</p> <ul style="list-style-type: none"> • Non-allocated sites; • Poorer quality allocated sites not within strategic industrial locations; • Other allocated sites not within strategic industrial locations; • Poorer quality sites within strategic industrial locations; and • Other allocated sites within strategic industrial locations.
PAC27	45		CS1Z	<p>Insert the following sentences at the beginning of the policy:</p> <p>'New development and growth will be coordinated and phased in tandem with appropriate physical and social infrastructure. Proposals for new development will be required to demonstrate adequate capacity exists or can be secured both on and off site to serve the development.'</p>
PAC28	45-47		Monitoring – Borough-wide objectives for Core Policy 1.	Delete table and replace by table entitled 'Core Policy CS1 (Overarching Policy) Objectives' in Appendix C to this Report
PAC29	48		Harrow and Wealdstone Sub-Area Map – Picture 8	Amend the map to show the Wealdstone Strategic Industrial Location indicatively rather than as having definite site boundaries.
PAC30	48		Area Objective 6	Delete '2,500' and replace by '2,800'
PAC31	49		Area Objective 10	Delete objective and replace by: 'In the first instance, direct key community facilities serving the entire borough to locate in Harrow town centre'
PAC32	52	5.11		Delete paragraph and replace by the following text: 'The strategic industrial land surrounding Wealdstone, including the Kodak

			<p>site, will support local job creation and retention, by ensuring that there is land available for businesses to expand or for new businesses to start-up. Based on Valuation Office Agency (VOA) data, Harrow has about 590,000 sq m of commercial floorspace, significantly less than that of other boroughs in west London (22). Of this modest supply, the vast bulk is provided by the Wealdstone industrial estates, and as such, and when taken as a whole, it is important that these sites continue to contribute to Harrow's long-term economic development. While the manufacturing and industrial sectors in the Borough are declining, future demand for industrial land within Harrow is expected to come forward over the Plan period from the local entrepreneurial and Small to Medium Enterprise (SME) sector. As large businesses such as Kodak continue to consolidate, and other sites become available, the Council will seek and promote comprehensive employment led regeneration of these sites to maintain the integrity and viability of the employment use area and to provide more diverse employment opportunities tailored to local needs and skills. Proposals for the consolidation of the Strategic Industrial Location (SIL) designation and the local industrial and business use area will be considered in the course of preparing the Area Action Plan for the Harrow & Wealdstone Intensification Area but will only be considered acceptable where they secure the retention of the majority of the SIL and the industrial and business use area in employment use; make provision for a range of premises, particularly smaller affordable units suitable for small and start-up businesses; and deliver improvements to the quality of the existing environment and buildings on site making it attractive to new businesses. It is the Council's preference that, where possible, the redevelopment of industrial estates be approached comprehensively and the possibilities for this will be examined through the Area Action Plan.'</p> <p>Include the following footnote at the end of this paragraph:</p> <p>'Employment Land Review 2010 – Sections 4.11 – 4.14, 4.30; Harrow's Local Economic Assessment for 2010/11; and Replacement London Plan Policy 2.7 A(i)'</p>
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PAC33	52	5.12		In first sentence delete '2,500' and replace by '2,800'.
PAC34	53	5.13		<p>Delete paragraph and replace by the following text:</p> <p>'Across the whole of the Intensification Area, development and growth is expected to be matched by the delivery of social and physical infrastructure. Development within the Intensification Area will be required to contribute to the provision of a new primary and secondary school, as well as expanded and enhanced community, cultural, recreation and health facilities. Given the quantum of growth and mix of uses proposed, there is the potential for the provision of an area-wide Combined Heat and Power (CHP) network within the Intensification Area. The physical and financial feasibility of an area wide CHP scheme will be explored as part of the work to prepare the Harrow & Wealdstone Area Action Plan. In the event that the feasibility of the scheme is proven, major new development will be required to connect to the network unless there are demonstrable viability or other practical reasons not to do so. In addition to the station improvements, other transport initiatives to be progressed include improvements to the cycling and walking networks linking the Intensification Area to the wider Borough; and local junction improvements to address traffic flows both to and through the Intensification Area. The Council will also work with Transport for London in developing and improving orbital bus connections, connecting the Harrow and Wealdstone Intensification Area with major employment locations and town centres within West and North outer London, such as Heathrow, Brent Cross, Park Royal, Ealing Broadway and Uxbridge.'</p>
PAC35	53	5.14		<p>Insert the following text at the end of the paragraph:</p> <p>'The Council will prepare a Community Infrastructure Levy to secure funding towards infrastructure made necessary by development throughout the Borough. The concentration of growth within the Intensification Area raises additional localised infrastructure requirements to fully realise the area objectives for Harrow & Wealdstone. These relate to sustainable transport, the public realm and open space. Such localised infrastructure needs necessarily sit outside the scope of a Borough-wide</p>

				Levy and will be in addition to any site specific Planning Obligation requirements. The Area Action Plan will provide further detail on the arrangements for securing contributions towards, and the delivery of, the specific infrastructure requirements of the Harrow& Wealdstone Intensification Area.'
PAC36	53	5.15		<p>In line 8 delete '2,500' and replace by '2,800,.</p> <p>Delete last 2 sentences and replace by:</p> <p>'This includes identifying any further suitable sites for the provision of taller, landmark buildings¹, in addition to that established in principle at 51 College Road and any other acceptable proposals that emerge in advance of the adoption of the Area Action Plan, having regard to CABE/English Heritage guidance and London Plan Policy 7.7: <i>Location and design of tall and large buildings</i>. Whilst recognising that the Intensification Area is suitable for locating a tall building, the role of the Area Action Plan is to establish the future urban landscape and character of the Intensification Area and the places within it. In doing so, regard will be had to the delivery of the Area Objectives, heritage assets (within and outside of the Intensification Area) and the special character of Harrow Hill and key features within that skyline, including St Mary's spire, the positive contribution a landmark building might make to the surrounding area, and to views to and within the Intensification Area. The Area Action Plan will include development control policies aimed at ensuring any tall buildings incorporate the highest quality of materials and design, and supplemented, where appropriate, with additional site specific criteria required to manage locally identified potential impacts.'</p> <p>Insert the following footnote:</p> <p>¹Any building at or over 30 metres high.'</p>
PAC37	54		CS2C	Delete '2,500' and replace by '2,800'.
PAC38	54		CS2J	Delete policy and replace by:

				'The Area Action Plan will establish a policy framework for tall, landmark buildings within the Intensification Area. Particular attention will be had to identified views, the opportunity to open up new views and vistas from within the Intensification Area, the setting of Harrow on the Hill Area of Special Character and heritage assets.'
PAC39	54		CS2K	In first line, delete 'testing' and replace by 'feasibility being proven'.
PAC40	55		CS2P	Insert the following text at the end of the policy: 'Where such opportunities exist, the Council will discuss with the developer whether it is appropriate to forego other contributions or obligations required of the proposal, to secure this opportunity on the individual development site.'
PAC41	55-56		Monitoring – Harrow and Wealdstone objectives for Core Policy 2	Delete table and replace by table entitled 'Core Policy CS2 (Harrow & Wealdstone) Area Objectives' set out in Appendix C to this Report.
PAC42	58	6.2		Delete paragraph and replace by: 'Harrow's Housing Trajectory demonstrates capacity to provide 300 net additional homes comprising 78 with planning permission, 50 as part of employment-led mixed-use redevelopment at the north part of the Northolt Road business use area and 172 on identified, previously-developed sites within the Harrow on the Hill and Sudbury Hill neighbourhood area, over the period 2009-2026. Additional housing capacity will be sought from unforeseen opportunities on previously developed sites within Sudbury Hill local centre and South Harrow district centre as part of appropriate, mixed use development.'
PAC43	59	6.7		Delete final sentence and replace by: 'A Borough-wide views assessment has been commissioned to appraise the significance of the existing identified views and the potential to

				identify new ones. Identified views of St. Mary's Church will be shown on the proposals map and safeguarded from inappropriate development.'
PAC44	61		CS3K	In second line, delete '245' and replace by '300'.
PAC45	61-62		Monitoring – Harrow on the Hill objectives for Core Policy 3	Delete table and replace by table entitled 'Core Policy CS3 Harrow on the Hill and Sudbury Hill' set out in Appendix C to this Report
PAC46	64	7.2		Delete paragraph and replace by: 'Harrow's Housing Trajectory demonstrates capacity to provide 406 net additional homes 277 with planning permission, 100 as part of employment-led mixed-use redevelopment at the south part of the Northolt Road business use area and 29 on identified, previously developed sites within the South Harrow sub area, over the period 2009-2026. The strategic sites are identified in the Site Allocations DPD.'
PAC47	66		CS4H	In second line delete '306' and replace by '406'.
PAC48	66-67		Monitoring – South Harrow objectives for Core Policy 4	Delete table and replace by table entitled 'Core Policy CS4 South Harrow' in Appendix C to this Report.
PAC49	71		CS5I	In second line delete '277' and replace by '425' <i>NB This will require a consequential change to the text in paragraph 8.2.</i>
PAC50	71-72		Monitoring – Rayners Lane and North Harrow objectives for Core Policy 5.	Delete table and replace by table entitled 'Core Policy CS5 Rayners Lane and North Harrow' as set out in Appendix C to this Report.
PAC51	77		CS6J	In second line delete '171' and replace by '161' <i>NB This will require a consequential change to the text in paragraph 9.2.</i>

PAC52	77-78		Monitoring – Pinner and Hatch End objectives for Core Policy 6	Delete table and replace by table entitled 'Core Policy CS6 Pinner and Hatch End' as set out in Appendix C to this Report.
PAC53	84		CS7J	In third line delete '723' and replace by '712' <i>NB This will require a consequential change to the text in paragraph 10.2.</i>
PAC54	84-85		Monitoring – Stanmore and Harrow Weald objectives for Core Policy 7	Delete table and replace by table entitled 'Core Policy CS7 Stanmore and Harrow Weald' as set out in Appendix C to this Report.
PAC55	86		Edgware and Burnt Oak Sub-Area Map – Picture 27	Amend the map to show the Honeypot Lane Strategic Industrial Location indicatively rather than as having definite site boundaries.
PAC56	90		CS8I	In second line delete '1194' and replace by '1229' <i>NB This will require a consequential change to the text in paragraph 11.2.</i>
PAC57	90-91		Monitoring – Edgware and Burnt Oak objectives for Core Policy 8	Delete table and replace by table entitled 'Core Policy CS8 Edgware and Burnt Oak' as set out in Appendix C to this report.
PAC58	92		Kingsbury and Queensbury Sub-Area Map – Picture 30	Amend the map to show the Honeypot Lane Strategic Industrial Location indicatively rather than as having definite site boundaries.
PAC59	95		Monitoring – Kingsbury and Queensbury objectives for	Delete table and replace by table entitled 'Core Policy CS9 Kingsbury and Queensbury' as set out in Appendix C to this Report.

			Core Policy 9	
PAC60	98		Monitoring – Kenton and Belmont objectives for Core Policy 10	Delete table and replace by table entitled 'Core Policy CS10 Kenton and Belmont' as set out in Appendix C to this Report.
PAC61	100	14.6 7 th bullet point		Delete 'back' between 'against' and 'garden'.
PAC62	105	14.33		Delete paragraph and replace by: 'A critical component of the report will be the monitoring of housing delivery and the realisation of the spatial strategy. The delivery of housing against London Plan targets is undertaken annually and this will continue. The realisation of the spatial strategy will take place over a longer period, potentially subject to the effects of short term economic conditions. For this reason, the monitoring arrangements include trajectories against key components of delivery and triggers at appropriate intervals throughout the Plan period.'
PAC63	113		Appendix C Housing Trajectory. Picture 35 Harrow's Housing Trajectory: Manage Line	Re-name as Appendix A Delete graph and insert replacement which deletes all pre-2009 completions, updates Total Past Completions bars for 2009/10 and 2010/11 and make consequential changes to the 'Manage' line. Insert the following text below Picture 35: 'The graph above shows Harrow's past and projected housing completions for the period 2009/10 to the end of the Plan period in 2025/26. It includes the Borough's past and present London Plan annualised targets, and a manage line showing the outstanding balance of completions relative to cumulative delivery.'
PAC64	113		Appendix C Housing	Delete table and replace by table set out below.

			<p>Trajectory. Housing Trajectory: Phasing by Sub-Area</p>	<p>Insert the following text after the Housing Trajectory: Phasing by Sub-Area table:</p> <p>'PPS3 requires the Core Strategy to identify broad locations and specific sites to enable a continuous supply of housing for at least 15 years from the date of the Core Strategy's adoption. The Harrow Core Strategy must plan for housing provision to 2026. At the regional level, the London Plan (2011) is the strategic development strategy for London, and sets out an annual and 10 year housing target for each borough. For Harrow, this is 350 and 3,500 new homes respectively between 2011/12 to 2021/22. The London Plan does not set a strategic housing target for the Borough beyond 2021/22. The Core Strategy therefore assumes a continuation of the 2011 annualised target of 350 dwellings per annum to 2026. Prior to the adoption of the London Plan (2011) Harrow's annualised target was 400 dwellings per annum as set out in the now superseded London Plan (2008). The preparation of the London Plan (2011) was informed by a London-wide Strategic Housing Land Availability Assessment/Housing Capacity Study carried out in 2009, and 2009 is therefore taken as the starting point for establishing the overall housing requirement in this Core Strategy and for monitoring purposes. For the years 2009/10 and 2010/11 the annualised target of 400 dwellings per annum is used. To deliver the requirements of the London Plan (2011), the quantity of housing to be planned for and delivered through the Harrow LDF between 2009/10 and 2025/26 is a minimum of 6,050. This is based on the sum of 800 dwellings for the period 2009/10 to 2010/11 and 5,250 dwellings for the period 2011/12 to 2025/26.</p> <p>Policy CS1 H undertakes to allocate sufficient previously developed land to deliver the minimum of 6,050 net additional homes over the Plan period without reliance on windfall to achieve this. Nevertheless, as set out in paragraph (<i>insert correct paragraph number</i>), the Council still expects to receive planning applications for windfall site development, and where these represent appropriate development, they are expected to make a contribution to housing supply over and above the sufficient allocated</p>
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				sites. Such windfall development is not reflected in the housing trajectory, which is based on identified sites with or without planning permission - together with completion data for the years 2009/10 and 2010/11 - with an estimated capacity to deliver 6,056 homes.'
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See PAC64 above

Housing Trajectory: Phasing by Sub Area					
Sub-Area	2009/10 to 2010/11	2011/12 to 2015/16	2016/17 to 2020/21	2021/22 to 2025/26	Totals
Harrow and Wealdstone	189	1408	871	310	2,778
Harrow-on-the-Hill and Sudbury Hill	49	88	43	120	300
South Harrow	247	59	0	100	406
Rayners Lane and North Harrow	121	135	0	169	425
Pinner and Hatch End	34	105	22	0	161
Stanmore and Harrow Weald	9	485	64	154	712
Edgware and Burnt Oak	218	895	0	116	1,229
Kingsbury and Queensbury	17	8	0	0	25
Kenton and Belmont	10	10	0	0	20
Totals	894	3,193	1000	969	6,056