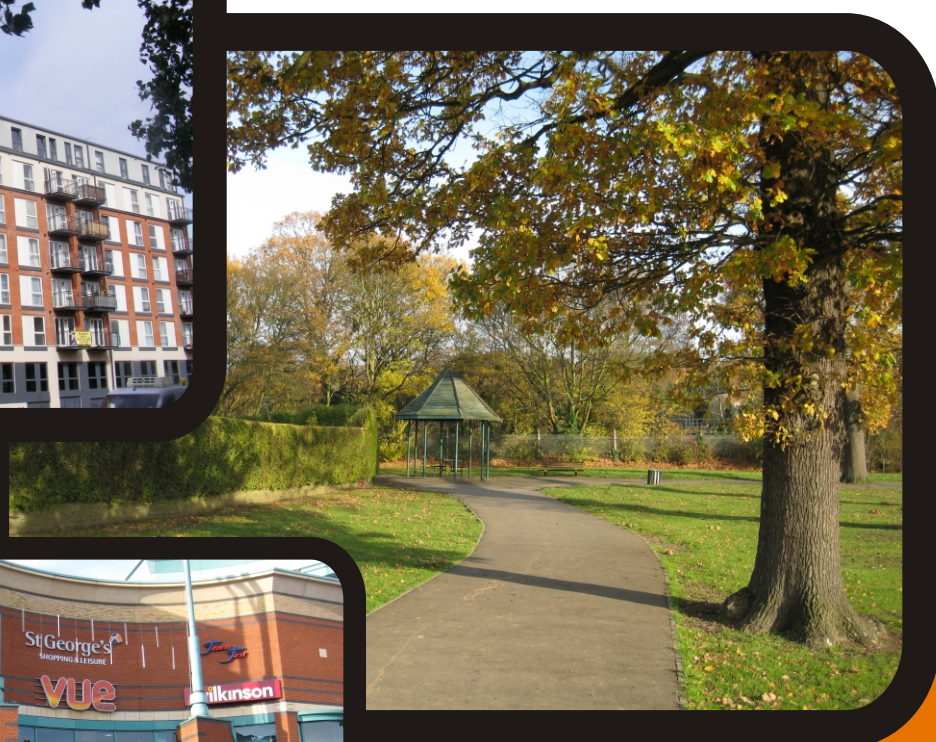


## Planning Document

# Harrow's Annual Monitoring Report



**Monitoring Period** 1 April 2009 - 31 March 2010

# Preface

Annual Monitoring Report 2009-10

### Preface

The Annual Monitoring Report (AMR) is a vital part of the Local Development Framework (LDF), a series of documents being prepared by local authorities as required by Government under the 2004 Planning and Compulsory Purchase Act.

Monitoring is an essential part of the cyclical process of developing and refining policies. Effective monitoring helps identify key challenges and opportunities and enables revisions to policies to be made when necessary.

The AMR's purpose is to monitor how well policies in the LDF are doing against the Government's Core Indicators, and to report on whether the Local Authority is meeting its targets for the production of the LDF as set out in the Local Development Scheme. The first AMR was produced in December 2005. This sixth AMR, covering the period from 1 April 2009 to 31 March 2010, seeks to build upon the findings of previous reports, and particularly draws comparison with the last AMR submitted in December 2009. The Executive Summary sets out the salient points and broad conclusions drawn in the report. The issues raised are pointers to be used when considering the direction of new policy development in the emerging LDF and should also serve as a driver towards continuous improvement in the provision and delivery of services in Harrow.

The report comprises four sections: Chapters 1 and 2 are an introduction to the report and an overview of the borough; this is followed, in Chapter 3, by a review of the performance of the LDF programme against the LDS timetable; the longest section is Chapter 4, which is a review of progress against Core Output Indicators and Local Indicators within key topic headings; lastly, Chapter 5 outlines the report's key findings and conclusions.

The suite of indicators used in this Annual Monitoring Report were modified in 2007/08. Some of the indicators that were used in the 2006/07 AMR were made clearer and others were, where necessary, deleted by Communities and Local Government (CLG). These changes are explained more fully in the body of this document.

**For a large print version of this document, or a summary of this document in your language, please contact the Planning Division on 020 8736 6069**

- Albanian** Nëqoftëse gjuha Angleze nuk është ghuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënës.
- Arabic** اذا كانت الانجليزية ليست لغتك الاولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
- Bengali** যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারণার তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
- Chinese** 如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
- Farsi** اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
- Gujarati** જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
- Hindi** यदि आपको अंग्रेज़ी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
- Panjabi** ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
- Somali** Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
- Tamil** ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
- Urdu** اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دینے گئے نمبر پر رابطہ کریں۔





Executive Summary	12
1. Introduction	16
2. Harrow in Context	20
3. Local Development Framework (LDF) Review	34
4. Monitoring Unitary Development Plan (UDP) Policy Implementation	40
<b>4.1 Environmental Protection and Open Space</b>	41
<b>4.2 Design and the Built Environment</b>	59
<b>4.3 Transport</b>	66
<b>4.4 Housing</b>	76
<b>4.5 Employment, Town Centres and Retail</b>	105
<b>4.6 Recreation, Sports and Leisure</b>	123
<b>4.7 Community Services and Accessibility</b>	131
<b>4.8 Appeals</b>	137
<b>4.9 Planning Obligations (S.106 Agreements)</b>	145
<b>4.10 UDP Proposal Sites - Current Status</b>	148
5. Key Findings and Conclusions	154
Appendices	
A. Core Output Indicator Summaries	160
B. Changes to Core Output Indicators	168
C. LDS Timetable	172
D. Deleted UDP Policies	176
E. Five Year Housing Supply	186

<b>F. Detailed Air Quality Monitoring and Analysis</b>	<b>208</b>
--	------------

<b>G. Glossary</b>	<b>214</b>
--------------------	------------

### List of Maps

Map 1 Harrow in a Regional Context	20
Map 2 Index of Multiple Deprivation 2007	32
Map 3 Environment and Open Space	42
Map 4 Public Transport Accessibility 2009/10	72
Map 5 Public Transport Routes and Accessibility	73
Map 6 New Residential Developments Completed (10+ units) 2009/10	83
Map 7 New Residential Developments (10+ units) & Transport Accessibility	85
Map 8 Housing Trajectory Sites	91

### List of Figures

Figure 1 Mid-Year Population Estimates for Harrow by Five-Year Age Groups	22
Figure 2 Harrow Employment by Sector (percentage of total people employed working in each sector) 2004 - 2008	28
Figure 3 Percentage of Working Age Population who are Economically Active 2005 - 2009	29
Figure 4 Waste Disposal in Harrow 2003/04 - 2009/10	53
Figure 5 Net Additional Dwellings 2001/02 - 2009/10	79
Figure 6 Residential Completions 1993 - 2009/10	79
Figure 7 Average Residential Density 2001/02 - 2009/10	84
Figure 8 2009/10 Gross Completions by Bedrooms	87
Figure 9 Housing Trajectory 2004/05 to 2025/26	95
Figure 10 Housing Trajectory - Monitor Line 2004/05 to 2025/26	95

Figure 11 Affordable Housing Completions as a Proportion of Total Housing Units 2002/03 - 2009/10	98
Figure 12 Average House Prices in Harrow & Greater London 2002/03 - 2009/10	103
Figure 13 Average House Prices in Harrow & Greater London (2009/10) by Type	103
Figure 14 Percentage of Vacant Retail Frontages in Town Centres 2009/10	111
Figure 15 Town Centre Pedestrian Counts 1999/00 - 2009/10	113
Figure 16 Number of Appeals 2001/02 - 2009/10	139
Figure 17 LDS Timetable 2006-2011 (adopted)	172
Figure 18 LDS Timetable 2008 - 2013 (unadopted)	173

## List of Tables

Table 1 2009 Mid-Year Estimates for Harrow by Five-Year Age Groups	23
Table 2 Population Growth by Age Group	24
Table 3 Constrained Population Projections 2001 - 2031	25
Table 4 Constrained Household Projections 2001 - 2031	25
Table 5 Economic Activity of the Working Age Population	29
Table 6 Summary of LDF documents being produced	35
Table 7 Amount of Municipal Waste Arising by Management Type (tonnes)	51
Table 8 Harrow Household Waste - Annual Summary (tonnes/monitoring year)	51
Table 9 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)	52
Table 10 Results of bias adjusted NO <sub>2</sub> diffusion tube results monitoring ( $\mu\text{g}/\text{m}^3$ ) 2001 - 2009	55
Table 11 Annual mean concentrations for PM <sub>10</sub> ( $\mu\text{g}/\text{m}^3$ ) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)	56
Table 12 Annual mean concentrations for PM <sub>10</sub> ( $\mu\text{g}/\text{m}^3$ ) and number of days above	56

exceedence limit at Harrow 2 continuous monitoring site (roadside)	
Table 13 Building for Life Assessments 2009/10	59
Table 14 Pre-Application Advice 2007/08 - 2009/10	62
Table 15 Planning applications Received, Considered & Commented upon by the Access Officer	63
Table 16 Road Accident Statistics 2001 - 2009	68
Table 17 Casualty Statistics 2000 - 2009	68
Table 18 Housing Tenure: Key Facts	77
Table 19 Residential Completions 2005/06 - 2009/10	78
Table 20 Completed Residential Developments (10+ units) showing Density Rate 2009/10	81
Table 21 Density of New Residential Developments	82
Table 22 Average Density of Residential Developments (10+ units) 2001/02 - 2009/10	82
Table 23 Average density of new residential developments (10+ units) in areas with 'good public transport links'	86
Table 24 Bedroom breakdown of all completions (conversions, changes of use and new builds)	86
Table 25 Housing Trajectory 2004/05 - 2025/26	92
Table 26 Affordable Housing Completions 2001/02 - 2009/10	97
Table 27 Net Affordable Housing Completions by Developer Type 2001/02 - 2009/10	98
Table 28 Affordable Housing Units Granted Permission 2000/01 - 2009/10	99
Table 29 Net Affordable Permissions 2001/02 - 2009/10 by Developer Type	100
Table 30 Mixed Use Permissions 2001/02 - 2009/10	101
Table 31 Lapsed Residential Permissions 2001/02 - 2009/10	101
Table 32 Average House Prices in Harrow & Greater London 2000/01 - 2009/10	102
Table 33 Average House Prices in Harrow & Greater London (2009/10) by Type	102
Table 34 Amount of Floorspace Developed for Employment by Type	105



Table 35 Land Available for Employment Uses (with Planning Permission)	107
Table 36 Change in Employment Land	107
Table 37 'Town Centre Uses' - Designated Town Centres (Completions)	109
Table 38 'Town Centre Uses' - Whole Borough (including Designated Town Centres) (Completions)	109
Table 39 Percentage of Vacant Retail Frontage in District Centres & Harrow Town Centre	110
Table 40 Pedestrian Counts in Harrow's Metropolitan & District Centres	112
Table 41 Actual & Percentage Change in Town Centre Footfall 2008/09 & 2009/10 Compared to 1999/2000 Baseline	112
Table 42 Amount of Office Floorspace & Vacancy Rates in Harrow 2001 - 2010	114
Table 43 Amount of Office Floorspace & Vacancy Rates in Harrow Town Centre 2006 - 2010	114
Table 44 Gains/Losses of Employment Land in Employment Areas (based on Completions)	116
Table 45 Gains/Losses of Employment Land in Harrow (based on Completions)	117
Table 46 Change of Use Completions (A & B uses over 1,000 m <sup>2</sup> gross) 2004/05 - 2009/10	119
Table 47 Change of Use Completions (C & D uses over 1,000 m <sup>2</sup> gross) 2004/05 - 2009/10	119
Table 48 Net Losses/Gains for Use Classes A, B, C & D (parts) based on Permissions	120
Table 49 Storage & Distribution Floorspace in Harrow 2004/05 - 2009/10	121
Table 50 DCMS Free Swimming Programme Attendance	127
Table 51 Permissions & Net Losses/Gains of Floorspace for Community Uses	134
Table 52 Health and Community Facilities	135
Table 53 Appeals Summary 2001/02 - 2009/10	139
Table 54 Residential Appeals 2004/05 - 2009/10	140
Table 55 Analysis of Appeal Decisions by Development Type 2009/10	140
Table 56 New Residential Development Appeal Decisions Trends	141

Table 57 Conversions Appeal Decisions Trends	142
Table 58 Householder Development Appeal Decisions Trends	142
Table 59 Change of Use Appeal Decisions Trends	143
Table 60 Affordable Housing Contributions 2006/07 - 2009/10	146
Table 61 Contributions towards Infrastructure 2006/07 - 2009/10	147
Table 62 Update on status of existing HUDP Proposal Sites	148
Table 63 Performance Indicators	156
	162
Table 64 Core Output Indicators (COI) removed (by DCLG in 2007/08)	168
Table 65 Core Output Indicators (included by DCLG as of 2007/08)	169
Table 66 Deleted UDP Policies	176
Table 67 Summary of Harrow's Five Year Housing Supply (2011/12 - 2015/16 as at 31/03/10)	187
Table 68 Results of bias adjusted NO <sub>2</sub> diffusion tube results monitoring ( $\mu\text{g}/\text{m}^3$ ) 2001 - 2009	208
Table 69 Annual mean concentration for PM <sub>10</sub> ( $\mu\text{g}/\text{m}^3$ ) and number of days above exceedence limit at Harrow 1	210
Table 70 Annual mean concentration for PM <sub>10</sub> ( $\mu\text{g}/\text{m}^3$ ) and number of days above exceedence limit at Harrow 2	210

# Executive Summary

Annual Monitoring Report 2009-10

### Executive Summary

This is Harrow's sixth Annual Monitoring Report (AMR). The report demonstrates how existing policies are working, as well as providing information and trend data to inform the evidence base of the emerging Core Strategy for Harrow's Local Development Framework.

This AMR includes information and indicators across a great range of policy areas, as well as a comprehensive account of the development of the monitoring system which has evolved as UDP policies have been deleted and new core indicators introduced.

In this monitoring period, as in previous years, data for the Core Output Indicator for renewable energy generation was not available. This is due to difficulties in identifying sites with small scale energy generation and developing reliable systems for monitoring and collecting data. It is likely that, for the foreseeable future, this Indicator will continue to be largely unreported.

Harrow Council's Development Management Planning Service performance is in the top third of planning authorities in England and Wales in 2009/10 in respect of National Indicator NI 157 (a)(b)(c). This indicator reflects the percentage of 'Major' planning applications determined within 13 weeks and the percentage of 'Minor' and 'Other' applications determined within 8 weeks. This performance is down on last year when Harrow ranked in the top 15% of councils.

Pre-Application advice was recognised by the Audit Commission as best practice in their 2007/08 publication, and the Government's Killian Pretty Review: *'Planning applications - A faster and more responsive system: Final Report (November 2008)'* commended Harrow Council's pre-application advice service: *"The London Borough of Harrow, for example, has a comprehensive and proportionate approach to pre-application discussions and information about this is set out on their web site"*.

Progress on delivering the Local Development Scheme shows that as well as focusing effort on the Core Strategy, in line with best practice recommendations, the Sustainable Building Design SPD and Pinner Conservation Area SPD were adopted. Work is nearing completion on other documents such as the revision to the existing Accessible Homes SPD, Residential Design Guide SPD and the Planning Obligations Guidance.

#### Key Points

- Harrow's overall population is estimated at 228,100 with projections showing that the population is likely to continue to grow over the next 20 years.
- Across London the average household size is 2.34, whilst in Harrow it is 2.6. There are far fewer one person households in Harrow, only 28%, while the average across London is 36%. Larger households will generally increase the need for more larger family housing.
- The Government's 2007 Indices of Deprivation show that whilst multiple deprivation in Harrow is well below the national average, with Harrow ranking 197<sup>th</sup> out of 354 districts in England, Harrow's position has worsened since the 2004 Indices, when the borough was ranked in 232<sup>nd</sup> place.

- Existing UDP policies and future Core Strategy policies emphasise the need to ensure that we safeguard employment land to allow for future employment growth in support of Harrow's long term economic vitality. There has been an overall loss of 66,856 m<sup>2</sup> net employment floorspace over the last five years along with a loss of employment land. The Government's 2008 Annual Business Inquiry shows that the overall number of jobs in Harrow has increased by 800 and that 78% of Harrow's population are now economically active.
- Violent crime rose in the monitoring year by 11%, however, in many other categories, such as burglary, robbery and vehicle theft, crime fell. Harrow remains the London borough with the second lowest level of crime after Richmond upon Thames, as measured by crime per 1,000 population.
- The council continues to invest in improvements to its parks to uphold its green credentials. In 2009/10 Harrow maintained Green Flag status for three of its parks, Canons Park, Harrow Recreation Ground and Roxeth Recreation Ground.
- Harrow continued to make good progress in decreasing the amount of municipal waste that goes to landfill. In 2009/10 46% of waste was either recycled or composted.
- Road accident rates have slightly increased since the last monitoring period, but are an improvement on rates between 2001 and 2006. The council is making good progress towards achieving its casualty reduction targets.
- Harrow has met the London Plan Target of an additional 400 residential units per year, providing a net gain of 460 units in this monitoring period. At the end of March 2010 the council was anticipating that completions over the next five years will exceed London Plan targets. Based on a Trajectory to 2025/26, Harrow falls just 16 units short of meeting its total housing delivery requirement, however it is anticipated that further development opportunities will be identified in the future (particularly through the emerging Core Strategy) which will enable the council to meet the plan target. A good, deliverable five year housing supply has also been identified and demonstrated.





# Introduction 1

Annual Monitoring Report 2009-10

## 1 Introduction

**1.0.1** The Annual Monitoring Report (AMR) is a key component of the new planning system; it requires information to be collected routinely and systematically in order to build up a profile against which policy performance can be measured over time. The AMR monitors the financial year preceding the reporting year, therefore Harrow's sixth AMR is concerned with the period 1 April 2009 - 31 March 2010.

**1.0.2** The AMR reports on the following three areas:

- Government Core Output Indicators (COIs) - an assessment of how well Harrow is performing against Government Indicators such as housing provision, employment provision, etc.;
- Harrow Unitary Development Plan (HUDP) and Harrow Local Indicators (HLIs) - Indicators developed by the council to monitor the effectiveness of policies in the HUDP;
- Local Development Framework (LDF) - an assessment against policy development milestones within the Harrow Local Development Scheme (LDS), the timetable for producing new policy documents.

### Purpose of Monitoring

**1.0.3** Monitoring has become an essential and established part of the planning process. It helps to understand what is happening now as well as what may happen in the future. Authorities can compare trends against existing policies and targets to determine where there are deficiencies in current policy and what action needs to be taken to improve performance. Monitoring helps to identify local issues and address questions such as:

- Which policies have been implemented successfully or are working well?
- Are policies achieving their objectives and in particular are they delivering sustainable development?
- If any policies are not working well, what actions are needed to remedy these?
- What changes are taking place in the evidence base upon which future policies and proposals will need to be developed?
- What gaps in policy are emerging that need to be addressed in the Local Development Framework?

**1.0.4** Effective management of the evidence base, through AMR monitoring, enables the council to understand the outcomes of existing policy.



**1.0.5** Where monitoring outcomes differ from policy expectations, the council is able to review how policies are implemented and develop strategies to achieve the desired outcome. It is the council's intention that the information collected will be used to strengthen the basis upon which future policies are developed, such as forthcoming Local Development Framework (LDF) documents.

## Relationship with other Plans and Strategies

- 1.0.6** The overarching context for producing the AMR is to ensure policies are regularly reviewed to enable the inter-relationships, impacts and effects of different policy areas to be assessed. The AMR also enables the council to review its performance against national criteria and assess how well it is performing nationally. The outcomes from the AMR help to identify areas where performance may be below expectations, and enables the council to assess reasons for this and amend the approach taken.
- 1.0.7** While the AMR is mainly focused on national standards, local indicators enable the council to assess its performance against a number of borough-specific outcomes identified in the HUDP (e.g. HLI 2.1 Loss of Open Space), which are not monitored nationally.

## Performance Indicators

- 1.0.8** Where possible, indicators have been monitored against targets identified in the Harrow Unitary Development Plan. Targets have been identified for 27 of the 58 indicators (both Core Indicators and Harrow Local Indicators) monitored in this report. Throughout the report, where a target has been identified, the following symbols are used to indicate whether that target has been achieved or not:

-  = target achieved
-  = target missed

- 1.0.9** An analysis of the success of Harrow in meeting these targets is provided in the Key Findings and Conclusions section at the end of the report.

## Structure of the Report

- 1.0.10** The report is divided into the following sections:
- Chapters 1 & 2 - an overview of the headline information about the borough;
  - Chapter 3 - a review of the performance of the council's LDF programme against the LDS timetable;
  - Chapter 4 - a review of progress against both national Core Output Indicators (COIs) and Harrow Local Output Indicators (HLIs) within key topic headings;
  - Chapter 5 - key findings and conclusions.
- 1.0.11** Most of the data used in this report has been provided by Harrow's Planning Division and is not individually sourced. Where data has been supplied from other sources, individual acknowledgements have been made.





# Harrow in Context 2

Annual Monitoring Report 2009-10

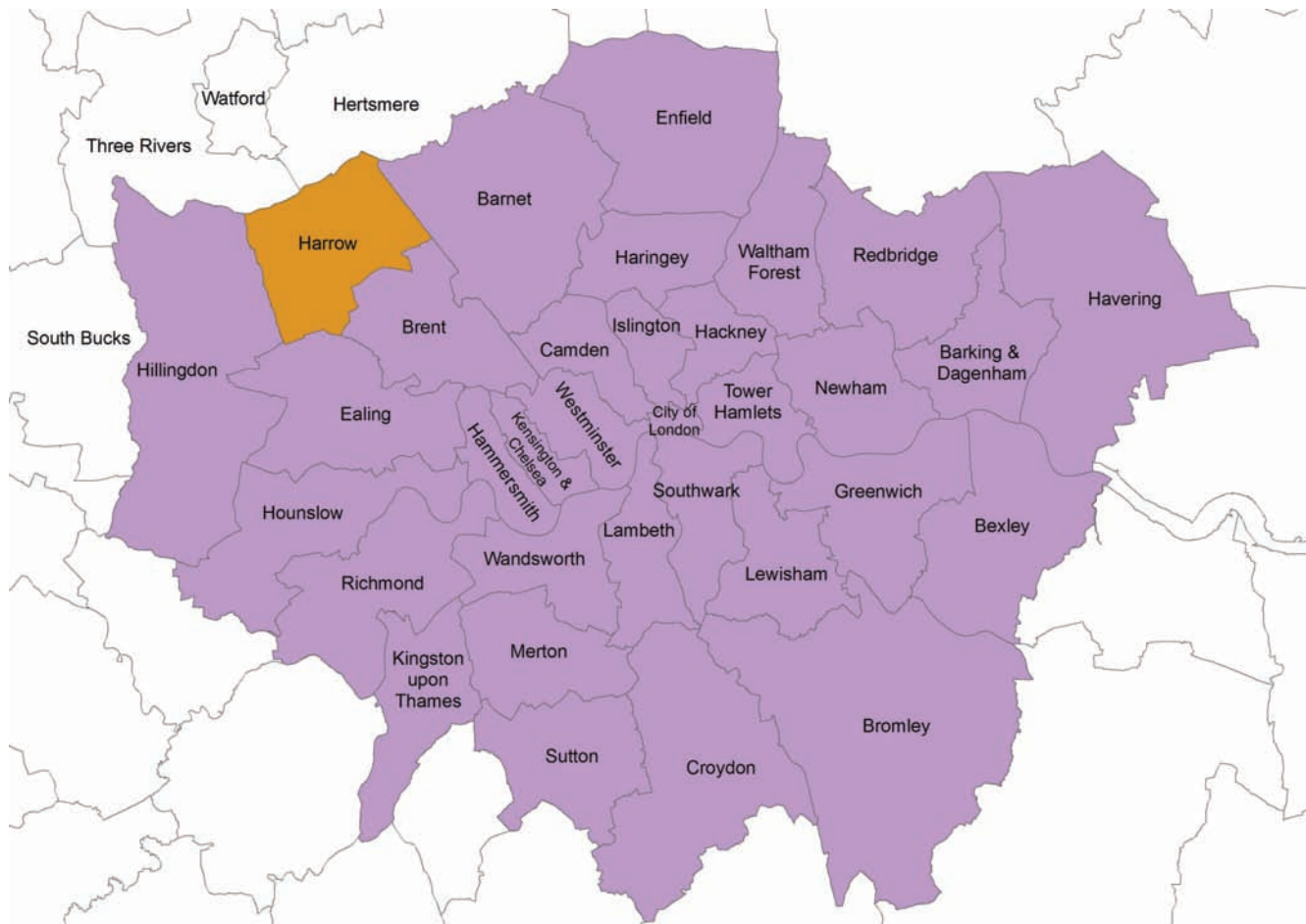
### 2 Harrow in Context

**2.0.1** This brief picture of Harrow's position and role within London and the West London Sub-Region helps to provide the rationale for the emphasis and content of this Annual Monitoring Report.

#### Location

**2.0.2** Harrow is an attractive outer London Borough situated in North-West London, approximately ten miles from Central London. The borough is part of the West London Sub-Region, which comprises six other London Boroughs: Brent, Ealing, Hammersmith & Fulham, Hillingdon, Hounslow and Kensington & Chelsea.<sup>(1)</sup> The London Borough of Barnet borders the eastern part of the borough and Hertfordshire lies to the north, with the District Councils of Three Rivers and Hertsmere immediately adjoining.

**Map 1 Harrow in a Regional Context**



© Crown copyright. All rights reserved 100019206, 2010

<sup>1</sup> The boundaries of the sub-regions were changed in *The London Plan (Consolidated with Alterations since 2004)* in February 2008 and Kensington & Chelsea is now included in the West London Sub-Region

## Harrow and the West London Sub-Region

**2.0.3** Harrow is located in the north-east of the West London Sub-Region, identified in the London Plan as the 'Western Wedge', a vibrant part of the London economy. The sub-region is expected to see continued growth, both in population and employment terms, for the foreseeable future. Harrow will be expected to accommodate an appropriate share of this growth. There is considerable partnership working between a wide range of agencies, bodies and groups in the sub-region, and importantly the six local authorities which comprise the West London Alliance (Brent, Ealing, Harrow, Hillingdon, Hounslow and Hammersmith & Fulham) are working together on a range of sub-regional issues, including planning for future waste management requirements through the production of a joint Waste DPD.

### Characteristics

**2.0.4** Harrow is one of London's most attractive suburban areas and is primarily a dormitory suburban area. A relatively small amount of land and buildings are devoted to employment and industrial activity compared to other outer London boroughs. Over a quarter of the borough (more than 1,300 hectares) consists of open space. Harrow has 21 wards and covers an area of approximately 50 sq.km (just under 20 square miles).

### Ethnic Diversity

**2.0.5** Harrow has one of the most ethnically diverse populations in the country. 53.4% of Harrow's residents were of ethnic minority in 2007, where ethnic minority is defined as all people who are non-White British. Nationally, Harrow now has the fifth highest proportion of residents from minority ethnic groups, compared to a ranking of eighth in 2001.<sup>(2)</sup>

**2.0.6** 22.3% of Harrow's residents are of Indian origin, the largest minority ethnic group in Harrow and the second highest level in England, after Leicester. The Greater London Authority's (GLA) 2008 Round Ethnic Group Population Projection<sup>(3)</sup> shows that, by 2016, 57.8% of Harrow's residents are likely to be from Black, Asian and other minority ethnic groups (excluding minority White groups) and this proportion could be around 62.6% by 2026. Within Harrow's maintained primary and secondary schools, 78% of pupils are from minority ethnic groups, which includes all children and young people who are not White British and is a rise of 1.4% on last year (School Census, January 2010). In 2001 Harrow had the highest level of religious diversity of any local authority in England & Wales. 20% of Harrow's residents were of Hindu faith - the highest proportion in England & Wales (2001 Census).

---

2 Office for National Statistics (ONS) *Mid-2007 Population Estimates by Ethnic Group [experimental]*

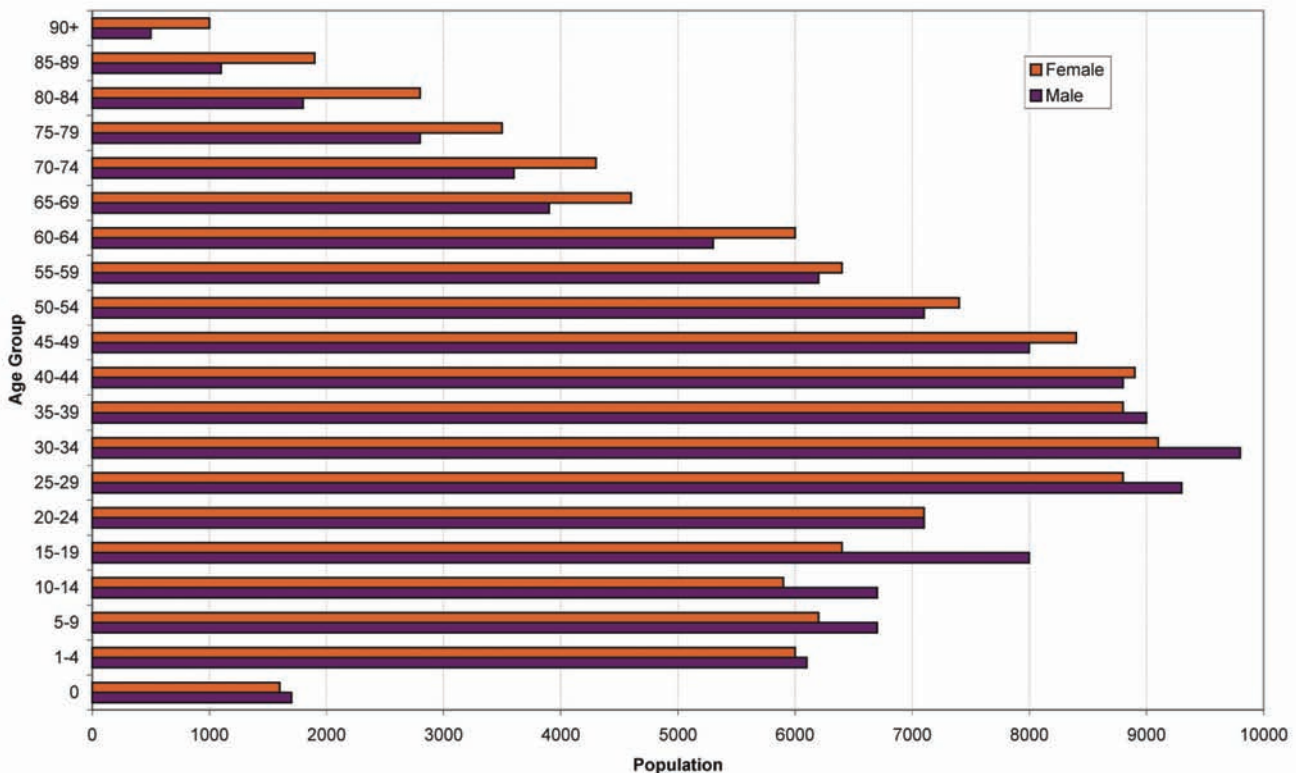
3 *Variant PLP Low, where PLP refers to 'Post London Plan'*

### Total Population

**2.0.7** Harrow's population has been steadily increasing over the past 25 years. According to the Government's 2009 Mid-Year Estimates (MYEs), the borough has a population of 228,100 (Figure 1 & Table 1). This is a significant increase (an additional 11,900 people) on the population total reported in the 2008/09 AMR. This increase comes as a result of revisions made by the Office for National Statistics (ONS) to the mid-2002 to mid-2008 population estimates. Under the revised MYEs Harrow's 2008 population has been estimated at 225,400. Based on this figure the 2009 MYE is an increase in population of 2,700 (1.2%).

**2.0.8** Harrow is the 12<sup>th</sup> largest borough in Greater London in terms of size and 19<sup>th</sup> in terms of population. The average density in Harrow is 4,520 persons per square kilometre (ONS, 2009), which is lower than the London average of 4,932. Over a fifth of Harrow is designated Green Belt, where population densities are considerably lower than the built up areas of the borough.

**Figure 1 Mid-Year Population Estimates for Harrow by Five-Year Age Groups**



Source: Population Estimates Unit, ONS, Crown Copyright

**2.0.9** GLA population projections show that Harrow's population will continue to increase over the next 20 to 25 years, perhaps reaching 245,300 by 2031.<sup>(4)</sup> Government projections<sup>(5)</sup> show a much higher overall population of 277,000 by 2031. However, both of these population projections are unconstrained projections, which do not take account of likely dwelling stock changes in the area over this period. It is difficult to

<sup>4</sup> 2008 Round of GLA Demographic Projections, PLP High, using ONS 2009 MYE baseline

<sup>5</sup> ONS 2008-based Sub-National Projections

predict dwelling stock changes with any certainty beyond five years, but the GLA's constrained population projections (Harrow variant) for 2031 show a lower overall population for Harrow at just over 237,800.<sup>(6)</sup>

**Table 1 2009 Mid-Year Estimates for Harrow by Five-Year Age Groups**

Age	All	Male	Female
0	3,300	1,700	1,600
1-4	12,200	6,100	6,000
5-9	12,900	6,700	6,200
10-14	12,500	6,700	5,900
15-19	14,400	8,000	6,400
20-24	14,100	7,100	7,100
25-29	18,100	9,300	8,800
30-34	18,800	9,800	9,100
35-39	17,800	9,000	8,800
40-44	17,700	8,800	8,900
45-49	16,400	8000	8,400
50-54	14,400	7,100	7,400
55-59	12,500	6,200	6,400
60-64	11,300	5,300	6,000
65-69	8,500	3,900	4,600
70-74	7,800	3,600	4,300
75-79	6,300	2,800	3,500
80-84	4,600	1,800	2,800
85-89	2,900	1,100	1,900
90+	1,500	500	1,000
<b>Total</b>	<b>228,100</b>	<b>113,200</b>	<b>114,900</b>
<b>Note:</b> All figures are rounded to the nearest hundred, therefore totals may not agree			
<small>Source: Population Estimate Unit, ONS, Crown Copyright</small>			

**2.0.10** Table 2 shows projected population growth by age group. Over the period 2001-2031 the proportion of the population over the retirement age (60+ female, 65+ male) will rise from 16.5% to 18.2% (an increase of 1.7%). Across London a much lower percentage of the population is of retirement age (14.2% in 2001), and while the category grows by 1.2% during the period 2001-2031, the growth is less than that seen in Harrow.



**2.0.11** In absolute terms the number of children (0-15 years) in the borough will increase over the 30-year period, but as a percentage of the total population their share will fall 0.6%. The decrease in this category across London will be 1%, starting from a similar position.

**2.0.12** The working age population (16-59/64 years) in Harrow will grow until 2016 but will then fall before stabilising at around 147,000. Over the period the share of the population of working age will decrease by 1%. A higher proportion of the London population falls into this category (65.8% in 2001) and there is a less significant decrease over the defined period (0.2%). Taken together, these statistics indicate an ageing of the population, but show the trend is more pronounced in Harrow than in London as a whole.

**Table 2 Population Growth by Age Group**

	<b>0-15</b>	<b>16-59/64</b>	<b>60/65+</b>
<b>2001</b>	42,400	133,400	34,900
<b>2006</b>	41,800	143,800	35,700
<b>2011</b>	43,900	148,200	37,000
<b>2016</b>	45,300	148,900	37,800
<b>2021</b>	46,300	147,900	38,900
<b>2026</b>	46,000	146,800	40,500
<b>2031</b>	45,800	147,000	43,000
<b>Note:</b> All figures are rounded to the nearest hundred, therefore totals may not agree			
<small>Source: 2009 GLA Demographic Projections, Harrow borough preference</small>			

**2.0.13** Key Population statistics for Harrow:

- Current total population is 228,100 (ONS, 2009 Mid Year Estimates)
- The overall population could be over 235,761 by 2031 (Table 3) (Latest ONS and GLA demographic projections, PLP Low, Harrow variant)
- 19.2% of the total population is aged under 16, similar to London (19.3%), but slightly higher than England & Wales, at 18.7% (2009 MYEs)
- 64.3% of residents are of working age, below the London level of 66.9%, but above the level for England & Wales at 61.8% (2009 MYEs)
- 16.5% of residents are over state retirement age, below the average level for England & Wales, at 19.5%, but significantly higher than London's level of 13.7% (2009 MYEs)
- There were 85,953 properties on the Council Tax Register in March 2010.

### 2.0.14 Key Household statistics for Harrow:

- Average household size was projected to be 2.6 in 2006, higher than the London average of 2.34 (GLA 2009 Round of Household Projections [PLP Low])
- By 2031, the GLA projects there could be around 97,147 households in the borough (Table 4). However, the Government's 2008-based sub-regional household projections suggest that the number of households could reach 117,000 by 2033.
- In 2033, 70% of households in Harrow will have no dependent children; 17% will have one dependent child; 13% will have two dependent children; 5% will have three or more dependant children (Government 2008-based household projections).
- In 2006, 27.6% of Harrow's households were likely to be one-person households, considerably lower than the London average of 36% (GLA 2009 Round of Household Projections [PLP Low]).
- In 2033, 37% of households will be one-person households; 46% will be couple households (living with or without other adults); 12% will be lone parent households (Government 2008-based household projections).

**Table 3 Constrained Population Projections 2001 - 2031**

Population Projections	2001	2006	2011	2016	2021	2026	2031
<b>Harrow</b>	210,717	221,317	229,091	232,071	233,085	233,261	235,761
<b>West London</b>	1,584,200	1,613,500	1,661,200	1,695,800	1,727,100	1,757,300	1,786,700
<b>Greater London</b>	7,336,900	7,526,900	7,798,000	8,058,100	8,316,200	8,569,200	8,818,000

Source: 2009 Round of GLA Demographic Projections, PLP Low

**Table 4 Constrained Household Projections 2001 - 2031**

Households Projections	2001	2006	2011	2016	2021	2026	2031
<b>Harrow</b>	79,474	84,930	89,443	91,985	93,632	94,815	97,147
<b>West London</b>	633,700	654,700	682,600	705,600	728,600	751,600	774,600
<b>Greater London</b>	3,036,100	3,177,100	3,326,100	3,493,000	3,659,900	3,826,800	3,993,600

Source: 2009 Round of GLA Demographic Projections, PLP Low

#### Crime in Harrow

- 2.0.15** 15,396 offences were recorded in Harrow in 2009/10, which is a 2% increase on the 2008/09 figure of 15,047. The 2008/09 figure is in turn a 7% increase on 2007/08. Harrow has the second lowest crimes rate (crimes per 1,000 population) of London's 32 Metropolitan Police boroughs, with 70 recorded offences per 1,000 population. This is behind London's safest borough, Richmond, which recorded 66 offences per 1,000 population, but well ahead of neighbouring boroughs.
- 2.0.16** When it comes to particular crime categories, there is no uniform picture comparing 2009/10 with the previous year. For violence against the person, which contains the highest profile offences, Harrow recorded 3,462 offences in 2009/10, an 11% increase on 2008/09. The 2009/10 total included three murders and 187 wounding or Grievous Bodily Harm (GBH) offences (the most serious type of assault).
- 2.0.17** Other changes in major, high profile crime categories were mixed:
- Personal robbery: 416 offences, a 16% reduction on 2008/09
  - Residential burglary: 1,686 offences, a 5% reduction on 2008/09
  - Theft of vehicle: 330 offences, a reduction of 22% on 2008/09
  - Theft from vehicle: 1,708 offences, an increase of 9% on 2008/09.
- 2.0.18** Harrow's small increase in total recorded offences should be seen in the context of continuous decreases in recorded crime between 2002/03 and 2007/08. From 2006/07 to 2007/08, recorded crime in Harrow decreased by 11%.
- 2.0.19** The Interim Place Survey 2009 asked a number of questions about perceptions of and attitudes towards crime and anti-social behaviour. This was a comparatively new survey which can only be compared with the previous 2008 survey. Only a few local authorities conducted the Interim Survey and so the 2009 results have to be compared with the 2008 Outer London averages. 39% of people in Harrow felt that performance on reducing crime needed to be improved (up from 35% in 2008 and comparable with the 39% average for Outer London in 2008). 71% of people in Harrow felt that local public services were working to make the area safer (compared with 68% in 2008 and a 2008 Outer London average of 65%). In 2009, up to 6% fewer people in Harrow thought that noisy parties, teenagers hanging around, litter, vandalism and graffiti, drunken or rowdy behaviour and abandoned or burnt out cars were a big or fairly big problem. There is considerable variation between wards, with residents from wards such as Edgware and Wealdstone, for example, reporting relatively high levels of concern about Anti-Social Behaviour (ASB). However, all of the 2009 results were better than the 2008 Outer London averages.

#### Movement

- 2.0.20** The borough is well served by both mainline rail and underground services. Four underground lines traverse the borough - the Metropolitan, Jubilee, Bakerloo and Piccadilly lines with stations situated across the borough. Mainline rail services are provided by Chiltern Railways, London Overground, London Midland and Southern Railways, with services to Central London, Milton Keynes, East Croydon, Watford and Aylesbury. Road links are good, with a major road network which links to the M1, M25 and M40 motorways.

## Shopping and Employment

**2.0.21** Harrow Town Centre (Picture 1) is the main office and shopping location in the borough and is classified as a Metropolitan Centre, one of eleven designated in the London Plan. In addition, the borough has nine district centres and six local centres. There are also a number of designated Industrial and Business Use areas. Kodak still occupies the largest area, but has been going through a process of consolidation, which may result in further land within this Strategic Industrial Location becoming available over the LDF Plan period.

**Picture 1 Harrow Town Centre**

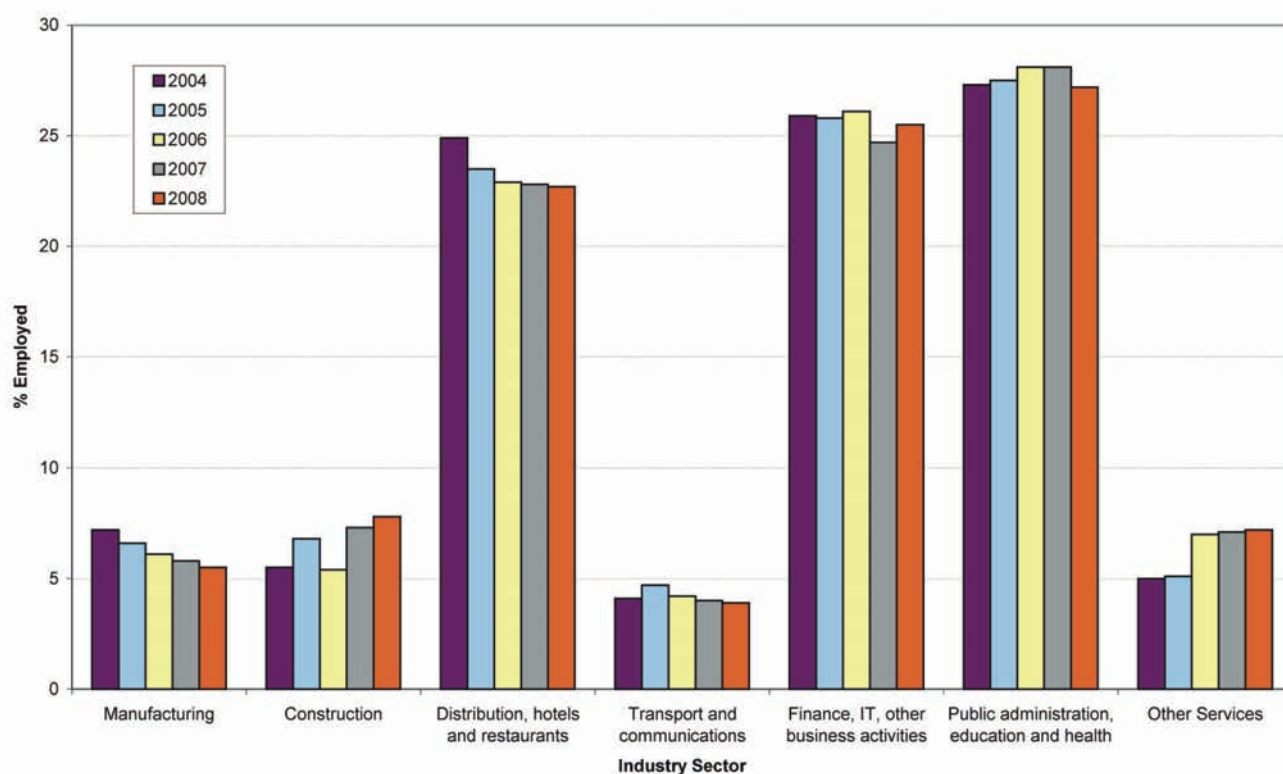


Picture courtesy of St. George's Centre, Harrow

## Economy

**2.0.22** The employment structure of Harrow is reasonably well balanced with similar proportions of the population working in distribution, hotels and restaurants (23%), finance, IT and other business activities (26%), public administration, education and health (27%). This distribution is fairly typical considering the location of Harrow in London and the South East. Figure 2 shows employment by sector and compares the 2008 Annual Business Inquiry (ABI) against the previous four years. The main changes over this period have been a continuing and significant decline in manufacturing with corresponding gains in construction and other services including other community, social and personal service activities. In 2008 Harrow lost jobs in manufacturing and, for the first time, saw a decrease in the percentage of jobs in the public sector.

**Figure 2 Harrow Employment by Sector (percentage of total people employed working in each sector) 2004 - 2008**



Source: Annual Business Inquiry, ONS

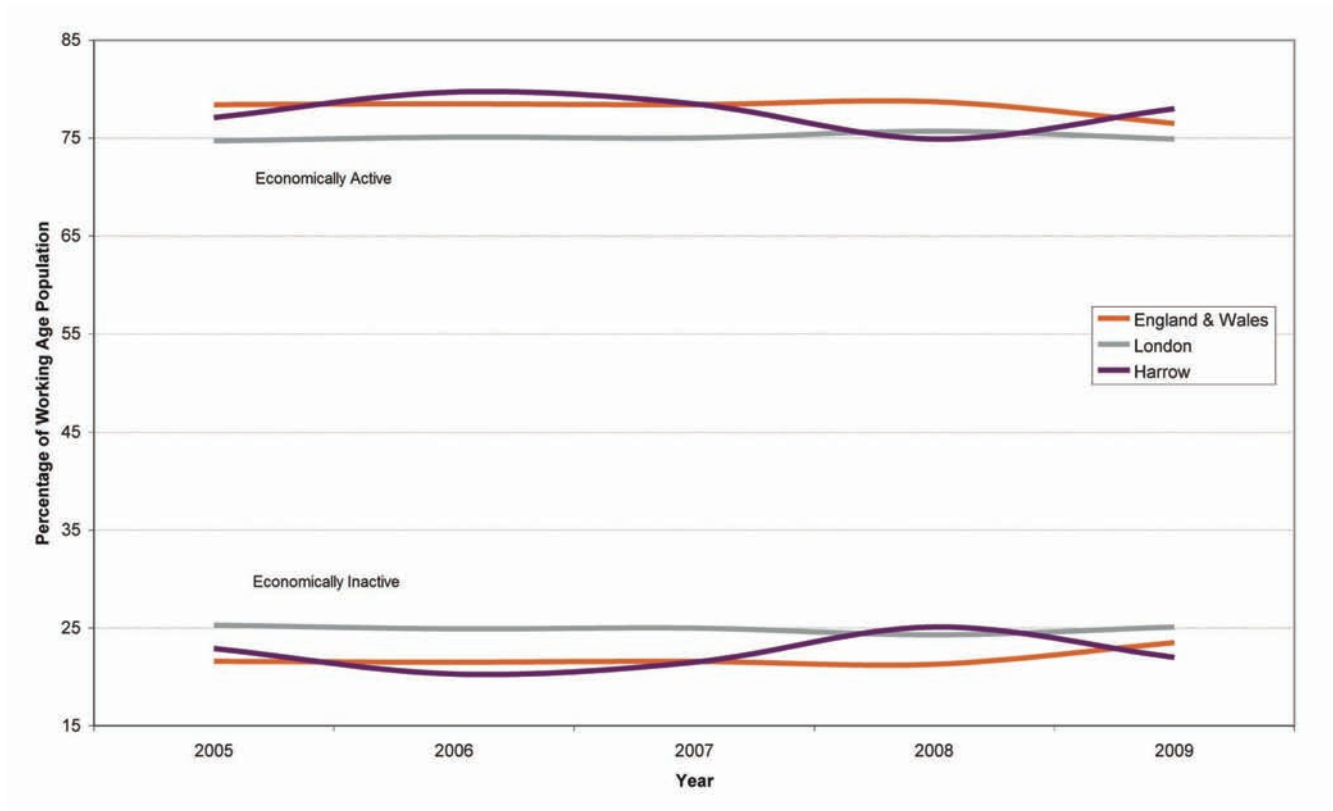
**2.0.23** The 2008 Annual Business Inquiry shows that the number of jobs in Harrow rose by just over 800 to 66,800 during the monitoring year. The majority of the additional jobs (700) were full-time, whilst 100 were part-time. In recent years there has been an overall downward trend in the number of full-time jobs provided in Harrow, following a peak of 69,500 in 2001. This pattern has not been reflected in London or nationally, other than losses between 2005 and 2006. However, when considered against other boroughs in the sub-region the losses are comparatively small. In particular there have been more significant decreases in full-time jobs in the boroughs of Brent and Hounslow (ONS Annual Business Inquiry).

**2.0.24** In 2009, a high proportion of Harrow's residents of working age were economically active (78%), an increase from 2008/09 when 75% were economically active. Harrow now has a more economically active population than London as a whole (74.9%) and England & Wales (76.5%), both of which decreased over the monitoring year (2009 ONS Annual Population Survey) (Figure 3).

**2.0.25** Historically, a majority of Harrow's residents travel outside the borough to work. The 2001 Census reported that 61.5% of Harrow's residents work away from Harrow, slightly higher than in the 1991 Census, at 59.7%.



**Figure 3 Percentage of Working Age Population who are Economically Active 2005 - 2009**



Source: Annual Population Survey, ONS

**Table 5 Economic Activity of the Working Age Population**

	2005		2006		2007		2008		2009	
	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
England & Wales	78.4	21.6	78.5	21.5	78.4	21.8	78.7	21.3	76.5	23.5
London	74.7	25.3	75.1	24.9	75.0	25.0	75.7	24.3	74.9	25.1
Harrow	77.1	22.9	79.7	20.3	78.5	21.5	74.9	25.1	78.0	22.0

Source: Annual Population Survey, ONS

**2.0.26** Figure 3 and Table 5 show that over the last 5 years an average of 77.6% of Harrow's working age population were economically active. This is slightly lower than the national average over the same period which was 78.1% but is higher than the London average of 75.1%.

**2.0.27** Over the five-year period shown above, the percentage of economically active residents in Harrow has fluctuated between a low of 74.9% and a high of 79.7%. This is a variation of 4.8% and is in contrast to the economic activity of both London as a whole, and the wider national context where the difference between the highest and lowest levels over the five years is 1% and 2.2% respectively.

#### 2.0.28 Key Facts on the Economy:

- The unemployment rate in Harrow averaged 4.3% in 2009/10, a 1.6% increase from the 2008/09 average rate (2.7%) and the highest rate in recent years (3% in 2006/07 and 3.2% in 2005/06). The rise in the Harrow rate was matched by rises in unemployment rates in Greater London (up 1.9% to 6%), Outer London (up 1.9% to 5.4%) and in England & Wales as a whole (up 1.8% to 5.6%) . An average of 4,500 Harrow residents were in receipt of unemployment related benefits each month in 2009/10 (ONS/GLA Unemployment Claimant Count.<sup>(7)</sup>)
- Average household gross income was £41,300 a year in 2009, 0.9% higher than 2008 and 4.9% higher than the mean household income for London in 2009 (2009 CACI Paycheck). When data on equivalised income (an adjusted income scale, which takes account of the size of a household) are used, Harrow's average household income is £36,200, roughly £800 lower than London's equivalised average income.
- 4.5% (around 3,800) of households in Harrow have a gross income of under £10,000 per year, compared to 6.2% in 2008 (2009 CACI Paycheck, unequivalised data).
- In February 2010, 2,390 lone parents were receiving benefits in Harrow. This constitutes 1.6% of residents of working age, which is a slight decrease from 2008 when the level was 2% and continues a downward trend established over previous years: 2.1% in 2007 and 2.2% in both 2006 and 2005. Harrow's rate is now lower than the rates for England & Wales, 1.9%, and the London average of 2.5% (DWP Benefit Claimants - working age client group).
- An average of 5,900 of Harrow's working age residents were in receipt of either Incapacity Benefit or Severe Disablement Allowance (IBSDA) in 2009/10, due to short or long-term ill health. This figure was a decrease of around 900 claimants from the levels of 2008/09 and 2007/08. At 4.6% (in February 2010), the proportion of residents on Incapacity Benefits was lower than London's 6% and England & Wales' 7% (DWP Benefit Claimants - working age client group).

#### 2.0.29 Key Facts on Social Structure (from the ONS Annual Population Surveys):

- In 2009, 51% of Harrow's residents were grouped in the top three Standard Occupational Classification (SOC) groups, which includes managers and senior officials, professional occupations and associate professional and technical occupations. Although Harrow's level is still below the London average of 55%, it is still considerably higher than the England & Wales average of 44%. Over the past five monitoring years, the share of Harrow's workers in this category fell consistently from 53% in 2004/05 to 47% in 2008/09, recovering slightly in

---

7 **Note:** Claimant count rates are best seen as an unemployment indicator, rather than a comprehensive unemployment measure. The Government's official and preferred measure of unemployment is the International Labour Organisation (ILO) measure, which measures those people out of work, who are actively seeking work and are available to start work. However, this measure is not very reliable for small areas, including borough level data, as confidence intervals tend to be high. Modelled unemployment rates, based on the ILO unemployment measure, suggest that in 2009 the number of Harrow's residents that were unemployed was 8,000, giving a rate of 7.2% (+/- 1.4%) (GLA DMAG Update 15-2010).

this AMR period. The trend in England & Wales has been the reverse and London has remained relatively static.

- 19% of Harrow's workers are categorised in the top SOC category - Managers & Senior Officials, compared to a peak level of 20.9% in 2007, still higher than the overall England & Wales level of 15.7% and the London level of 17.4%. Six years ago, 14% of Harrow's workers were classified as Managers & Senior Officials.
- 12% of Harrow's economically active residents were self-employed in 2009 compared to 10.2% in 2008. The levels in 2009 for London and England & Wales are 10.9% and 9.0% respectively.
- In 2009, just over 68% of Harrow's workers were in full-time employment, compared to 74% in London and 69% in England & Wales. This is the second year in which the share of Harrow's workforce in full-time employment has been below both the London and national averages. During the preceding four years, the corresponding levels in Harrow were higher at 80% in 2004 and 77% in 2005, 82% in 2006 and 81% in 2007 (Annual Population Survey).

## Deprivation

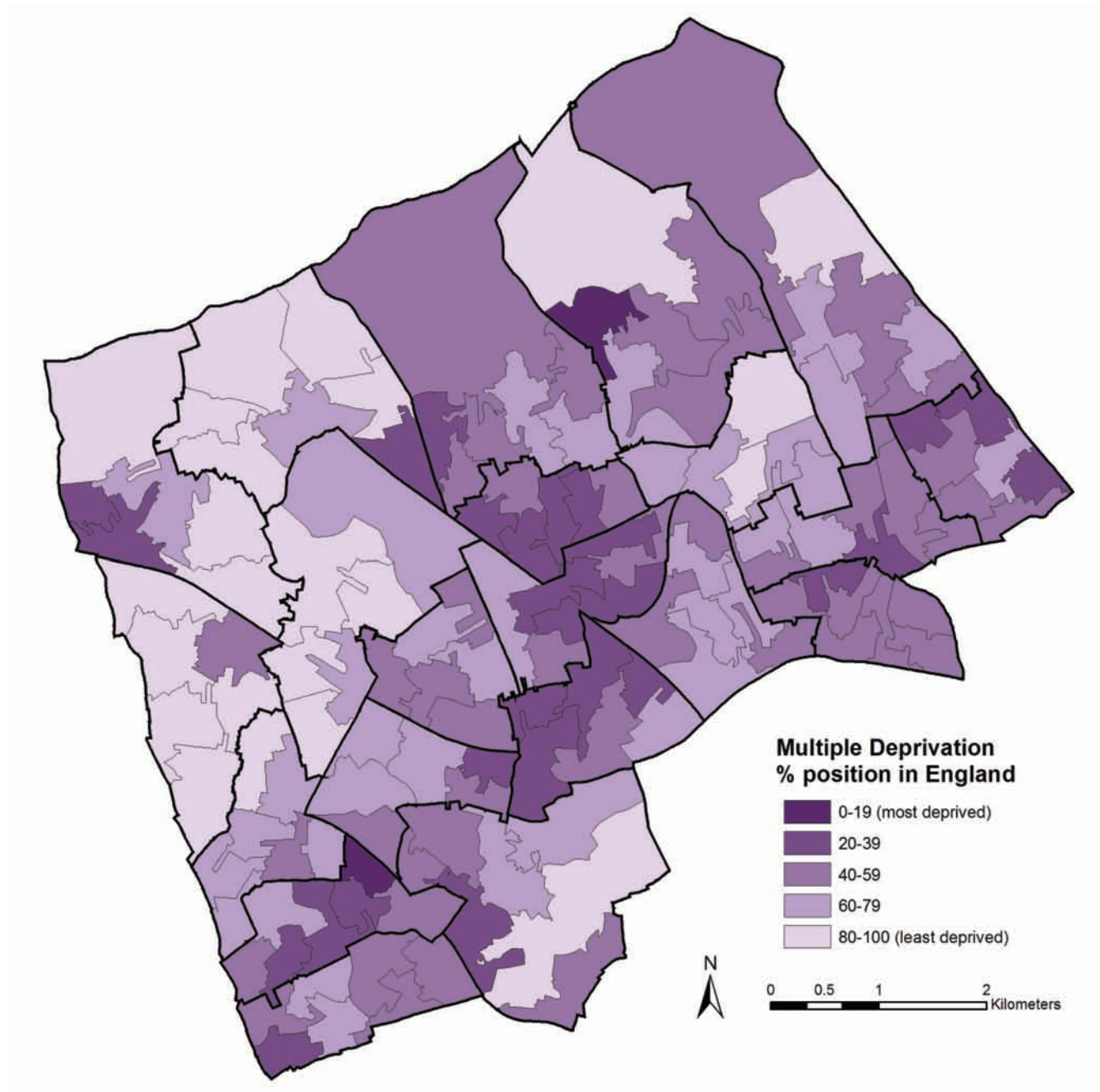
**2.0.30** The Government's 2007 Indices of Deprivation is a basket of indicators, including income, employment, health and disability, education skills and training, housing and services, living environment and crime.

**2.0.31** Multiple deprivation in Harrow is well below the national average, with Harrow ranking 197<sup>th</sup> out of 354 districts in England, Harrow's position has worsened since the 2004 Indices, when the borough was ranked in 232<sup>nd</sup> place. This situation is mirrored in the London rankings too, with a 25<sup>th</sup> ranking (out of 33), compared to 29<sup>th</sup> place in 2004, where 1<sup>st</sup> is the most deprived. Multiple deprivation is largely concentrated in the south and centre of the borough (Index of Multiple Deprivation 2007). The indicators which showed the greatest adverse change were: income, income affecting children, employment and barriers to housing and services. The crime indicator showed the greatest improvement.

**2.0.32** Map 2 shows the deprivation level in each of the Lower Super Output Areas (LSOAs).



**Map 2 Index of Multiple Deprivation 2007**



Source: Indices of Deprivation 2007, CLG, Crown Copyright

© Crown copyright. All rights reserved 100019206, 2009

**2.0.33** More information on the Government's 2007 Indices of Deprivation can be found at: <http://www.communities.gov.uk/publications/communities/indicesdeprivation07>.

# Local Development Framework (LDF) Review 3

Annual Monitoring Report 2009-10

### 3 Local Development Framework (LDF) Review

**3.0.1** The Local Development Framework (LDF) is the planning system that is replacing the existing Unitary Development Plan (UDP), as set out in the Planning and Compulsary Purchase Act 2004 and the Planning Act of 2008. The LDF is made up of a series of spatial plans and policies that will identify the social, economic and environmental needs of the borough, both now and in the future, and which will enable and guide sustainable growth and development. The Local Development Scheme (LDS) identifies the individual LDF documents that the council is intending to prepare and the timetable for their preparation.

#### The Local Development Scheme

**3.0.2** The revised Local Development Scheme (LDS), published in November 2007, details the timetable for the production of the Local Development Framework (LDF) documents. This is the current adopted version of this document, two earlier versions of the LDS were published in June 2005 and November 2006. The 2007 LDS revision was necessary to ensure the timescale was deliverable, taking into account advice and recommendations from GOL and the Planning Inspectorate (PINS). The 2007 timetable is the current adopted version of the LDS and is included in **Appendix C** of this report (Figure 17).

**3.0.3** The 2007 version is now under review to reflect the changing timetable for the preparation of documents since adoption, which again is due to changes in the planning system, notably the Planning Act 2008, changes to Planning Policy Statements, proposals for a new Regional Spatial Strategy and the introduction of new documents to Harrow's LDF. This further revision of the LDS (Version 4) is scheduled for approval in December 2010, and as this reflects the most accurate timetable for LDF preparation going forward, the draft timetable in Version 4 has also been included in **Appendix C** (Figure 18).

**3.0.4** To view the most up-to-date Harrow Local Development Scheme visit the council's website and follow the relevant links from the LDF page. The council's website address is [www.harrow.gov.uk/ldf](http://www.harrow.gov.uk/ldf)

#### Delivering the Local Development Scheme

**3.0.5** Based on the adopted (2007) LDS, the following table provides an update on the council's performance for the 2009/10 monitoring period, specifically it provides a summary of the planning documents and details the progress to date. The council has achieved all targets within the agreed timeframe in the LDS, although the current LDS is being revised as stated earlier. A Gantt chart detailing the key stages in the development of each document is included in **Appendix C**.

**Table 6 Summary of LDF documents being produced**

Document/LDS Reference	Priority	Summary	Notes
Statement of Community Involvement	A	Sets out the standards to be achieved and the approaches that will be applied consistently to all the Local Development Documents (LDDs) to be prepared by the council, as well as setting the framework for consultation relating to the determination of planning applications.	Document Adopted in August 2006
Local Development Scheme	A	Sets out the development plan (Proposed DPDs) and other planning guidance that the council will produce as part of the new Local Development Framework.	LDS Revised in November 2007 to reflect changes in Central Government Guidance. New version in production to be adopted late 2010.
RAF Bentley Priory SPD	A	This SPD is a response to development interest in the site and to ensure that clear guidance details the council's expectations for the site.	Adopted in October 2007
Access For All SPD	A	Guidance on Access within and into buildings.	Adopted in April 2006
Core Strategy DPD	H	This will set the vision, objectives and spatial strategy for Harrow under the new planning system. The saved HUDP is sufficiently robust to guide development in the foreseeable future, until is replaced by documents under the new LDF planning system.	Consultation on two growth options undertaken in June 2008.  Core Strategy Preferred Option consultation completed in January 2010. Pre-submission consultation scheduled for February 2011.
Sustainable Building Design SPD	A	This SPD aims to encourage sustainable measures to be built into all development within the borough.	Adopted in May 2009
Planning Obligations (Guidance)	H	Formalise a policy and a mechanism for agreeing section 106 contributions from developments within the borough.	Originally to be an SPD, revised to be guidance due to changes to national planning policy and the introduction of CIL regulations in April 2010. Due for completion early 2011.
(Revised) Accessible Homes SPD	A	Guidance on Lifetime and Wheelchair Homes Standards. Originally adopted in April 2006.	Consultation undertaken in October 2008 and January 2010. Adoption anticipated in June 2010.

### 3 Local Development Framework (LDF) Review

#### Annual Monitoring Report 2009-10

Document/LDS Reference	Priority	Summary	Notes
Site Specific Allocation DPD	M	Site-specific proposals in the saved HUDP will be reviewed and new proposal sites will be identified at the same time as the Generic Development Control Policies DPD.	Work will commence on these documents later this year with regulation 25 consultation scheduled for after the Pre-Submission Core Strategy consultation, in line with Government Advice.  Refer to LDS for expected start dates
Development Management Policies DPD	M	The current policies in the saved HUDP are in general conformity with the London Plan. The need for revised policies will become more urgent when new Government advice and guidelines are published. The Development Management Policies DPD will set out criteria against which planning applications will be considered and will be in accordance with the Core Strategy.	
Proposals Map DPD	H	This will accompany the DPDs and illustrate the policies and proposals on a standard Ordnance Survey map.	
Harrow and Wealdstone Area Action Plan (AAP)	M	AAP for an Intensification Area designated for 2,500 homes and 3,000 jobs to 2026. The AAP will set out the policies for managing change and development in this area including design principles and will be based on masterplanning scenarios.	
Joint Waste DPD	H	Identify the land use needs for waste management (recycling, reuse and disposal), within Harrow and across the West London sub-region. Identify policies to secure appropriate locations for waste management through the Harrow LDF process.	Consultation undertaken on Issues and Options in February 2009.  Joint West London Waste DPD working group established, and consultants engaged to commence development of DPD with regulation 27 consultation scheduled for January 2011.
Harrow on the Hill Conservation Area SPD	A	<p>The council intends to focus on the production of one draft SPD at a time:</p> <ul style="list-style-type: none"> <li>• Harrow on the Hill is the first of the conservation area SPDs and was adopted in May 2008</li> <li>• A second SPD (for Pinner) with an extension to include Tookes Green was adopted in December 2009</li> <li>• The subsequent production of Stanmore/Edgware Conservation Areas SPD and the Harrow Weald Conservation Areas SPD are now proceeding. It is also expected that these later SPDs will be quicker to produce as the council and public become more familiar with the new process of preparing documents under the new Act. The first consultations are scheduled for late 2010.</li> </ul>	
Pinner Conservation Areas SPD	A		
Stanmore/Edgware Conservation Areas SPD	H		
Harrow Weald Conservation Areas SPD	H		
<b>Priority Key: A - Adopted, H - High Priority, M - Medium Priority, L - Low Priority</b>			

**3.0.6** In addition to the documents mentioned above, the evidence base has been expanded. Work completed, or nearing completion, during the last monitoring period includes:

- Strategic Housing Land Availability Assessment (GLA)
- Strategic Housing Market Assessment (West London)
- Strategic Flood Risk Assessment Stage 1 (SFRA)
- Transport Study
- Character Assessment of Residential Areas
- Financial Viability Assessment of Developments
- Employment Land Study
- Retail Study
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation Study

**3.0.7** Work continues to be undertaken to ensure that the evidence base is as up to date and complete as possible. It is anticipated that these studies for the evidence base will be completed in late 2010 .



# Monitoring Unitary Development Plan (UDP) Policy Implementation

## 4

Annual Monitoring Report 2009-10



### 4 Monitoring Unitary Development Plan (UDP) Policy Implementation

**4.0.1** This section of the AMR measures the council's performance against the saved policies in the adopted Harrow Unitary Development Plan 2004 (HUDP). The indicators used to measure performance are a combination of CLG (formerly ODPM) Local Development Framework Core Output Indicators (COI) and Harrow Local Indicators (HLI).

#### Core Output Indicators

**4.0.2** The COIs have not been revised since 2007/08 when some indicators were removed.

**4.0.3** National guidance published on 'Core Output Indicators – Update 2/2008', states that the removal of indicators from the Core Output Indicator set does not mean that they should no longer be collected and reported. Rather, planning bodies should continue to develop and revise their monitoring frameworks and indicator sets where necessary, to ensure they are effectively monitoring the implementation of policy. In Harrow's case this includes both London Plan (Regional Spatial Strategy or RSS) and Local Development Framework (LDF) policies. Therefore the council intends to continue to monitor many of the original COIs within this and future AMRs, even if they are no longer formally required by national guidance.

**4.0.4** Additionally, the Harrow Local Indicators (HLIs) identified in the HUDP, and those identified after the HUDP was adopted, will also be included in the AMR to monitor and measure the effectiveness of existing policies. The 'post HUDP indicators' were identified after the adoption of the UDP to monitor the effectiveness of its policies. Some of these post HUDP indicators are former COIs that have since been rescinded. The council has continued to monitor and report the indicators in these cases as the information remains useful to the authority.

#### UDP Saved and Deleted Policies

**4.0.5** Following direction from the Secretary of State, 56 policies were permanently deleted from the Harrow Unitary Development Plan (HUDP) on 28th September 2007. This was because the policies repeated or were inconsistent with national and/or regional policy.

**4.0.6** The table in **Appendix D** identifies the deleted policies and details the London plan policies which supersede each. Also included in the table are details of other relevant UDP 'saved' policies and London Plan policies. References to **Appendix D** point to how the policies and indicators have been affected by the changes to the UDP.

## 4.1 Environmental Protection and Open Space

**4.1.1** Within the following section, the COI/HLI indicators and supporting monitoring information are discussed under these subsections:

- Environmental protection and open space
- Flooding
- Green Belt
- Open space
- Designated sites (international, national, local, sites of importance for nature conservation and areas of deficiency)
- Trees
- Renewable energy
- Waste (including household waste, commercial waste and recycling)
- Minerals
- Air Quality

**4.1.2** Map 3 shows the extent of the Green Belt, areas of Open Space and Metropolitan Open Land, Conservation Areas, Sites of Special Scientific Interest and the borough's Metropolitan, District and Local Centres.

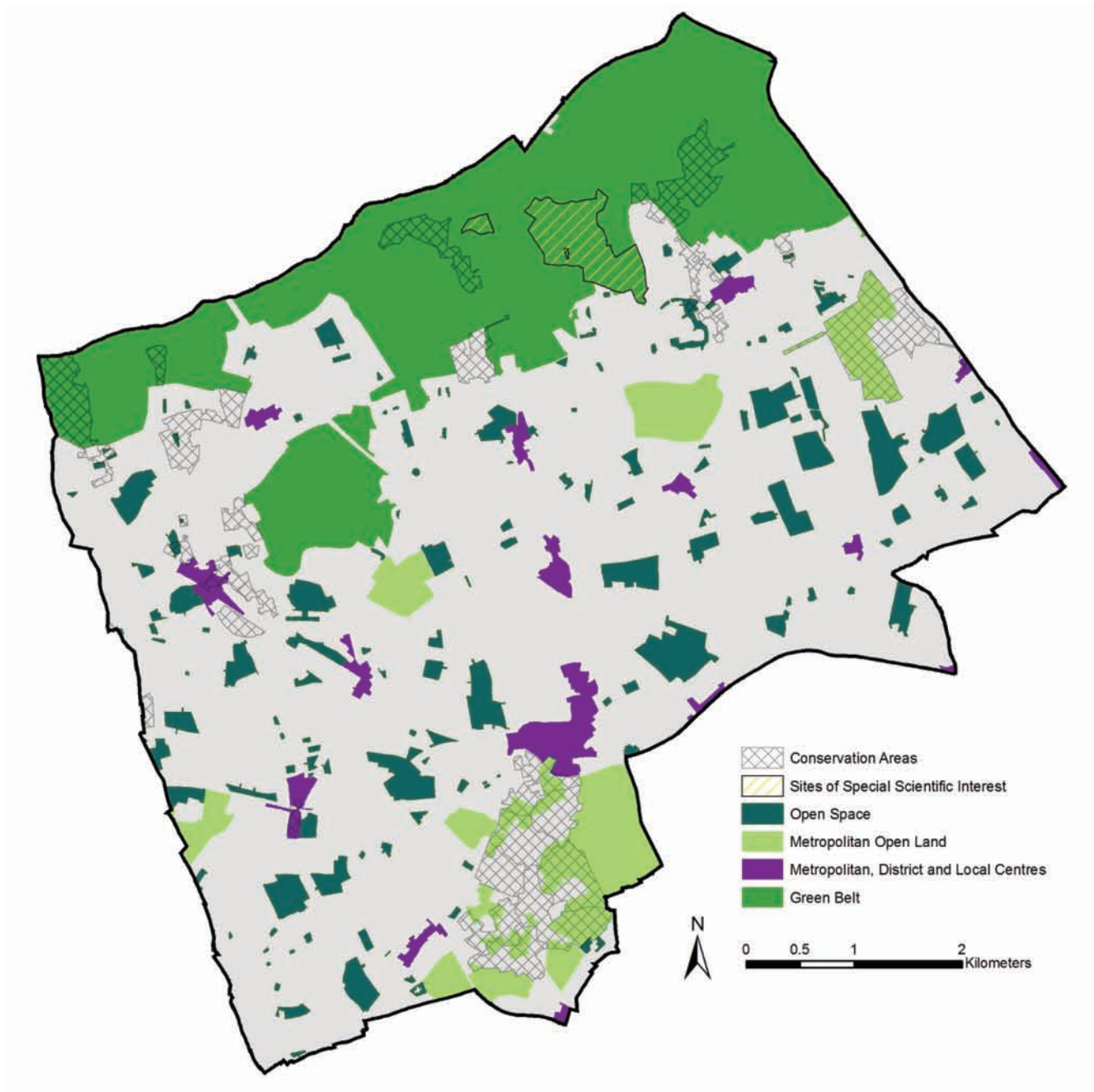
Policies and objectives within the HUDP (Part 2, Chapter 3 - Environmental Protection and Open Spaces) that are relevant to this section of the AMR are:

- I. To promote a pattern of development that is energy and resource efficient, reduces reliance on fossil fuels and other non-renewable resources, and maintains or enhances air, land and water quality to a standard that is beneficial to human health and wildlife;
- II. To conserve and enhance biodiversity and natural heritage in the borough and ensure residents have opportunities to enjoy nature, close to where they live where this does not conflict with nature conservation aims;
- III. To protect and enhance areas and features of structural importance to the borough;
- IV. To maintain and improve the distribution, quality, use and accessibility of public and private open spaces in the borough.

**4.1.3** In addition to the above HUDP objectives, through the development of the Local Development Framework, the Core Strategy Sustainability Appraisal includes the following relevant objective:

- To ensure air quality continues to improve through reducing air pollution and address the causes of climate change through reducing emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).

Map 3 Environment and Open Space



Source: Harrow UDP

© Crown copyright. All rights reserved 100019206, 2010

## Flooding

COI	Contextual Indicator	HUDP Policy Ref
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	EP11 & S1 - (Policy SEP2 has been deleted, refer to <b>Appendix D</b> for further information)
<p><b>Note:</b> This Core Output Indicator is to show the number of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere; and (ii) adversely affect water quality.</p>		

**4.1.4** In 2009/10, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in 2008/09. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

## Green Belt

**4.1.5** There is no specific COI regarding the Green Belt. The following subsection is therefore an information update.

**4.1.6** In total, the Green Belt within Harrow covers nearly 20% of the total area of the borough and is equivalent to 0.85 ha per 1,000 population (Map 3). However, while there is a large area of Green Belt land, and public rights of way across many parts of the Green Belt, much of this land is still not accessible to the public. The most publicly accessible sites within the borough are: Stanmore Country Park, Stanmore Common, Bentley Priory Open Space, Grimsdyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.

**4.1.7** The Ministry of Defence (MOD) identified RAF Bentley Priory, which is located within Harrow's Green Belt, as one of six surplus sites within Greater London to be disposed of (Picture 2). In 2008 the council granted planning permission subject to the completion of a legal agreement, for a change of use of the principal building to a museum/educational facility and the development of 103 dwellings, along with other works.


**Picture 2 Proposed Bentley Priory Scheme**



*Provided courtesy of VSM Estates*

**4.1.8** The approved outline proposal for the redevelopment of the Royal National Orthopaedic Hospital, to provide a replacement hospital and housing, expired in this monitoring period. A second outline proposal for the redevelopment has been submitted to the council.

### Open Space

HLI	Contextual Indicator	Policy Ref
2.1	Loss of open space	EP47
Post HUDP Indicator	Number of parks managed to Green Flag Award Standard	SR1 - (Policy SEP6 & SR1 have been deleted, refer to <b>Appendix D</b> for further information)
<p><b>Note:</b> Although this is no longer a Core Output Indicator, the Government advises that councils which are signed-up to the scheme should continue to monitor against the standard.</p>		
<p><b>Target:</b> Maintain or increase the number of Green Flag Awards achieved in the borough</p>		


**4.1.9** The Green Flag is a national award scheme for parks and gardens based on a number of criteria: a welcoming place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management. In the 2008/09 monitoring period the council and its partners were successful in achieving Green Flag status for three of the borough's parks: Canons Park, Harrow Recreation Ground (Picture 3) and Roxeth Recreation Ground. In 2009/10 these three parks maintained their Green Flag status.



**Picture 3 Harrow Recreation Ground**

- 4.1.10** There is a total of 1,334 ha of open space in Harrow (including both land in private as well as public ownership), which is equivalent to 26% of the borough's land area. There are 27 publicly accessible parks, 32 allotment gardens (providing 1,325 plots) and seven cemeteries. Some of this land is also designated Green Belt or Metropolitan Open Land (see Map 3).
- 4.1.11** During the 2009/10 monitoring period, two permissions were granted which would result in a net loss of open space. The redevelopment for housing at Wood Farm, Wood Lane will result in a loss of 0.47 ha of open space. 22.6 ha of the remaining open space at Wood Farm will become part of Stanmore Country Park. The redevelopment of Cedars Youth and Community Centre will result in a loss of 0.055 ha of open space. A development of 13 houses on former allotment gardens in Kenmore Road was completed in 2009/10 resulting in a loss of 0.253 ha of open space. Work was also completed on part of the William Ellis Sports Ground for a Hindu school, which has resulted in a loss of 2.7 ha. However, a planning permission was granted in 2007/08 that will result in a gain of 0.17 ha of open space at Strongbridge Close, work is in progress here. It should be noted that there was no net loss of open space in the borough for 3 years between 2004/05 and 2006/07.
- 4.1.12** A major restoration project at the historic Canons Park was completed in 2007, following which some additional improvements have been undertaken, including the construction of a new children's playground. An active 'Friends' group, supported by the council, continues to organise regular events aimed at increasing visitor numbers and the general enjoyment of the park.
- 4.1.13** The council has fully restored access to the bridge at Headstone Manor allowing access to the moated manor house. The work was carried out in conjunction with English Heritage and will allow the development of projects, such as an open air theatre using the manor house as a backdrop.

### Biodiversity

COI	Contextual Indicator	Policy Ref
E2	Change in areas of biodiversity importance	EP28 - (Policy SEP4 has been deleted, refer to <b>Appendix D</b> for further information)
<p><b>Note:</b> This Core Output Indicator is intended to show losses of or additions to biodiversity habitat including sites of special scientific interest, sites of importance for nature conservation and other local designations.</p>		
<p><b>Target:</b> No loss of biodiversity habitat within the borough</p>		

**4.1.14** During the 2007/08 monitoring period, the council adopted a Biodiversity Action Plan (BAP) for the borough. This identifies (in greater detail than is appropriate here) the borough's Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SINCs) (including proposed additional sites) and Local Nature Reserves (LNR) designations; the Action Plan also details nine priority habitats and four priority species for Harrow.

**4.1.15** Habitats selected are:

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

**4.1.16** Species selected are:

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

The Plan can be viewed on the council's website: [www.harrow.gov.uk](http://www.harrow.gov.uk)

**4.1.17** Harrow's Local Area Agreement (LAA) for the period 2008-11 includes National Indicator 197 (improved local biodiversity - active management of local sites) and sets a target for the active management of twenty sites. Currently there are 30 SINCs in Harrow, 14 of which are confirmed as being actively managed. This includes four sites moved into active management during the period 2009/10. The target is for six more sites to move into active management during the 2010/11 period. The achievement of these targets will be reported in future AMR documents.

## Designated Sites

### International and National Sites

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

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

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

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

**4.1.21** The two SSSI sites within the borough are:

- a. Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:
  - 9.17 ha unimproved grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
  - 19.55 ha neutral, unimproved grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
  - 17.04 ha broadleaved, semi-natural woodland. This was last surveyed by NE on 23 February 2009 and its condition reported to be favourable.
  - 10.88 ha semi-improved neutral grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
- b. Harrow Weald Common, which covers an area of 3.5 ha:
  - This is a former gravel pit designated for its geological value and was last surveyed by NE on 25 February 2009, with its condition reported as being favourable.



### Sites of Importance for Nature Conservation

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

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.76 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 11 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 367.47 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are eight such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 21.89 ha.

**4.1.23** GIGL reports that there has been no significant change in the number or area of SINCs (of all grades) in Harrow between the current and previous monitoring periods. In the borough's Biodiversity Action Plan (BAP) there is a list of 14 proposed additional SINCs.

### Locally Designated Areas

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


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

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

### Areas of Deficiency

**4.1.26** Areas of deficiency are mapped by GIGL and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to 1,230.18 ha or 24.46% of the borough's total area. There has been no change in the area of deficiency between the current and previous monitoring periods.

## Trees

HLI	Contextual Indicator	Policy Ref
2.5	Net increase in the number of trees covered by Tree Preservation Orders (HUDP)	D10 & EP30
<b>Target:</b> Increase the net number of trees covered by Tree Preservation Orders in the borough		

**4.1.27** In 2009/10, eight new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 187 trees. The council continues to make TPOs on a reactive basis, in response to threat of development or bad tree management. The most significant TPO made during this monitoring period was at Hive Road, Stanmore Park, where a number of mature trees with significant public amenity value were threatened by the proposal for a nursing home at Kestrel Grove, Hive Road.

**4.1.28** The new statutory single application form (known as '1APP') for works to protected trees is now in use (since its inception in October 2008). The 1APP process is advantageous as applicants can apply online via the Planning Portal and are required to rationalise and justify why they wish to carry out tree works; notably, for alleged hazardous trees and subsidence claims. However, the 1APP form has also added to the administrative burden of the TPO application process.

**4.1.29** British Standard 5837 (Trees in relation to Construction) continues to be used to good effect with frequent requests for Tree Constraint and Protection plans to support planning applications.

## Renewable Energy


COI	Contextual Indicator	Policy Ref
E3	Renewable energy generation	(Policy SEP1 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> This Core Output Indicator shows the amount of approved and completed renewable energy generation by installed capacity and type. Installed capacity is the amount of energy generated by the approved or completed developments (in megawatts).		

**4.1.30** This indicator specifically excludes developments and installations permitted by a General Development Order. This is of significance to Harrow, as the Town and Country Planning Order 2008 (General Permitted Development Amendment) introduced extensive new permitted development rights for the installation of domestic micro-generation equipment which would apply to the borough's existing residential areas.

- 4.1.31** In 2008/09, under the council's Heating Harrow Greener scheme, 28 solar hot water systems were installed into owner occupied households. Through the Low Carbon Buildings Programme, there were two installations of PV panels to homes. However, there have been no new developments in 2009/10.
- 4.1.32** Harrow had adopted National indicator 186 as part of its Local Area Agreement for 2008-2011. This Agreement is no longer in force as a result of changes introduced by the new coalition government. The borough continues to show a downward trend in its per capita carbon dioxide emissions. NI 186 has been significantly revised since its introduction with the effect that the baseline year data is now significantly different from the original (the revised baseline is now 4.5 tonnes per capita compared to 5.2 tonnes). Performance in 2008 is now reported as 4.3 tonnes per capita, an overall reduction of 5.29% from the revised 2005 baseline
- 4.1.33** Preparation of the council's new Sustainable Building Design SPD took place during 2008/09 and was adopted in May 2009.

#### Waste

COI	Contextual Indicator	Policy Ref
W1	Capacity of new waste management facilities by waste planning authority	(Policy SEP3, EP17 & EP18 have been deleted, refer to <b>Appendix D</b> for further information)
<p><b>Note:</b> This Core Output Indicator shows the capacity and operational throughput of new waste management facilities, as applicable. New facilities are defined as those which have planning permission and are operable in the reporting year.</p>		

COI	Contextual Indicator	Policy Ref
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	EP16 - (Policy SEP3 have been deleted, refer to <b>Appendix D</b> for further information)
<p><b>Note:</b> This Core Output Indicator shows the amount of waste being generated and how it is being managed by type.</p>		
<p><b>Target:</b> Decrease the total amount of waste arising in the borough</p>		

- 4.1.34** There were no new waste management facilities provided in the borough in 2009/10, as was the case in the previous four AMR monitoring periods.

**Table 7 Amount of Municipal Waste Arising by Management Type (tonnes)**

	Landfill	Incineration with EfW	Incineration without EfW	Recycled/Composted	Other	Total Waste
<b>2007/08</b>	75,154	38	0	38,477	0	113,669
<b>2008/09</b>	66,243	45	0	41,809	0	108,097
<b>2009/10</b>	60,754	1,229	0	42,269	0	104,243

Note: EfW is Energy from Waste, a process where renewable energy is recovered during waste incineration  
Source: Harrow Council Waste Management Policy Unit

**4.1.35** Table 7 shows a reduction in the amount of waste sent to landfill of 5,498 tonnes and an increase in recycled/composted waste of 460 tonnes, compared to 2008/09. The percentage of waste being incinerated increased from 0.04% in 2008/09 to 1.2% in 2009/10. This increase is due to residual waste now being diverted to a Dirty Materials Recycling Facility. This facility extracts recyclable materials and separates contaminated combustible waste, which is subsequently incinerated with energy recovery.

**4.1.36** Harrow, in partnership with other West London Boroughs, has commissioned the preparation of a joint Development Plan Document for waste (see Chapter 3). It is likely that more information will become available for monitoring this area in the future.

### Household Waste

**4.1.37** Since 2004/05 the amount of household waste generated has decreased each year. It is important to keep the trend under review and make every effort to continue to reduce waste in the future (Table 8).

**Table 8 Harrow Household Waste - Annual Summary (tonnes/monitoring year)**

Monitoring Year	Household Waste (tonnes)
<b>2000/01</b>	88,321
<b>2001/02</b>	90,491
<b>2002/03</b>	95,662
<b>2003/04</b>	98,115
<b>2004/05</b>	105,331
<b>2005/06</b>	102,082
<b>2006/07</b>	102,057
<b>2007/08</b>	98,682
<b>2008/09</b>	95,610
<b>2009/10</b>	91,710

Source: Harrow Council, Waste Management Policy Unit

### Commercial Waste


**4.1.38** The amount of commercial and non-household waste being handled by the council is now on a firm downward path (Table 9), reflecting the increased costs associated with Landfill Tax and the Landfill Allowance Trading Scheme (LATS).

**Table 9 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)**

Waste Distribution	2005/06 Weight (tonnes)	2006/07 Weight (tonnes)	2007/08 Weight (tonnes)	2008/09 Weight (tonnes)	2009/10 Weight (tonnes)
Commercial Waste Collected	8,000	10,100	7,800	6,760	6,760
Commercial Waste Delivered to the Refuse tip by Traders	3,260	2,511	1,847	1,244	835
Non Household Waste Delivered to the Refuse tip (construction/demolition waste)	3,100	5,571	4,525	3,883	4,326

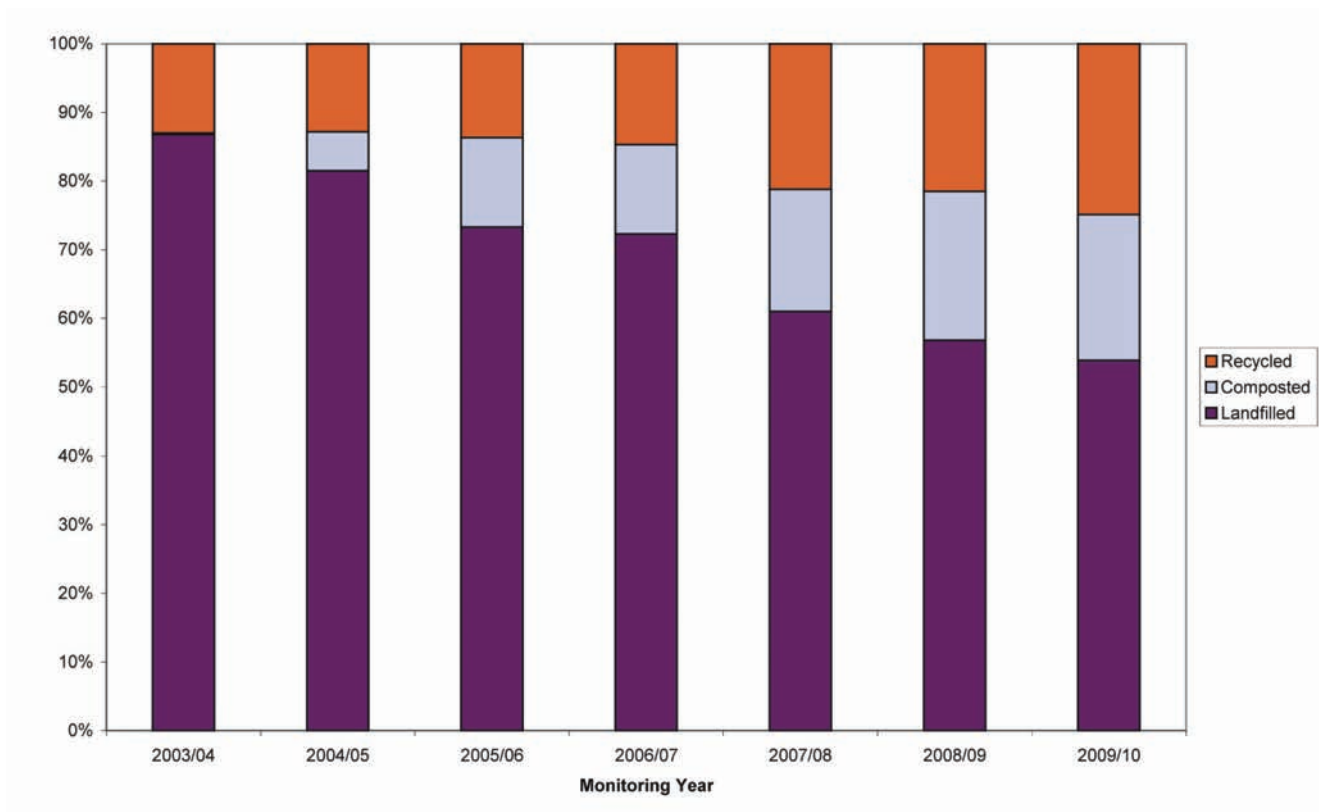
Source: Harrow Council, Waste Management Policy Unit

### Waste Recycling

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Percentage of household waste to be recycled by the end of Monitoring Period	EP16 - (Policy SEP3 & D8 have been deleted, refer to <b>Appendix D</b> for further information)
<b>Target:</b> Increase the percentage of waste being recycled		

**4.1.39** During 2007/08, the council introduced Blue Bins which lead to a significant and sustained change in the amount of waste being recycled and composted. In 2009/10 the council achieved a composting and recycling rate of 46% compared to 43% in the previous year. The remaining 54% continues to go to landfill sites outside the borough (Figure 4).

Figure 4 Waste Disposal in Harrow 2003/04 - 2009/10



Source: Harrow Council, Waste Management Policy Unit

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Percentage of household waste to be recycled by the end of March 2009/10	EP16 - (Policy SEP3 & D8 have been deleted, refer to <b>Appendix D</b> for further information)
<b>Target:</b> Recycle/compost 40% of municipal waste by 2009/10		

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Capacity of new non-landfill facilities for the management of waste	EP16 - (Policy EP17 & SEP3 have been deleted, refer to <b>Appendix D</b> for further information)
<b>Target:</b> Provide new facilities to increase the capacity of dealing with waste		

**4.1.40** The Joint Waste Management Strategy has been agreed with the West London Waste Authority (WLWA) and sets a target of 40% of municipal waste to be recycled (including composting) by 2009/10. This year 25% of waste was recycled and a

further 21% went to compost meaning the overall percentage of waste not going to landfill was an impressive 46%. The council now aims to maintain and increase this level in future years.

**4.1.41** A number of initiatives, designed to increase recycling in the borough, have been introduced in recent years. In April 2008 recycling became compulsory in schools and the council started to offer recycling to its trade customers. Approximately a third of flats now have recycling facilities and the council plans to increase this to 100% by 2011.

**4.1.42** There have been no new non-landfill waste facilities provided in this monitoring period.

#### Minerals


COI	Contextual Indicator	Policy Ref
M1	Production of primary land won aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> This Core Output Indicator shows the amount of aggregates extracted directly from the ground within the mineral planning authority's area.		
M2	Production of secondary and recycled aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> This Core Output Indicator shows the amount of secondary and recycled aggregates being produced; recycled aggregate is construction, demolition and excavation waste re-used as aggregate.		

**4.1.43** There are no mineral workings in Harrow and local indicators have therefore not been identified for monitoring. There are no fixed aggregates or concrete processing or aggregate making plants/equipment in the borough. Neither is there any permanent concrete crushing equipment in Harrow. However, the council's Environmental Health Unit inspects all mobile machinery for concrete crushing on sites. Information on tonnage is very difficult to collate, but efforts will be made to ensure that the building industry is actively promoting the use of recycled materials.

**4.1.44** In May 2009 the council adopted its Sustainable Building Design SPD which will encourage the use of recycled materials, and in particular aggregates, in new developments.



## Air Quality

HLI	Contextual Indicator	Policy Ref
7.1	Number of incidents of nitrogen oxide (NO <sub>2</sub> ) and particulates (PM <sub>10</sub> ) exceeding the Government's objective levels by 2005	(Policy EP24 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> Adopted from the National Air Quality Strategy		
<b>Target:</b> Meet the Government's objectives as outlined in the National Air Quality Regulation (2000): NO <sub>2</sub> = 40 µg m <sup>-3</sup> ; PM <sub>10</sub> = 50 µg m <sup>-3</sup>		

**4.1.45** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2009 and not the monitoring period 2009/10. Information given here is a summary of a more technical explanation which can be found in **Appendix F**.

**4.1.46** Table 10 shows the levels of NO<sub>2</sub> recorded at four sites in the borough designed to be representative of public exposure. The table shows that Sites 3, 4 and 5 have met the annual objective (40 µg m<sup>-3</sup>) every year since 2001 (these sites are intermittent and background locations). However, Site 1, the location closest to the roadside, has had a consistently higher reading, and in 2009 the mean level was 0.4 µg m<sup>-3</sup> above the target level.

**4.1.47** The difference between the annual average concentrations for the four sites between 2008 and 2009 are not great, with the largest difference at Site 3, a difference of 11.6% and the lowest difference at Site 1, with just 0.6%.

**Table 10 Results of bias adjusted NO<sub>2</sub> diffusion tube results monitoring (µg/m<sup>3</sup>) 2001 - 2009**

Site	2001	2002	2003	2004	2005	2006	2007	2008	2009
Site 1	38.0	36.5	43.9	42.2	46.1	40.3	39.4	40.1	40.4
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6	22.6	20.0
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4	23.1	23.8
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0	26.9	28.8
<b>Average</b>	29.9	29.7	33.1	30.7	33.2	26.7	26.6	28.2	28.3
<b>Note:</b> The results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEP programme. See Appendix F for details.									
<small>Source: Harrow Council, Environmental Health</small>									

**4.1.48** Table 11 and Table 12 show the level of airborne particulates in the borough over the last nine years. Harrow is below the national average for background measures of airborne particulates and continues to meet the National Air Quality Survey target to reduce the number of days that particulate levels exceed 50 µg m<sup>-3</sup>.



**4.1.49** During 2009 there were no exceedences of the  $50 \mu\text{g m}^{-3}$  for  $\text{PM}_{10}$  at Harrow 1 (background continuous monitoring station). The annual mean concentration for Harrow 1 indicates a slight downward trend in background concentration for the borough over recent years (Table 11). There was a reduction in the annual background of  $1.0 \mu\text{g m}^{-3}$  between 2008 and 2009.

**Table 11 Annual mean concentrations for  $\text{PM}_{10}$  ( $\mu\text{g}/\text{m}^3$ ) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)**

LAQN Site	2001	2002	2003	2004	2005	2006	2007	2008	2009
Days mean $\geq 50 \mu\text{g m}^{-3}$	6	8	16	0	1	5	6	2	0
Annual mean $\mu\text{g m}^{-3}$	21.0	23.0	24.0	19.7	20.0	21.2	19.8	18.2	17.2

Source: Harrow Council, Environmental Health

**Table 12 Annual mean concentrations for  $\text{PM}_{10}$  ( $\mu\text{g}/\text{m}^3$ ) and number of days above exceedence limit at Harrow 2 continuous monitoring site (roadside)**

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18	9	6
Annual mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0	28.1	25.0

Source: Harrow Council, Environmental Health

**4.1.50** The data for Harrow 2 (roadside continuous monitoring station) shows there where only six exceedences during 2009, which was considerably lower than the 35 permitted. The exceedences during 2009 were 3 less than those recorded in 2008, and the mean annual concentration had decreased by  $1.0 \mu\text{g m}^{-3}$  over the same period (Table 12).

**4.1.51** The Department of Environment Farming and Rural Affairs (DEFRA) have released provisional sustainable development air quality indicators for 2009 which show an annual national average urban background particulate ( $\text{PM}_{10}$ ) level of  $19 \mu\text{g m}^{-3}$ , compared to  $24 \mu\text{g m}^{-3}$  in 2006. This places Harrow, with a background level of  $17.2 \mu\text{g m}^{-3}$ , below the national average. Harrow has also experienced the same downward trend in background levels seen nationally, albeit to a less significant degree.

**Environmental Protection and Open Space Summary 2009/10**

	Summary
<b>Flooding</b>	<ul style="list-style-type: none"> <li>No development has been permitted by the council contrary to the advice of the Environment Agency</li> </ul>
<b>Green Belt and Open Space</b>	<ul style="list-style-type: none"> <li>Work has yet to commence on the Bentley Park project. Development on the site remains subject to the Supplementary Planning Document (SPD) previously adopted by the council</li> <li>Two planning permissions were granted for residential development on designated open space and two developments completed with a loss of open space</li> </ul>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>There has been no change in the areas of biodiversity importance within the borough</li> <li>The Biodiversity Action Plan (BAP) details nine priority habitats and four priority species for Harrow</li> </ul>
<b>Trees</b>	<ul style="list-style-type: none"> <li>Eight new Tree Preservation Orders (TPOs) have been made, covering over 187 trees. The most significant TPO made during this monitoring period was at Hive Road, Stanmore Park, where a number of mature trees with significant public amenity value were threatened by the proposal for a nursing home at Kestrel Grove, Hive Road.</li> <li>The new statutory single application form (known as '1APP') for works to protected trees is now in use (since its inception in October 2008).</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>The forthcoming Sustainable Building Design SPD will encourage greater renewable energy initiatives in new developments in the borough</li> <li>There were no new developments in renewable energy generation.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>No new waste management facilities have been provided in the borough</li> <li>There has been continued improvement in the proportion of waste recycled and composted (but still the majority of waste goes to landfill outside the borough)</li> </ul>
<b>Minerals</b>	<ul style="list-style-type: none"> <li>There are no mineral workings in Harrow and there is limited information available in relation to aggregates recycling</li> </ul>

	Summary
<b>Air Quality</b>	<ul style="list-style-type: none"><li>• The general trend of decreased nitrogen dioxide (NO<sub>2</sub>) since 2003 concentrations across the borough has continued. The average measurements over all four monitoring sites lower than during the last monitoring period.</li><li>• Harrow is below the national average for measures of airborne particulates.</li></ul>

## 4.2 Design and the Built Environment

### Design and the Built Environment

**4.2.1** Harrow's built environment has an enormous variety of features, with famous landmarks and areas of national importance rich in history, contrasting with the more modern commercial buildings in Harrow town centre. Together with the suburban residential areas they create an attractive and high quality environment. The council is committed to maintaining and enhancing this environment and to ensuring that new development is of high quality and sits well within the existing urban fabric.

The HUDP Design and Built Environment objectives are:

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

### Design Quality

COI	Contextual Indicator	Policy Ref
H6	Housing Quality - Building for Life Assessments	D4
<b>Note:</b> This Core Output Indicator is to show the level of quality in new housing development measured against a nationally recognised standard.		

**4.2.2** The CLG Core Output Indicators require data on design issues to be reported. The council has assessed completed developments of ten or more units against the 20 Building for Life criteria. The council has a formally trained Building For Life Assessor.

**Table 13 Building for Life Assessments 2009/10**

Building for Life Score	Number of Sites	Number of dwellings on those sites	% of total dwellings
16+	1	66	16.5
14-15	1	80	20.1
10-13	2	177	44.4
<10	2	76	19
Total	6	399	-
<b>Note:</b> less than 10 is 'poor'; 10 to 13 is 'average'; 14 to 15 is 'good'; 16 to 20 is 'very good'			

**4.2.3** Six housing sites comprising 399 dwellings were given a Building for Life assessment. Of these, one site was deemed to be very good, one was good, two sites were deemed to be average and 2 were deemed to be poor. In terms of dwellings, 66 units were very good (16.5%), 80 units were good (20.1%), 177 units were average (44.4%) and 76 units were poor (19%) (Table 13).


**4.2.4** This is an improvement on the 2008/09 scores when no development achieved a very good score, 45.6% of dwellings (11 schemes) were rated as poor and 47.1% were average. In 2009/10, 36.6% are very good or good and just 19% are poor. It is expected that the number of assessments rated very good and good will increase in future monitoring years as developers incorporate the Building for Life criteria into their schemes.

**Picture 4 Rayners Lane Development**



**4.2.5** The Rayners Lane development (Picture 4) was rated 'very good' in its Building for Life Assessment. 66 dwellings were completed on the site in 2009/10. The development was one of 35 nationally to be awarded Silver Standard.

## Design Statements

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design statements submitted	D4
<b>Target:</b> All new development applications must include a design statement		

**4.2.6** HUDP Policy D4 considers the need for design statements and from 10 August 2006 there has been a statutory requirement to submit a Design & Access Statement with planning applications. The requirement excludes certain types of application, such as householder developments, advertisements, engineering operations (including telecommunications) or changes of use with no external building works but includes applications for Listed Building Consent. However, all other planning applications require this.

**4.2.7** The number of valid planning applications accepted by the council which required Design & Access Statements was 551. It is assumed that to be valid each of these applications would have an accompanying Design & Access Statement that meet the requirements of Article 4C of the GDPO (2006).

## Design Briefs

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design briefs for key development sites	D4

**4.2.8** No design briefs have been produced in the period 2009/10 and none were produced in 2008/09. One design brief (Bentley Priory SPD) was produced and adopted by the council in 2007/08.

## Design Guidance and Policy Documents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	The production and status of design guides and design policy documents	D4

**4.2.9** No design guides or design policy documents were adopted in the 2008/09 AMR monitoring period, however work started on the following documents:

- Planning Obligations Guidance
- Accessible Homes SPD
- Residential Design Guide SPD
- Harrow Weald Conservation Area Management Strategy

### Specialists' Comments

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications which officers have commented on with regard to urban design issues	D4 - (Policy SD1 has been deleted, refer to <b>Appendix D</b> for further information)

**4.2.10** Harrow has no Urban Design Officer, but 17 planning applications were commented on by the Design and Conservation Manager in 2009/10. There was no data available in 2008/09.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of submissions that sought formal advice from the planning department	D4

**4.2.11** Developers are encouraged to seek pre-application advice to improve the quality and acceptability of applications when submitted. The council has two mechanisms by which developers can obtain formal advice, through the Planning Advice Team (PAT) and through a Pre-Application Meeting (PAM). The PAT normally meet every two to three weeks. The team is made up of officers from a range of disciplines who discuss proposals submitted and provide written feedback. PAMs are one to one meetings between developers and planning officers and are a suitable vehicle for minor and major applications.

**4.2.12** National legislation provides the council with the power to charge for discretionary services (limited to the cost of providing the service). This discretionary charging first commenced in November 2006 and continued through 2009/10.

**4.2.13** There has been a continual decrease in both the number of proposals considered by the Planning Advice Team and the number of Pre-Application Meetings (see Table 14). Some applicants may have been discouraged from submitting proposals for consideration because of the costs now involved. However, the new cost implications of obtaining advice have resulted in more carefully considered proposals being submitted.

**Table 14 Pre-Application Advice 2007/08 - 2009/10**

	Total No. of Proposals			Average No. of Proposals per Month		
	2007/08	2008/09	2009/10	2007/08	2008/09	2009/10
<b>PAT proposals</b>	122	119	79	10	10	7
<b>PAM proposals</b>	52	50	40	4	4	3



HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications on which the Access Officer commented	D4 - (Policy H18 has been deleted, refer to <b>Appendix D</b> for further information)

**4.2.14** The council has not had a dedicated Access Officer since 2008 so this indicator has not been fully monitored since 2007/08. Previously, the Access Officer provided access advice at an average of 33 cases per month (Table 15).

**4.2.15** The two adopted Supplementary Planning Documents (SPDs), 'Accessible Homes' and 'Access for All' (June 2006), have provided guidance to Planning Officers in dealing with relevant planning applications. The Accessible Homes SPD is currently being updated and will, upon adoption, replace the existing version as the basis for officer assessments of residential development proposals.

**Table 15 Planning applications Received, Considered & Commented upon by the Access Officer**

	Total No. of Planning applications			Average No. of Planning applications per month		
	2007/08	2008/09	2009/10	2007/08	2008/09	2009/10
<b>Planning applications received</b>	443	n/a	n/a	37	n/a	n/a
<b>Planning applications considered</b>	398	n/a	0	33	n/a	0
<b>Planning applications commented upon</b>	394	290*	0	33	33*	0


\*For the nine month period the Access Officer was in post

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of units granted permission that comply with Lifetime Homes Standards	D4 - (Policy H18 has been deleted, refer to <b>Appendix D</b> for further information)

**4.2.16** The number of units granted planning permission that comply with Lifetime Homes Standards is 812.



### Conservation Areas

HLI	Contextual Indicator	Policy Ref
2.4	Percentage of Conservation Areas in the local authority area with policy guideline statements	D16 - (Policy SD2 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Target:</b> 100% Conservation Areas to be covered by Conservation Area Appraisals		

**4.2.17** The HUDP indicator on Conservation Areas requires 100% of Conservation Areas to be covered by policy statements (now referred to as Conservation Area Appraisals and Management Strategies). The council now relies on local indicators to measure these rather than the former Best Value Performance Indicators (BVPIs).

**4.2.18** There are currently 28 Conservation Areas in Harrow of which 25 are covered by Conservation Area Appraisals and Management Strategies. All 25 of these Conservation Area Appraisals are now adopted. Revised draft Conservation Area Appraisal and Management Strategies have recently been written for two areas:

- Old Church Lane
- Stanmore Hill

**4.2.19** 96% of the total area covered by Conservation Areas in the borough now has a Conservation Area Appraisal, while 82% has a Management Strategy.

**Design and the Built Environment Summary 2009/10**

	Summary
<b>Design Quality</b>	<ul style="list-style-type: none"> <li>Six sites were given a 'Building for Life' assessment, of these one was deemed to be very good, another was good, two were average and two were poor, a marked improvement on the 2008/09 scores.</li> </ul>
<b>Design &amp; Access Statements</b>	<ul style="list-style-type: none"> <li>It is a statutory requirement to submit a Design &amp; Access Statement with all relevant planning applications and 551 planning applications accepted in 2009/10 required Design &amp; Access Statements</li> </ul>
<b>Design Guidance and Policy Documents</b>	<ul style="list-style-type: none"> <li>None were adopted, but work started on four SPDs</li> </ul>
<b>Specialists' Comments</b>	<ul style="list-style-type: none"> <li>Seventeen applications were commented on with regard to design issues.</li> <li>79 proposals were referred to the Planning Advice Team while 40 proposals were subject to Pre-Application Meetings.</li> <li>No planning applications were commented on by the Access Officer, as Harrow has no Access Officer in post.</li> </ul>
<b>Conservation Areas</b>	<ul style="list-style-type: none"> <li>Harrow currently has 25 Conservation Area Appraisals (out of possible 28), all of these are adopted</li> <li>Revised draft Conservation Area Appraisal and Management strategies were written for Old Church Lane and Stanmore Hill.</li> </ul>

### 4.3 Transport

- 4.3.1** The need to encourage the use of modes of transport other than the car presents Harrow with one of its biggest challenges. Road safety and the prevention of accidents are serious concerns within the community, and can significantly affect quality of life. The transport policies in the HUDP aim to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes.

The HUDP transport policy objectives are:

- I. To help bring about a land use pattern where travel, particularly by car, is minimised, and where there is a realistic choice of mode of transport;
- II. To promote sustainable travel patterns by encouraging walking, cycling and the use of public transport by better maintenance and improvement of the provision made for these modes, and to promote safe and convenient interchange between different modes of transport;
- III. To protect the environmental quality of the borough from the impact of traffic;
- IV. To manage the highway network effectively for all users without increasing its overall capacity for private motorised vehicles, and creating further capacity where appropriate for priority use by sustainable transport modes.

- 4.3.2** In addition there are two other transport related HUDP objectives:

- To improve integration between land uses and the transport routes that serve them, particularly non-car routes, and reduce the need to travel, and
- To promote more sustainable travel patterns through layout and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

### Transport Initiatives

- 4.3.3** There have been several initiatives taking these objectives forward:

- Four Bus Priority schemes have been implemented in 2009/10 at a cost of approximately £265,000. In addition, the Petts Hill Bridge and Highway Improvement Scheme in South Harrow was completed (Picture 5).
- Around 74% of bus stops in the borough are now suitable for the more accessible low floor buses, compared to 71% in 2008/09
- New 20mph zones were introduced around Pinner Wood school, Norbury school and Roxeth Manor First and Middle schools
- New Local Safety Schemes were introduced along: High Road; Harrow Weald; George Gange Way - Railway Approach; Honeypot Lane - Marsh Lane; Lowlands Road - Tyburn Lane; and, George V Avenue - Pinner Road - Headstone Lane
- Approximately 2.5km of cycle lanes were added to Harrow's cycle lane network in 2009/10
- The Station Road Project in Harrow Town Centre is underway. Preliminary works, including trial holes and utility diversions were completed ready for the conversion of Station Road in the Town Centre to two way working for buses and cyclists. Main civil works commenced between Gayton Road and College Road. Materials

have been ordered for this work which is part of the Harrow Public Realm and Access Strategy for the Town Centre

- An off-road cycle track in Newton Farm Ecology Park was completed and an additional off-road cycle track along the Belmont Trail was started
- The Edgware Controlled Parking Zone was extended in 2009/10. In West Harrow, Bessborough Road and Pinner Road new Controlled Parking Zones were introduced enabling improved management of available parking in the borough
- The borough held around 21 travel awareness events promoting sustainable forms of transport and also provided cycle training to 709 children and 186 adults

**Picture 5 Petts Hill Bridge**




### **Car Ownership Levels**

- 4.3.4** Car ownership levels in Harrow are higher than the national average and are the third highest in London. One third of households in Harrow have two or more cars, which is the second highest level in London (2001 Census).

### **Travel to Work**

- 4.3.5** A high proportion of Harrow residents travel to work by car. Only 35% of residents used public transport to travel to work compared with 46% in London and 16% in England and Wales (2001 Census).

### Road Accidents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Accident Rates	-
<b>Target:</b> 40% reduction in all accidents (compared to 1994-98 baseline)		

**Table 16 Road Accident Statistics 2001 - 2009**

Accidents	2001	2002	2003	2004	2005	2006	2007	2008	2009
Casualties	800	711	676	708	640	558	496	470	508
Total Accidents	647	560	549	582	504	454	387	372	401
Fatalities	5	4	9	4	3	3	2	0	3
Serious Injuries	100	83	70	79	73	55	53	52	46
Slight Injuries	695	624	597	625	564	500	441	418	459

**Note:** The data presented is the most up to date at the time of this AMR.

Source: Accident Records, Harrow Council, Transportation Section

**4.3.6** Three people were killed on Harrow's roads in accidents in 2009, which is below the average for the period 2001-2009. The only year with no fatalities was 2008. The total number of people seriously injured or killed in road accidents in Harrow in 2009 was 49, a 53% decrease since 2001 (Table 16). The Government target is a 40% reduction, from the 1994/98 baseline of those killed or seriously injured, by 2010. For Harrow this target translates to 73 people seriously injured or killed in Harrow, a target which has been met and exceeded already. All casualty reduction targets are either being met, or the council is making good progress towards achieving them. This trend is in line with the objective of promoting highway safety. Harrow is confident that it will continue to meet the 2010 target of a 40% reduction in accident rates.

**Table 17 Casualty Statistics 2000 - 2009**

	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b><u>Pedestrians</u></b>									
All Casualties	146	101	118	121	113	102	96	80	100
Age: 0-4	11	3	5	4	6	4	6	1	5
Age: 0-15	37	22	28	23	23	24	25	24	29
Age: 16-59	56	49	62	70	65	50	40	34	49
Age: 60+	29	18	18	19	14	15	17	11	18
Unknown	13	9	5	5	5	9	8	10	4
<b><u>Pedal Cyclists</u></b>									

	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>All Casualties</b>	41	33	27	37	35	37	19	24	31
<b>Children</b>	12	9	9	14	8	8	1	7	5
<b>Adults</b>	28	23	17	23	23	24	15	11	5
<b>Unknown</b>	1	1	1	0	4	5	3	6	26
<b><u>Motor Vehicles</u></b>									
<b>All Casualties</b>	613	577	531	587	492	419	383	366	377
<b>Motor Cycles</b>	71	76	52	65	58	57	32	48	46
<b>Cars</b>	492	470	444	451	384	324	321	308	312
<b>Buses &amp; Coaches</b>	34	21	30	23	32	22	18	5	8
<b>LGV/HGVs</b>	12	6	4	1	9	15	8	5	6
<b>Other</b>	4	4	1	1	9	1	4	0	5

Source: Accident Records, Harrow Council, Transportation

## Travel Plans

HLI	Contextual Indicator	Policy Ref
3.4	Number of School Travel Plans approved	T6

**4.3.7** A School Travel Plan encourages the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment. 79 schools now have approved travel plans and 80% of these have a valid travel plan as at 31 March 2009. A valid travel plan is one that has been updated in the last year. In 2009/10, 23 of the travel plans were accredited with bronze status.

## Transport and Development

HLI	Contextual Indicator	Policy Ref
3.3	The amount of medium/large development schemes designed to maximise integration of different modes and with pedestrian, cyclist and public transport user priority over the car	T6

**4.3.8** In 2009/10 no major developments involving transport integration were proposed in Harrow. However, it is considered that the large schemes which are anticipated for Harrow Town Centre will be capable of maximising the integration of different modes of transport and may require further improved infrastructure in Harrow on the Hill Station and the Bus Station.

HLI	Contextual Indicator	Policy Ref
1.2	Density of residential development in and around town centres with good public transport accessibility	SH1 & D4

**4.3.9** Harrow is well served by public transport and it has been demonstrated that most residents live within 30 minutes walking distance of public transport. Areas around Harrow Metropolitan Centre and the district centres are the most accessible locations (Map 4). No new residential developments were located more than 30 minutes walking distance from public transport in Harrow during the monitoring period, as was the case in the three previous years.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Number of completed residential schemes (above ten units) with no car parking provided	-


**4.3.10** No residential development of more than ten units was completed in 2009/10 without car parking provision. In 2008/09 there was one such scheme; a development of ten units at Everton Court, Honeypot Lane, Stanmore. There were none in 2007/08 and one in 2006/07 (12 units at Station Road, Harrow). However, it is anticipated that the number of residential schemes (in appropriate locations) with no parking spaces will increase in the future as the council works towards achieving more sustainable patterns of development. It should be noted that zero parking schemes can only be a viable option in locations with good public transport access.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of completed non-residential development within UCOs A, B, & D complying with car parking standards set out in the Local Development Framework	T13

**Note:** This is a Harrow Local Indicator which replaces former Core Output Indicator 3a

**4.3.11** For the period 2009/10 all non-residential developments in Use Class Orders (UCOs) A, B & D were analysed to see if they complied with the parking standards set out in the HUDP. The result of the analysis shows that all the developments complied with parking standards, as was the case in the previous two monitoring periods. The parking standard in the adopted plan is treated as a maximum. Policy T13 (HUDP) enables developments to provide for car parking at a level lower than the maximum set out in the London Plan.

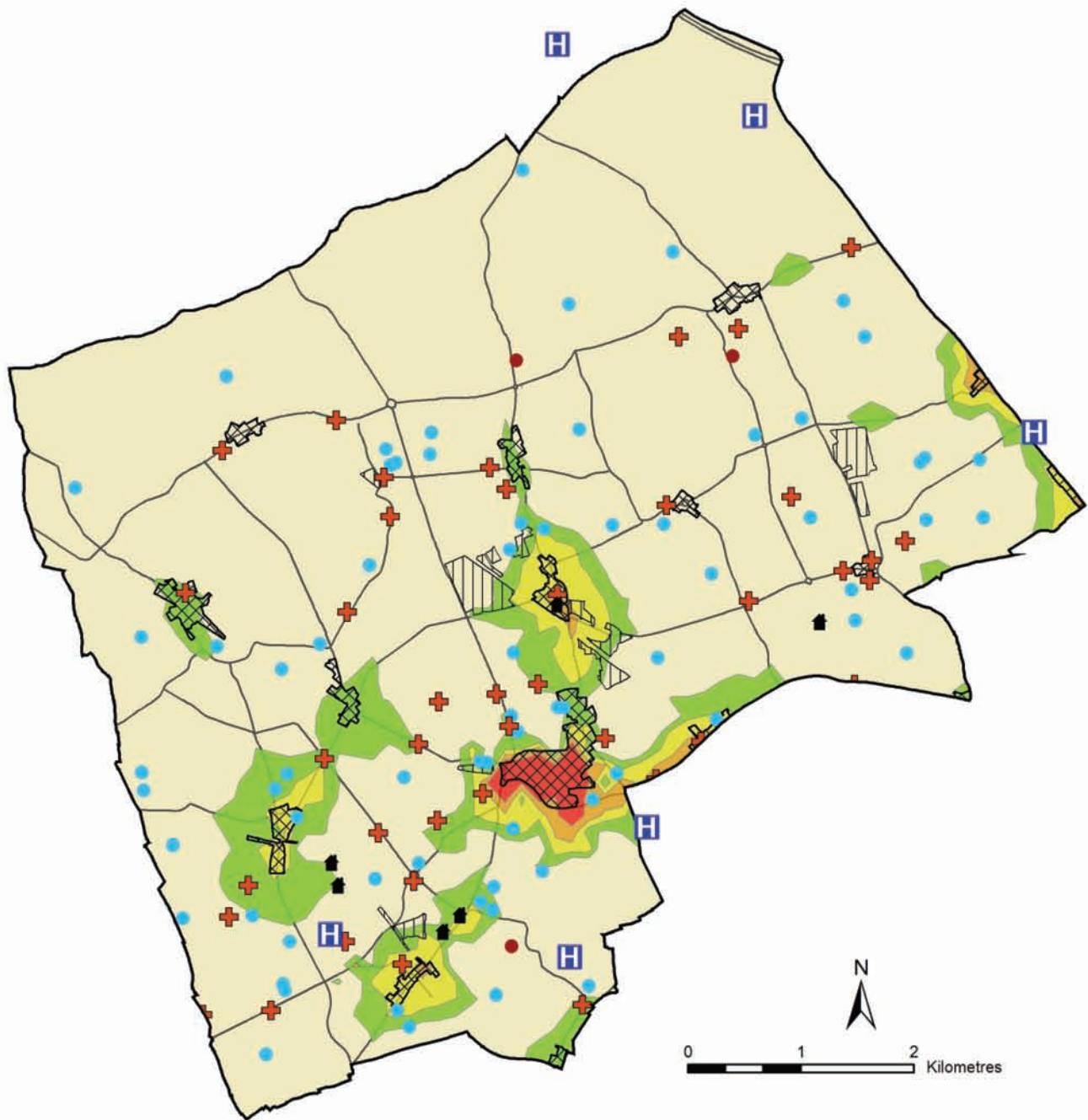


HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of new residential development within 30 minutes public transport time of a: GP, hospital, primary school, secondary school, areas of employment and a major health centre	H13, H14, H15
<b>Note:</b> This is a Harrow Local Indicator which replaces former Core Output Indicator 3b		
<b>Target:</b> All sites of new residential development to be located in areas rated 'Good' under the Public Transport Accessibility Level system		

**4.3.12** With regard to this indicator, two transport accessibility maps were generated. They show Transport for London's (TfL) Public Transport Accessibility Level (PTAL) ratings for the borough in relation to the above facilities (Map 4) and public transport routes (Map 5). The maps show those areas TfL rates as having Excellent to Fair access to public transport. Residents outside these areas have more limited access, but as Map 5 shows the borough is served by an extensive network of bus routes and as a result all new residential developments fall within 30 minutes walking distance of public transport.

**4.3.13** Furthermore, all residential areas are within 30 minutes public transport time of the above facilities. There are a few residents, particularly those living within the Green Belt, who are limited due to constraints imposed on the area. Of the six major residential developments completed in 2009/10, one was in a location with a very good PTAL rating, another in a good location, two were in fair PTAL locations and two were in locations with a PTAL rating below fair.

Map 4 Public Transport Accessibility 2009/10

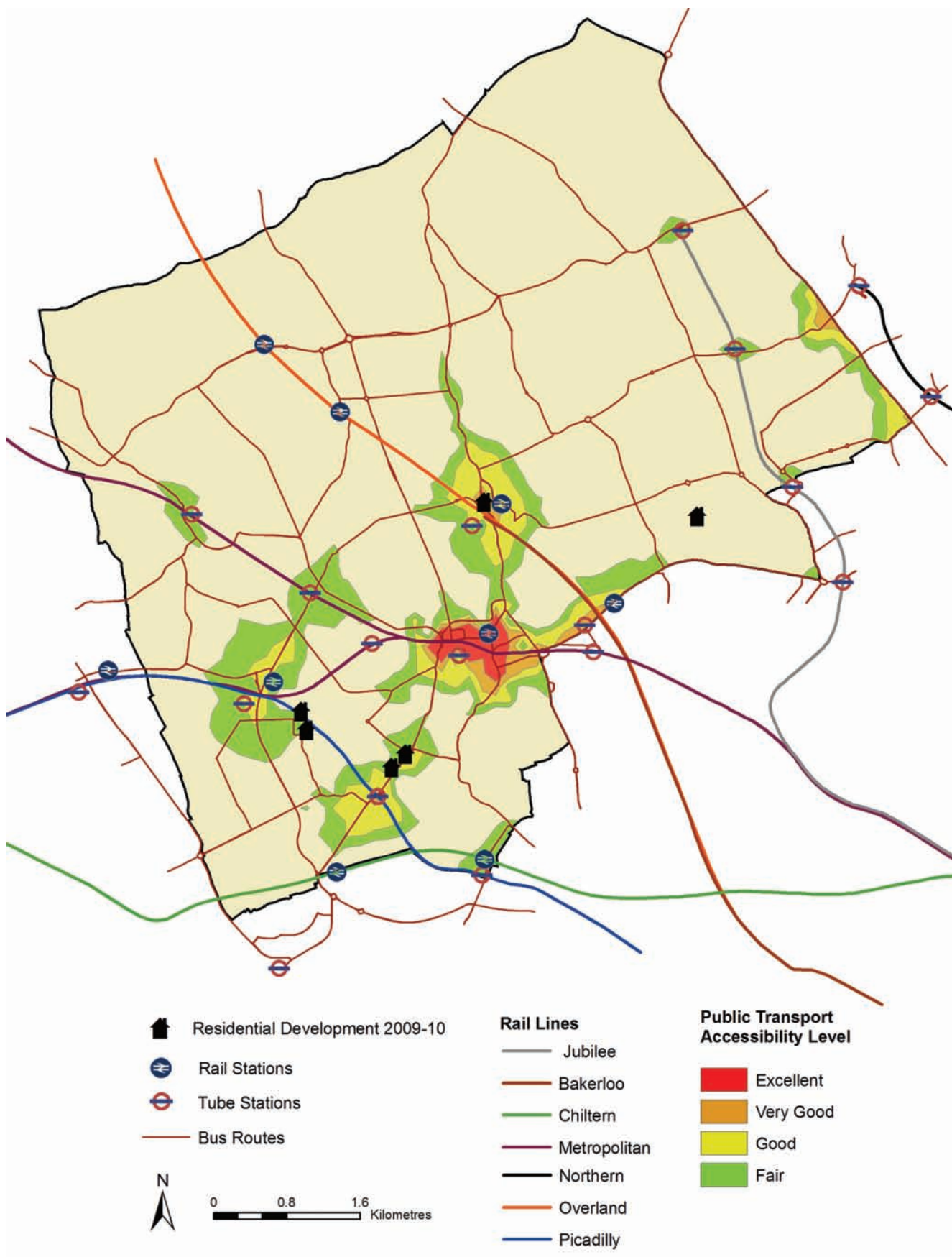


- |            |  |   |
|------------|--|---|
| Hospital   | Residential Development 2009-10          | <b>Public Transport Accessibility Level</b> |
| GP Surgery | Metropolitan, District and Local Centres |   |
| College    | Industrial and Business Use Areas        |   |
| School     |  |   |
| Major Road |  | Excellent                                   |
|            |  | Very Good                                   |
|            |  | Good  |
|            |  | Fair  |


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

© Crown copyright. All rights reserved 100019206, 2010

**Map 5 Public Transport Routes and Accessibility**



Source: Housing Monitoring Database, Harrow Council, Planning & PTAL Transport for London (TfL). © Crown copyright. All rights reserved 100019206, 2010

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Car parking facilities and provision of cycle parking	T7
<b>Target:</b> Facilities should be in line with the standards set out in Schedule 5 (Car Parking Standards) of the HUDP.		

- 4.3.14** The number of public car parking facilities has remained unchanged since 2004/05. These are to be found mainly around the town centres. Although there is a proposal to change the way that the council's own parking facilities are managed to promote central Government's agenda to reduce vehicle trips, it is unlikely that any of the existing parking facilities will be adversely affected. Most of the parking facilities within the Harrow Metropolitan Centre are of strategic importance, as they are necessary for the vitality and viability of the town centre.
- 4.3.15** Gayton Road car park has not been sold for redevelopment as anticipated and continues to operate as before. Greenhill Road car park continues to be managed by the council on behalf of a private owner, prior to redevelopment of the site for residential use.
- 4.3.16** There were 35 additional cycle racks installed across the borough in 2009/10. These were mainly installed in shopping locations, stations and other places where demand was identified.

**Transport Summary 2009/10**

	Summary
<b>Transport Initiatives</b>	<ul style="list-style-type: none"> <li>Improvements have been made to the safety of Harrow through the provision of additional local safety schemes and 20mph zones.</li> <li>The need to continue to improve the attractiveness and reliability of public transport, cycling and walking will ensure that sustainable transport choices are seen as a real alternative to car use</li> </ul>
<b>Car Ownership and Travel to Work</b>	<ul style="list-style-type: none"> <li>The council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport but this has had little impact on car ownership levels. However the extension of controlled parking zones within the borough continues to help to reduce the impact of additional car ownership within residential areas.</li> </ul>
<b>Road Accidents</b>	<ul style="list-style-type: none"> <li>Although the number of fatalities and total accidents has increased since 2008, Harrow is still on track to meet the Government's casualty reduction target.</li> </ul>
<b>Transport and Development</b>	<ul style="list-style-type: none"> <li>The majority of new residential development was built within areas with a Public Transport Accessibility Level (PTAL) rating of fair to excellent.</li> </ul>



### 4.4 Housing

**4.4.1** Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 85,950 dwellings in Harrow, almost two-thirds of which were constructed during the inter-war period. The majority of the existing housing stock consists of owner-occupied, three-bedroom, two storey, semi-detached houses. In recent years one and two bedroom flats have accounted for the bulk of new residential development. High house prices in Harrow mean that much of the existing stock is unaffordable for families on low incomes, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing the council.

**4.4.2** This section addresses both Government and local indicators relating to housing, specifically the provision of new dwellings and future housing provision.

### Housing Context

- 75% of Harrow's housing stock was owner occupied in 2001, ranking Harrow fifth in London
- 10.4% of Harrow's households lived in social housing in 2009/10
- 31% (1,575) of the council's own housing stock failed to meet Harrow's Decent Homes Standard as at 31 March 2010 (CLG, Business Plan Statistical Appendix 2009/10)
- Harrow has the second lowest level of social housing in London
- Of the 85,955 dwellings in Harrow, 6% are council properties and 4% are owned by housing associations (Housing Needs and Supply Report 2009/10)
- 90% of Harrow's dwellings are within the private sector, of which 12% are privately rented (Housing Needs and Supply Report 2008/09)

The HUDP Housing objectives are:

- I. To provide sufficient housing land to meet identified housing needs, give priority to the re-use of previously-developed land, bring empty homes back into use and promote the conversion of existing buildings within urban areas, in preference to the development of greenfield sites;
- II. To meet the housing requirements of the whole community including those in need of affordable and special needs housing including key workers;
- III. To provide wider housing opportunity and choice and a better mix in the size, type and location of housing and seek to create mixed communities;
- IV. To provide for higher density housing in locations with good public transport accessibility and/or access to town centre facilities and to reduce reliance on the use of the motor car;
- V. To promote housing in town centres by, for example, converting space above shops and vacant commercial buildings, and including housing in mixed-use developments;
- VI. To secure the effective use of vacant land and buildings;
- VII. To improve the existing dwelling stock;
- VIII. To restrict the loss of residential accommodation.


**Table 18 Housing Tenure: Key Facts**

Tenure	2007/08		2008/09		2009/10	
	Number	%	Number	%	Number	%
Local Authority	5,091	6.0	5,089	6.0	5,093	5.9
RSL	3,710	4.4	3,657*	4.3	3,851	4.5
Other Public Sector	175	0.2	175	0.2	175	0.2
Private Sector	75,638	89.4	76,469	89.5	76,836	89.4
<b>Total</b>	<b>84,614</b>	<b>100</b>	<b>85,390</b>	<b>100</b>	<b>85,955</b>	<b>100</b>

\*Regulatory and Statistical Returns Survey 2008

Source: Harrow Council, Housing, HSSA returns, 2007/08 to 2009/10

**4.4.3** Table 18 shows housing tenure between 2007/08 and 2009/10. There has been an increase of 0.7% in the total stock between the last AMR monitoring period. This increase is primarily in the Private Sector, with an increase of 367 dwellings and also in the Social Rented sector, with an increase of 194 dwellings. The number of dwellings owned by the local authority has increased very slightly and the number of other public sector properties remains the same.

COI	Contextual Indicator	Policy Ref
H2(a) H2(b)	Net additional dwellings - in previous years Net additional dwellings - for the reporting year	H3
<p><b>Note:</b> This is a revised Core Output Indicator which replaces former Indicator 2a (i) &amp; (ii) from the 2006/07 AMR monitoring period. H2(a) is to show recent levels of housing delivery. H2(b) is to show levels of housing delivery for the reporting year.</p>		
<p><b>Target:</b> London Plan target of 360 additional dwellings per year</p>		

**4.4.4** In 2009/10 the number of net additional dwellings completed was 460 units. This is a 40% decrease on the 2008/09 completion rate of 766 units gained. (Table 19, Figure 5 & Figure 6). However, the 460 units gained is still above the London Plan target of 360 self-contained units per year up to 2016/17 (based on the *Alterations to the London Plan*, approved December 2006). Over the past five years (since 1st April 2005), Harrow has delivered 2,787 net additional units in conventional supply, exceeding targets by over 1000 units.

**4.4.5** From 2007/08 to 2016/17 Harrow's housing provision targets for non self-contained accommodation is 15 bed spaces per year. The conversion of 2 houses to care homes resulted in a gain of 12 bed spaces. However, the change of use of a guest house and a House of Multiple Occupation has resulted in a loss of 13 bed spaces. There is therefore a net loss of one bed space (Table 25).



**4.4.6** Harrow's target for reducing long term vacant stock is 24 units per year. (Long term vacant properties returned to use in Table 25). In 2009/10, 219 vacant properties in the private sector were returned to use, 15 of these had been vacant for six months.

**Table 19 Residential Completions 2005/06 - 2009/10**

	2005/06	2006/07	2007/08	2008/09	2009/10
<b>New Build</b>					
Total no. of existing units	28	92	19	62	42
Total no. of completed units (gross)	392	542	286	706	490
Net no. of completions	364	450	267	634	382
No. of sites	38	61	40	50	42
<b>Conversions/Change of Use</b>					
Total no. of existing units	66	91	91	72	49
Total no. of completed units (gross)	270	261	197	207	127
Net no. of completions	204	170	106	132	78
No. of sites	80	99	88	81	56
<b>Total</b>					
Total no. of existing units	94	183	110	134	91
Total no. of completed units (gross)	662	803	483	913	617
Net no. of completions	568	620	373	766	460
No. of sites	118	160	120	131	98

Figure 5 Net Additional Dwellings 2001/02 - 2009/10

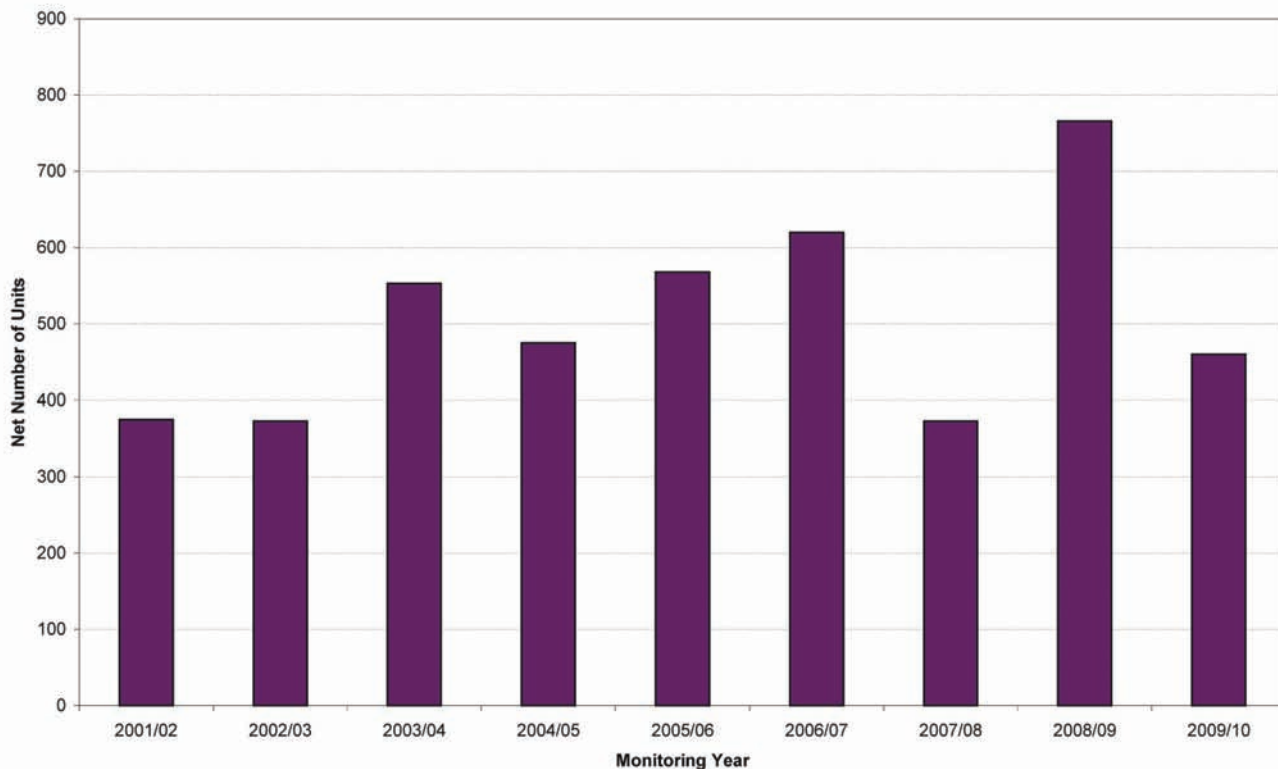
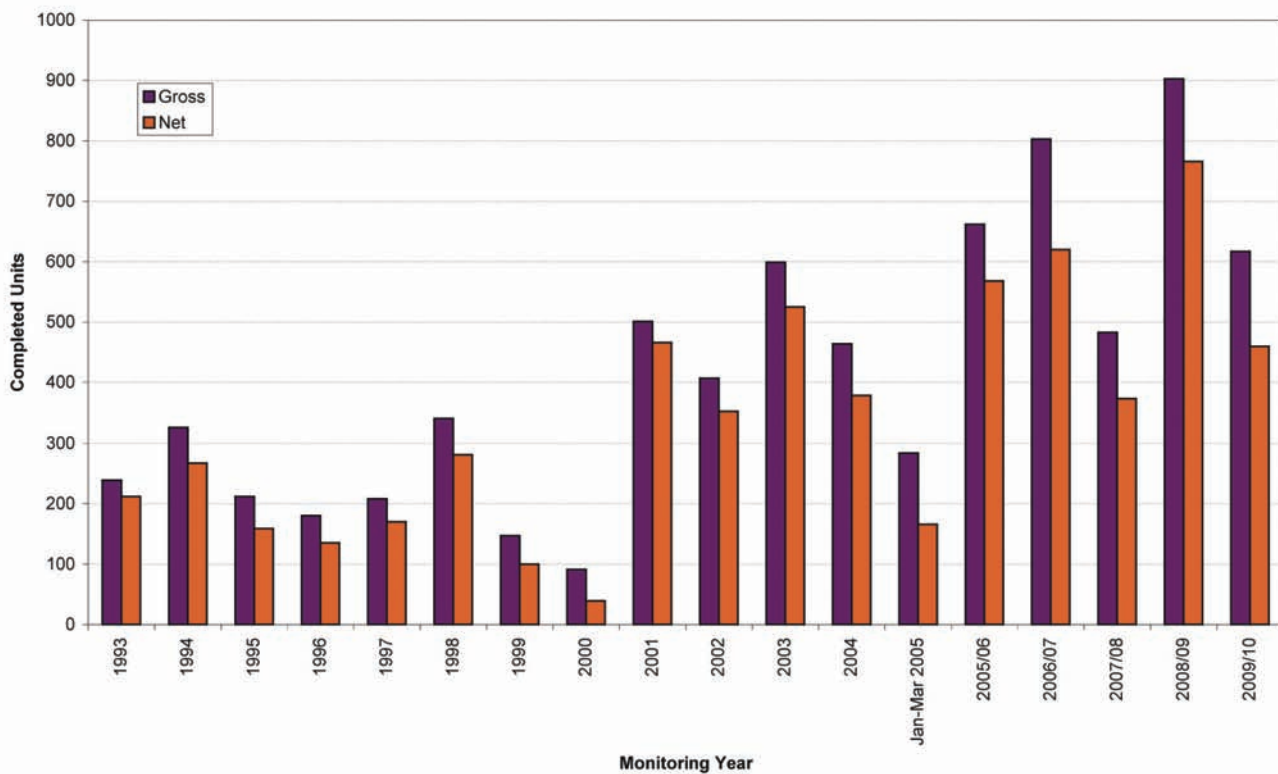




Figure 6 Residential Completions 1993 - 2009/10



COI	Contextual Indicator	Policy Ref
H3	New and converted dwellings - on previously developed land	(Policy SH1 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> This is a revised Core Output Indicator which replaces former Indicator 2a (v) from the 2006/07 AMR monitoring period. This indicator is to show the number of gross new dwellings being built upon previously developed land (PDL).		
<b>Target:</b> 100% of new development on Previously Developed Land		

**4.4.7** The HUDP sets a target of 100% of new residential units to be built on brownfield sites. In 2009/10 there was one development which did not meet this criterion: a 13-unit development completed on former council allotments. As a result, the council has failed to meet the HUDP target, instead achieving 98% of new residential completions on previously developed land. In spite of this, the general pattern of development does reflect the principles of sustainable development and commitment to the principle of ensuring more efficient use of land, as stated in the HUDP and reflected in the Part 2 objectives.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Percentage of new dwellings completed at: i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare	(Policy H4 has been deleted, refer to <b>Appendix D</b> for more information)
<b>Note:</b> This is a Harrow Local Indicator, which replaces former Core Output Indicator 2C		
<b>Target:</b> Achieve an average density of 150 HRPH		

**4.4.8** Map 6 shows the location of all the major developments with 10 or more units completed in 2009/10. The average density of residential completions on individual sites was analysed for the six largest schemes completed in 2009/10 (Table 20, Table 22 & Figure 7). The density levels of most of the developments are higher than the previous year. In 2009/10 the average density of completions for new residential developments (10 or more units) was 613 habitable rooms per hectare (HRPH) (Table 22). This is a 38% increase from 2008/09. The average density is more than the minimum set out in HUDP Policy H4 (minimum target of 150 HRPH), and higher than the average of 327 HRPH achieved between 2001/02 and 2008/09.

**Table 20 Completed Residential Developments (10+ units) showing Density Rate 2009/10**

Development Site	Gross Number of Units	Site Area (ha)	Density (HRPH)
Raebarn House, 86-100 Northolt Road, South Harrow	150	0.45	764
14-20 High Street, Wealdstone	63	0.169	1053
50-54 Northolt Road, South Harrow	27	0.077	1039
Former Council Allotments, Kenmore Road,	13	0.253	257
Strongbridge Close*	66*	2.535	267
Phase D2, Rayners Lane Estate	80	0.837	297

*\* Part completion this financial year, no net gain received yet.*

**Picture 6 Rayners Lane Development**

**4.4.9** Picture 6 shows part of the Rayners Lane development where 80 units completed at a density of 297 HRPH in the monitoring year. This is almost double the required density of 150 HRPH specified in the Harrow UDP.

**4.4.10** In 2009/10, 94% of new dwellings were completed at a density of more than 50 dwellings per hectare, compared with 90% in 2008/09 (Table 21). The situation reflects the council's commitment, through housing objectives, to increase housing density and repeats the same pattern as other London boroughs where density levels have been rising steadily.

**Table 21 Density of New Residential Developments**

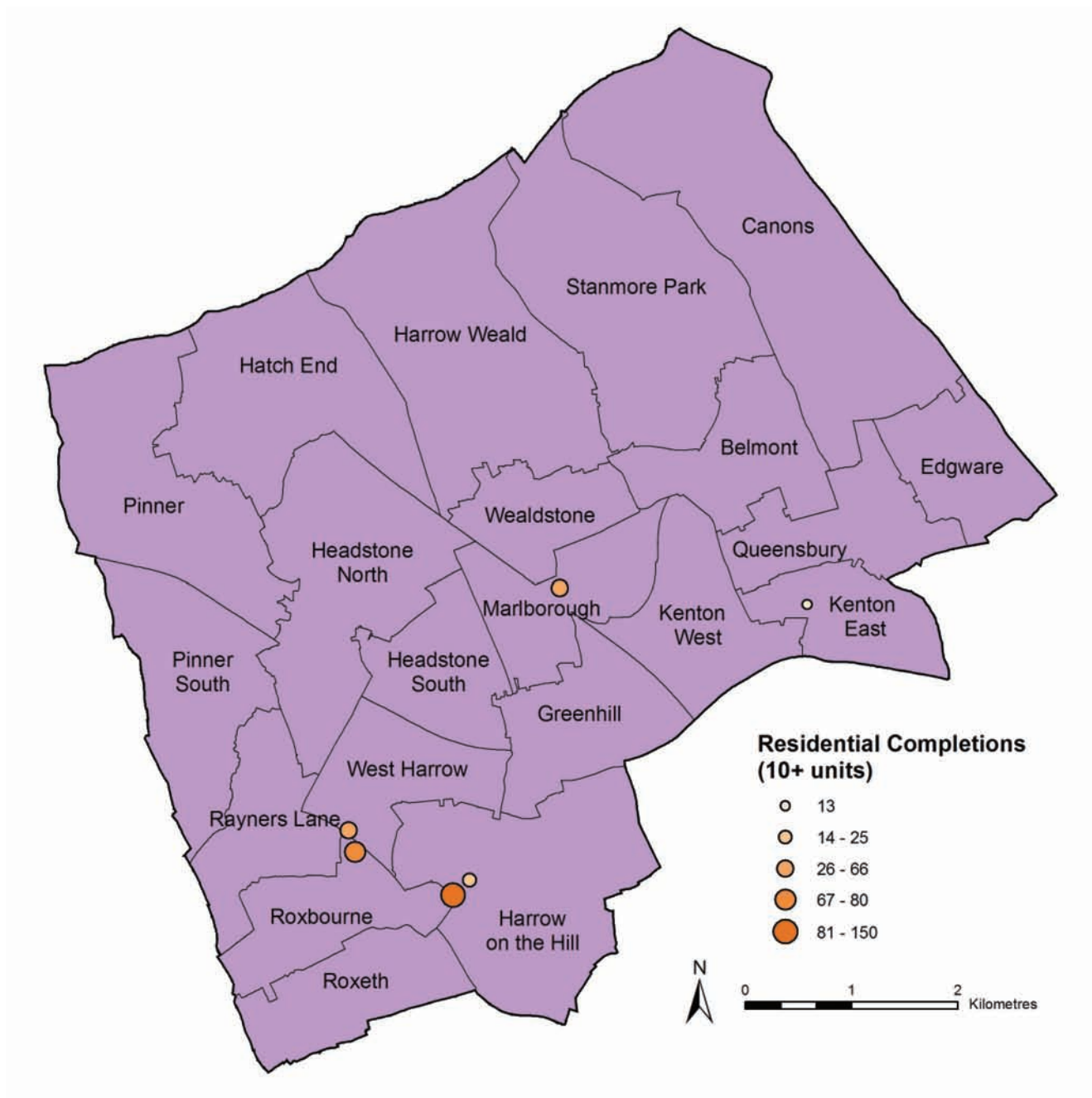
	2006/07	2007/08	2008/09	2009/10
Less than 20 dwellings per hectare	6%	6%	2%	3%
Between 30-50 dwellings per hectare	11%	24%	8%	3%
Above 50 dwellings per hectare	83%	70%	90%	94%

**4.4.11** Over the last nine years, the borough has had an average residential density of 359 HRP. Although there has been some fluctuation, there has been a general trend over this nine year period of increasing density in new residential developments. The exceptions to this trend were in 2004/05 and 2007/08 when densities dropped, however in these cases the preceding years both saw large increases. The average density of 613 HRP recorded in 2009/10 is the highest on record.

**Table 22 Average Density of Residential Developments (10+ units) 2001/02 - 2009/10**

Monitoring Year	Average Density (HRP)
2001/02	251
2002/03	260
2003/04	434
2004/05	254
2005/06	297
2006/07	380
2007/08	299
2008/09	444
2009/10	613

**Map 6 New Residential Developments Completed (10+ units) 2009/10**

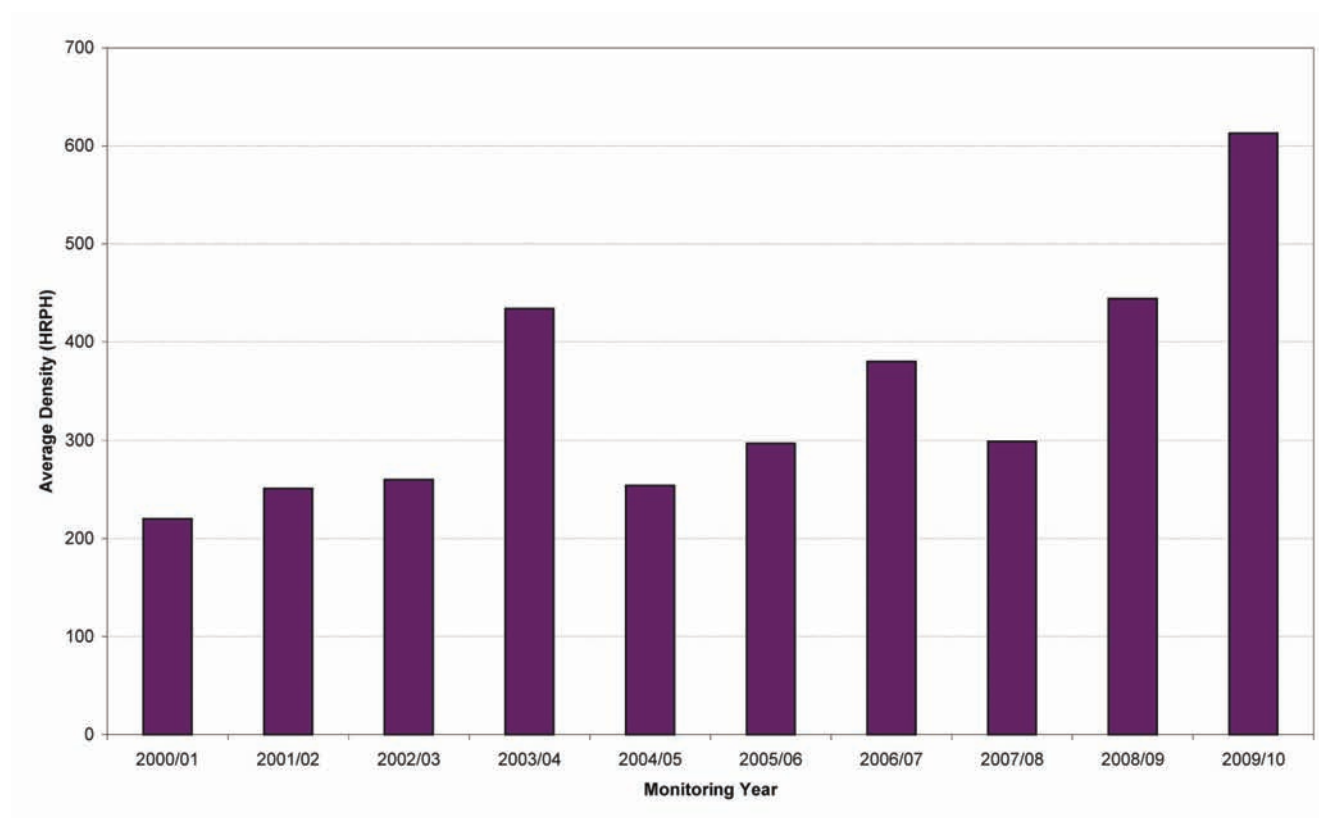



Source: Housing Monitoring Database, Harrow Council

© Crown copyright. All rights reserved 100019206, 2010



**Figure 7 Average Residential Density 2001/02 - 2009/10**

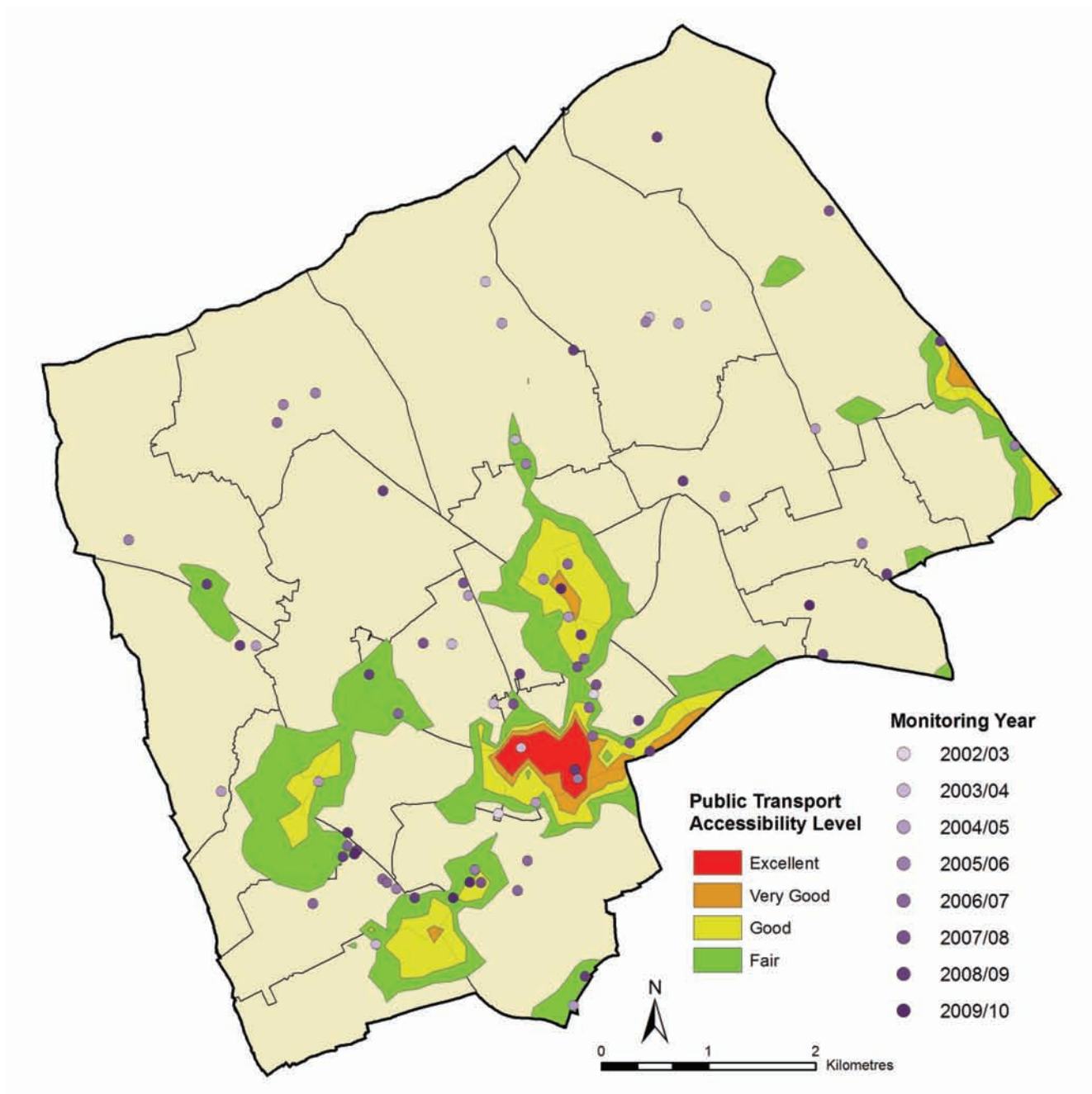


HLI	Contextual Indicator	Policy Ref
1.2	Increase in the average density of new residential development in areas of good public transport accessibility by at least 10% above the average residential density achieved in the five year period 1999-2003	(Policy H4 has been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> Comparisons with the last five years have been made		
<b>Target:</b> Density in major developments at least 10% higher than 1999-2003 baseline (i.e. density over 256 HRPH)		

**4.4.12** New residential developments (10 or more units) since 2002/03 have been plotted against the Transport for London (TfL) Public Transport Accessibility Levels (PTALs), which identify how well connected to the public transport network different areas of the borough are (Map 7). Of the six major residential developments completed in 2009/10, one was in a location with a very good PTAL rating, another in a good location, two were in fair PTAL locations and two were in locations with a PTAL rating below fair. The average density of those developments that fall within the very good, good and fair PTALs was calculated and compared. The average density for major developments that fall within areas with very good and good public transport links for 2009/10 was 1046 HRPH, more than double the average density of 443 HRPH in 2008/09 and 397 HRPH over the average of the previous seven years (Map 7 & Table 23).



**Map 7 New Residential Developments (10+ units) & Transport Accessibility**



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

© Crown copyright. All rights reserved 100019206, 2010

**Table 23 Average density of new residential developments (10+ units) in areas with 'good public transport links'**

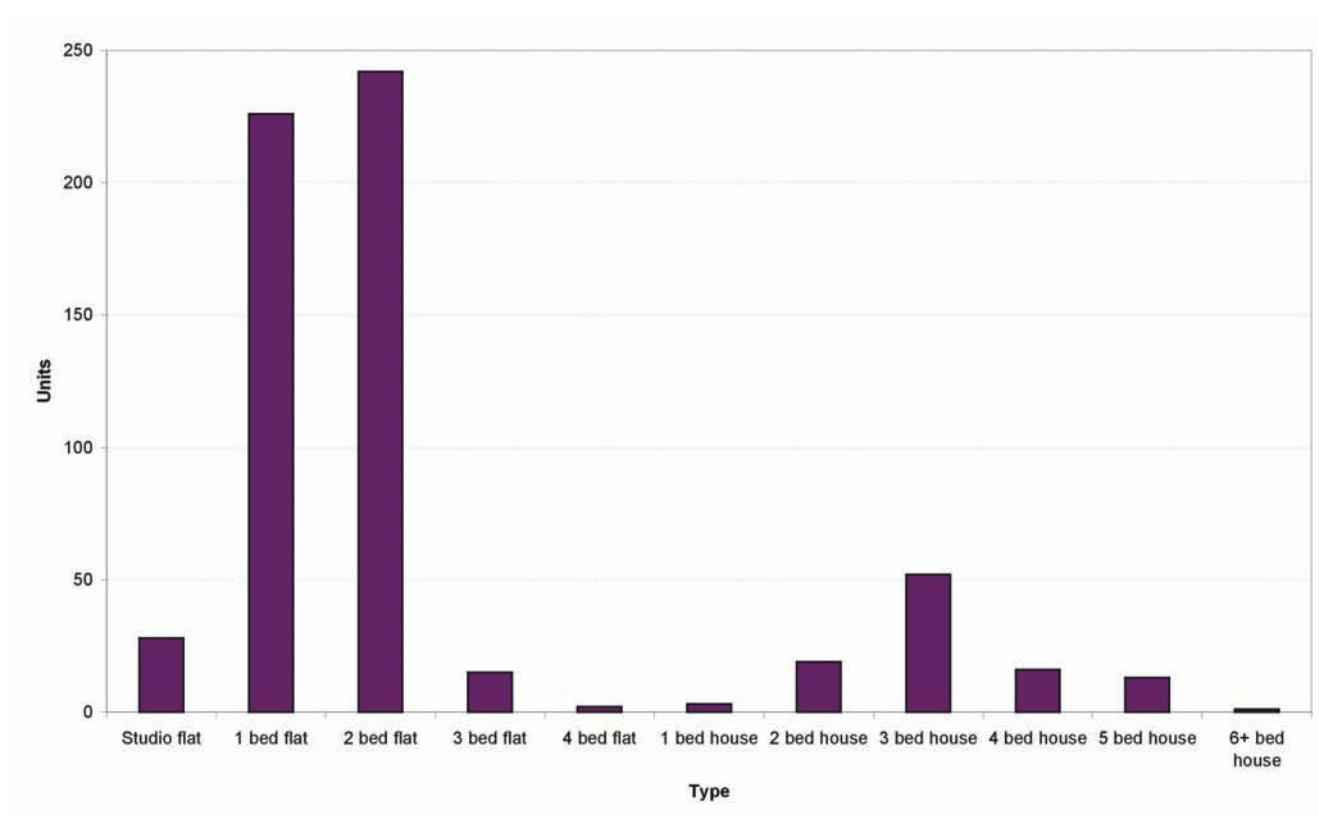
Monitoring Year	Average Density (HRPH)
2002/03	326
2003/04	585
2004/05	319
2005/06	295
2006/07	476
2007/08	336
2008/09	443
2009/10	104

**4.4.13** Table 24 and Figure 8 separate all completions by houses and flats and their number of bedrooms. The number of units are shown along with a percentage in relation to gross completions of both houses and flats. It shows a larger proportion of flats completing in 2009/10. 83.1% of all new completions were flats, whilst just 16.9% were houses. The majority of these flats were one and two bedroom flats. The majority of the houses completed were 3 bedroom houses.

**Table 24 Bedroom breakdown of all completions (conversions, changes of use and new builds)**

	Houses		Flats	
	units	%	units	%
Studios	0	0	28	4.5
1 bedroom	3	0.5	226	36.6
2 bedrooms	19	3.1	242	39.2
3 bedrooms	52	8.4	15	2.4
4 bedrooms	16	2.6	2	0.3
5 bedrooms	13	2.1	0	0
6+ bedrooms	1	0.2	0	0
<b>Totals</b>	<b>104</b>	<b>16.9</b>	<b>513</b>	<b>83.1</b>

Figure 8 2009/10 Gross Completions by Bedrooms



## Housing Trajectory

COI	Contextual Indicator	Policy Ref
H1	Plan period and housing targets	(Policy SH1 has been deleted, refer to <b>Appendix D</b> for further information)
H2(c)	Net additional dwellings - in future years	(Policy SH1 has been deleted, refer to <b>Appendix D</b> for further information)
H2(d)	Managed delivery target	(Policy SH1 has been deleted, refer to <b>Appendix D</b> for further information)

**Note:** H1 and H2(c) & (d) are revised Core Output Indicators which replace former Indicator 2a from the 2006/07 AMR monitoring period. These indicators show: the planned housing period and provision; likely future levels of housing delivery; and how likely levels of future housing are expected to come forward taking into account the previous years performance.

- 4.4.14** The Housing Trajectory (Table 25, Figure 9 & Figure 10) show Harrow's progress towards meeting its housing supply targets. The council has followed CLG guidance in producing the housing trajectory,<sup>(8)</sup> which uses a plan, monitor and manage approach, presented in a table and graphs.
- 4.4.15** From the adoption of the Harrow Unitary Development Plan (July 2004) to the end of financial year 2006/07 Harrow's annual housing target was a minimum of 331 additional units per year (including conventional, non-conventional supply and long-term vacant stock brought back into use), as required by the London Plan (February 2004). The trajectory shows that Harrow exceeded this target over that period, averaging 559 net completed units per annum from conventional and non-conventional supply between 2003/04 and 2006/07.
- 4.4.16** The Alterations to the London Plan (December 2006) increased Harrow's annual housing target at a minimum of 400 units per annum, a ten-year target from 2007/08 to 2016/17 amounting to 4,000 additional homes. The London Plan (Consolidated with Alterations since 2004, February 2008) disaggregates this 400 annual target to 360 units from conventional supply, 15 units from non self-contained residential units and 24 units from the reduction of long-term vacant stock. These latest targets are shown in the Housing Trajectory (Table 25). In 2009/10, 460 net additional homes were completed in Harrow from conventional supply and one bed space was lost from the non-conventional supply. In addition 15 units, which had been vacant for more than six months, were also brought back into use.
- 4.4.17** Harrow's Housing Trajectory takes into account the following factors:
- Net additional dwellings and non-self contained units completed over the past five years
  - Net additional dwellings and non-self contained units completed in the current financial year (2009/10)
  - Long term vacant stock returned to use
  - Projected net additional units to 2025/26
  - The annual net additional dwelling requirement, as required by the London Plan. (Please note that for the purposes of the Housing Trajectory, the annual London Plan housing provision target to 2016/17 has been extrapolated to 2025/26)
- 4.4.18** The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. Windfall sites are not included in the trajectory or Harrow's Five Year Housing Supply (**Appendix E**).
- 4.4.19** For future provision, likely contributions to both Harrow's Five Year Housing Supply and the Housing Trajectory are based on:
- Sites with planning permission as at 31/03/2010 and currently under construction (including new build, changes of use and conversions)
  - Sites with planning permission as at 31/03/2010 and not currently under construction (including new build, changes of use and conversions)

---

8 CLG - Growth Fund, Programme of Development Guidance 2008, Annex B - Guidance on Producing Housing Trajectories, July 2008

- Sites with permission, but subject to legal agreement as at 31/03/2010
- Potential deliverable sites, based on the Proposals Sites in the HUDP and other identified sites, including sites identified in the 2009 Housing Capacity Study

**4.4.20** As of the end of March 2010 the council anticipates that completions over the next five years (2011/12-2015/16) will exceed the London Plan targets. There are 3,227 net units identified in the Five Year Housing Supply (**Appendix E**). Sites with planning permission account for 1,872 net units, exceeding the London Plan target for conventional supply (1,800) by 72 units on permissions alone. In addition, 1,355 net units from other identified sites and sites with legal agreement are also expected to complete in the five year period. This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five Year Housing Supply can be found in **Appendix E**.

**4.4.21** Map 8 shows the location and the number of units of all developments listed in the Housing Trajectory. Developments which have already been granted planning permission are represented as orange points, while the purple points are allocated and identified sites predicted to come forward in the future. The map shows that development will be concentrated in the area along Station Road and High Street, Wealdstone, between the centres of Harrow and Wealdstone. Developments in this area account for 34% of all units identified in the Housing Trajectory. Included in this figure are six sites located in Harrow Town Centre accounting for 21% of the total units identified.

**4.4.22** The Monitor line in the trajectory shows how many dwellings above or below the planned rate the plan strategy is at any point in time. It is calculated by totalling completions over time and comparing it to the planned rate. The Monitor line shows Harrow continually exceeding its housing targets in each year of the plan, with the exception of the final year (2025/26). In this year the cumulative total shows a shortfall in completions of just 16 units. This is in part because of difficulties in identifying sites in the final years of the trajectory and in part because the trajectory does not take account of small sites with planning permission beyond those permissions already granted. It is reasonable to assume therefore that this shortfall of units will be met through a combination of development of small sites and on larger sites that have not yet been identified. As such Harrow is expecting to deliver its housing requirement over the plan period.

**4.4.23** The Manage line in the trajectory represents the number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The Manage line shows the pressure to provide new units decreases over time as the over-supply in the early years of the trajectory influences the requirement in the later years. The Manage line should meet the y-axis by 2025/26 (0 left to provide) in order to have met targets. As with the Monitor line, the the Manage line identifies a shortfall of just 16 units at the end of the period, but as noted above this is likely to be covered by as yet unaccounted for completions.

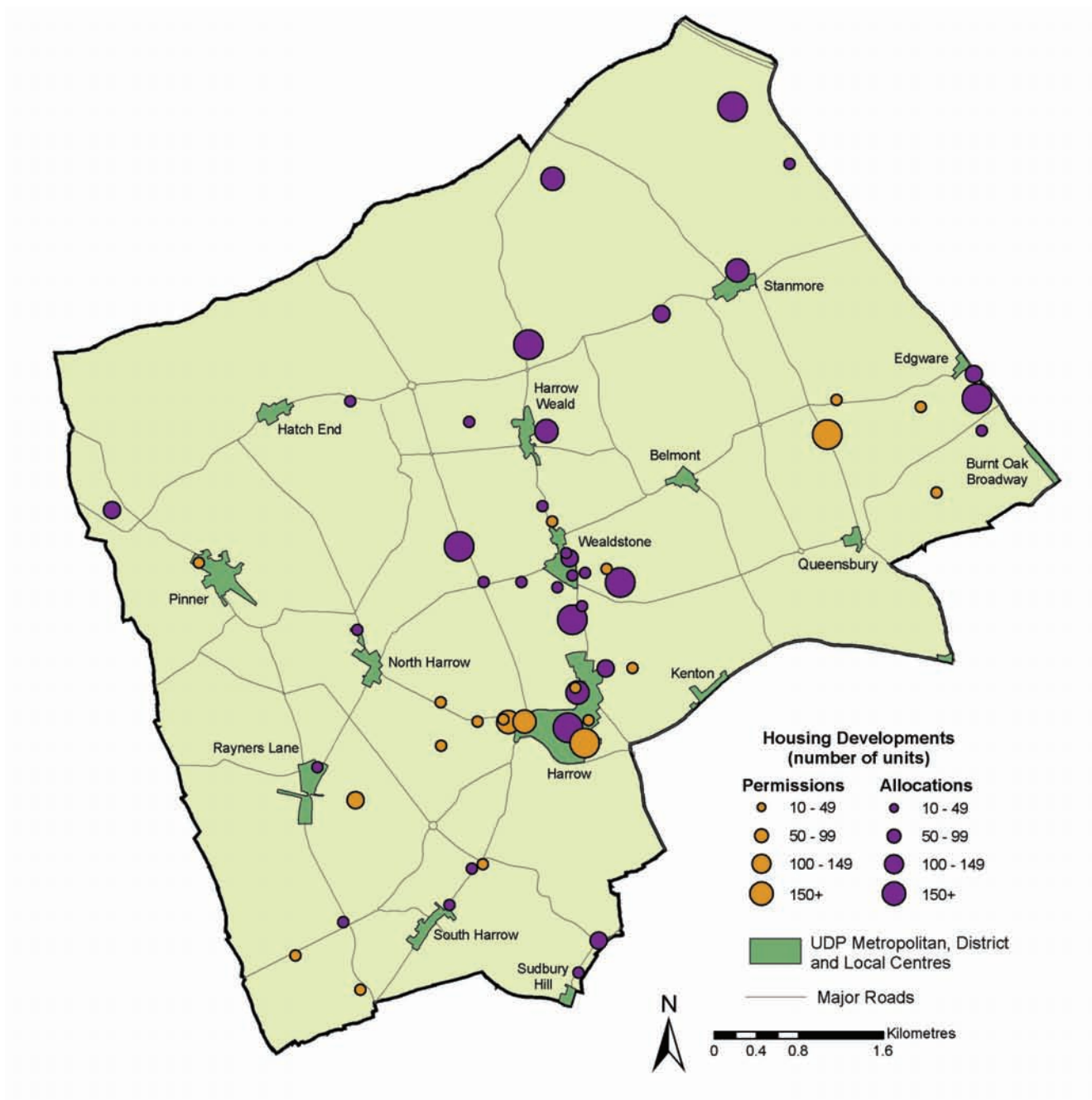
**4.4.24** The draft replacement London Plan (2009) and Harrow's emerging Core Strategy are pursuing a proposal to designate Central Harrow and Wealdstone as a new 'Intensification Area'. The council considers that the proposed Harrow & Wealdstone

Intensification Area has the capacity to accommodate at least 2,500 new homes (along with growth in jobs) between 2009 and 2026. The Core Strategy will form the strategic policy framework and co-ordinate the provision of infrastructure needed to support growth within the proposed Intensification Area. The council is also undertaking detailed master planning of the proposed Intensification Area, in consultation with the residents, developers and other partners, to inform the preparation of an Area Action Plan which will facilitate and manage the uplift in development capacity.

**4.4.25** In the short-medium term, the Core Strategy and the Area Action Plan will co-ordinate the development of the large sites already identified in the housing trajectory as likely to come forward within central Harrow and Wealdstone. However they will also identify the potential of other opportunities in the area, ensuring that they are brought forward, as part of a longer term strategy for the sustainable delivery of new homes in Harrow. This will identify further sites in 2025/26 where Harrow falls short of it's requirement. For this reason the Core Strategy and Area Action Plan documents are being progressed by the council as a matter of priority, and upon adoption will be reflected in the Housing Trajectories of future Annual Monitoring Reports.



Map 8 Housing Trajectory Sites



Source: Housing Trajectory

© Crown copyright. All rights reserved 100019206, 2010



**Table 25 Housing Trajectory 2004/05 - 2025/26**

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
<b>Large Sites (10+ net units) not under construction at end of 2009/10</b>																						
Gayton Rd car park, former Gayton Library & Sonia Court	1.27									124	125	125										
19 Pinner Rd, former Travis Perkins	0.65						73	74														
Peel Rd, former mortuary & parks deposit site	0.47						22	23														
Greenhill Way, north side car park	0.19								37													
Jubilee House, Merrion Avenue *	-																					
Land rear of 71 Bridge St, Pinner	0.12							30														
The Vaughan Centre, Wilson Gardens	0.14									13												
90-100 Pinner Rd	0.06								12													
19, 21 & rear of 11-29 Alexandra Ave, South Harrow	0.34								10													
287-293 Whitechurch Lane	0.16						10															
Equitable House, Lyon Rd	0.1								32													
5-11 Manor Rd	0.2								10													
<b>Large Sites (10+ net units) under construction at end of 2009/10</b>																						
Former government buildings, Honeypot Lane	6.1						229	258	100	70	69	69										
Bradstowe House, Headstone Rd	0.32								47	48	48											
Strongbridge Close	2.88						46	46														
29-33 Pinner Rd	0.1						34															
Richards Close	0.63						21															
19 Northolt Rd, The Timber Carriage Public House	0.11								20													
186-194 Pinner Rd	0.11						14															
152-154 High St, Wealdstone	0.1							14														
2 Walton Avenue	0.11						14															
Chandos Parade, Buckingham Rd	0.08						10															
Rear of former clinic/scout hut, Tenby Rd	0.2						10															
<b>Sites with legal agreement</b>																						
RAF Bentley Priory	5.6									51	52											

	Site Area	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
<b>Allocated and other identified sites (10+ net units)</b>																								
Jubilee House, Merrión Avenue *	0.28												35											
1-5 Sudbury Hill	0.64									59														
Former Post Office, College Rd	0.6												205	205										
Christchurch Ave. part of leisure & diving centre	4.2												86	87	87									
Civic Centre	2.54															66	67	67						
Mill Farm Close redevelopment	2.1											55												
Harrow College, Harrow Weald Campus, Brookshill	2.5																				77	77		
Car park, south side of Greenhill Way	0.38																	33	33	34				
Land adjacent to Harrow Arts Centre, Uxbridge Rd	0.34															22								
Anmer Lodge & car park, Coverdale Close	0.67											136												
Part of Kodak Sports Ground, Harrow View	2.5												50	50	51									
Harrow postal delivery office, Elmgrove Rd	0.44														31	32								
76-132 College Rd	0.5																	26	26	26	27	27		
Rayners Public House	0.32											20												
Dellers	0.12													29										
Masters House	0.33																					37		
96-116 Greenford Rd	0.36																23							
Bacon Lane	0.26												28											
Goodwill to All Public House	0.26								21	21														
47 & 49 High St, Edgware	0.27																						86	
Former Tynholme Nursery, Headstone Drive	0.22											15												
201-209 Northolt Rd	0.09													20										
Edgware Town FC	1.22										63	63	63											
Royal National Orthopaedic Hospital, Brockley Hill	0.79											63	64	64										
24 Railway Approach, Harrow	0.08								34															
Douglas Close Redevelopment	2.04										51													
Orion House, High St, Wealdstone	0.03																						25	
The Case is Altered Public House	0.11									24														
20-24 Canning Rd, Wealdstone	0.17										51													

# 4 Monitoring Unitary Development Plan (UDP) Policy Implementation

## Annual Monitoring Report 2009-10

	Site Area	200405	200506	200607	200708	200809	200910	201011	201112	201213	201314	201415	201516	201617	201718	201819	201920	202021	202122	202223	202324	202425	202526
George Grange Way & Palmerston Rd car parks	0.07																	15					
Boxtree Public House	0.18										14												
Allied Carpets, Pinner Rd, North Harrow	0.29																					19	
The Matrix Public House	0.28								29														
Police Station, Northolt Rd, South Harrow	0.17																		35				
<b>Development Area - sites with pp (10+ units)</b>	14.44							4.24	4.42	2.37	1.40	1.06	0.95										
<b>Development Area - sites with pp (&lt;10 units)</b>	18.0							3.3	7.1	3.8	3.8												
<b>Development Area - sites with legal agreement</b>	5.6									2.77	2.83												
<b>Development Area - allocated sites</b>	25.35							0.21	0.52	3.44	3.98	3.73	3.22	3.22	2.47	1.18	1.24	1.14	0.31	0.31	1.95	1.64	
<b>Total Development Area</b>	63.39							7.54	11.73	6.69	11.41	7.87	4.68	3.22	2.47	1.18	1.24	1.14	0.31	0.31	1.95	1.64	
<b>Total Developments with pp (10+ units)</b>								354	447	358	292	242	194										
<b>Small Sites with pp (&lt;10 units)</b>								52	148	95	96												
<b>Total Developments with legal agreement</b>											51	52											
<b>Allocated Sites (large &amp; small)</b>									55	83	238	345	531	486	170	88	115	141	94	95	227	123	
<b>Past Conventional Completions</b>	475	568	620	373	766	460																	
<b>Past non-Conventional Completions</b>	-30	6	35	-7	-33	-1																	
<b>Long-term vacant properties returned to use</b>		50	64	44		15																	
<b>Total Past Completions</b>	445	624	719	410	733	474																	
<b>Total Projected Completions</b>								406	650	536	677	639	725	486	170	88	115	141	94	95	227	123	
<b>Cumulative Total Completions</b>	445	1069	1788	2198	2931	3405		3811	4461	4997	5674	6313	7038	7524	7694	7897	8038	8132	8227	8454	8577	8577	
<b>PLAN - London Plan target (1997-2026)</b>	331	331	331	400	400	400		400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
<b>PLAN- Cumulative London Plan target</b>	331	662	993	1393	1793	2193		2593	2993	3393	3793	4193	4593	4993	5393	5793	6193	6593	6993	7393	7793	8193	8593
<b>MONITOR - no. of dwellings relative to cumulative allocation</b>	114	407	795	805	1138	1212		1218	1468	1604	1881	2120	2445	2531	2301	1989	1704	1445	1139	834	661	384	-16
<b>MANAGE - Annual requirement accounting for completions</b>	390.6	388	376.2	358.2	355.3	333.1		324.3	318.9	295.1	276.6	243.3	207.3	155.5	118.8	112.4	115.9	116	111	115.3	122	69.5	16

\* Jubilee House has Planning Permission in 2009/10 but it is anticipated that this will expire before building can commence. It has therefore been included as an identified site.

Note: Site areas are in hectares (ha)

Figure 9 Housing Trajectory 2004/05 to 2025/26

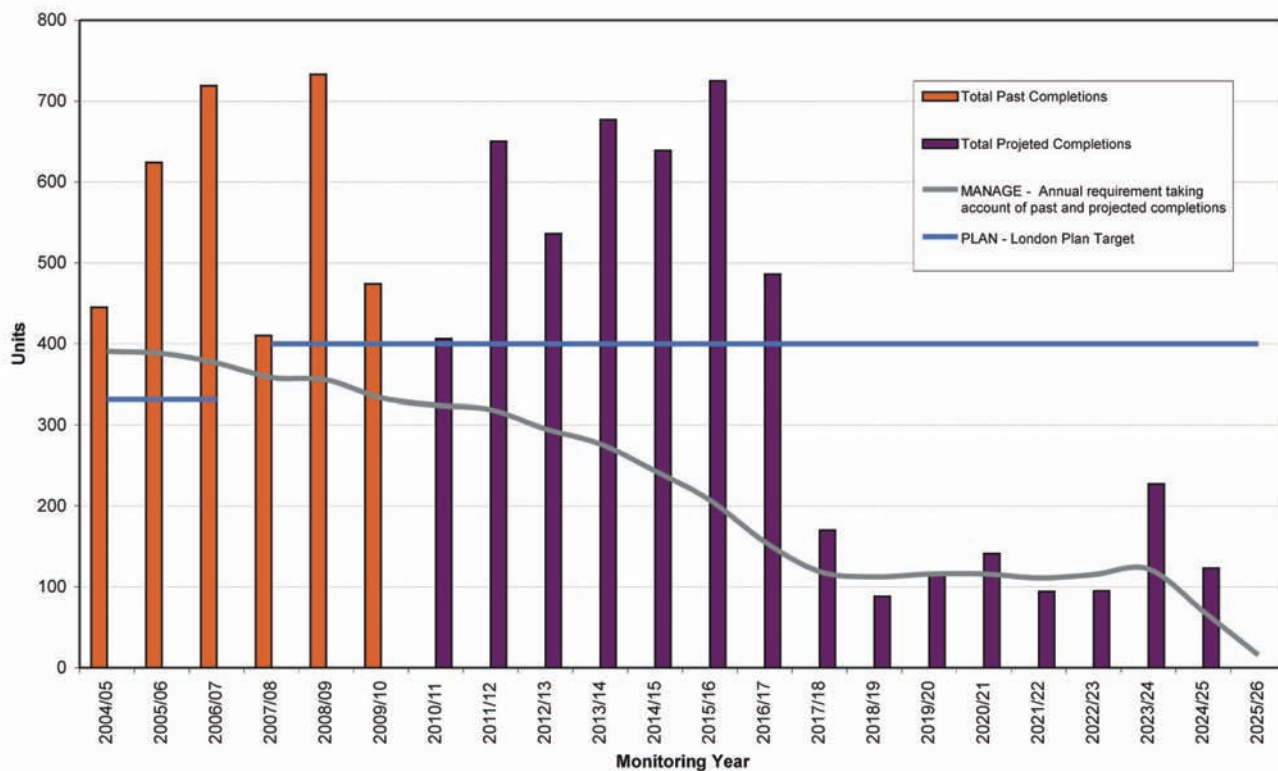
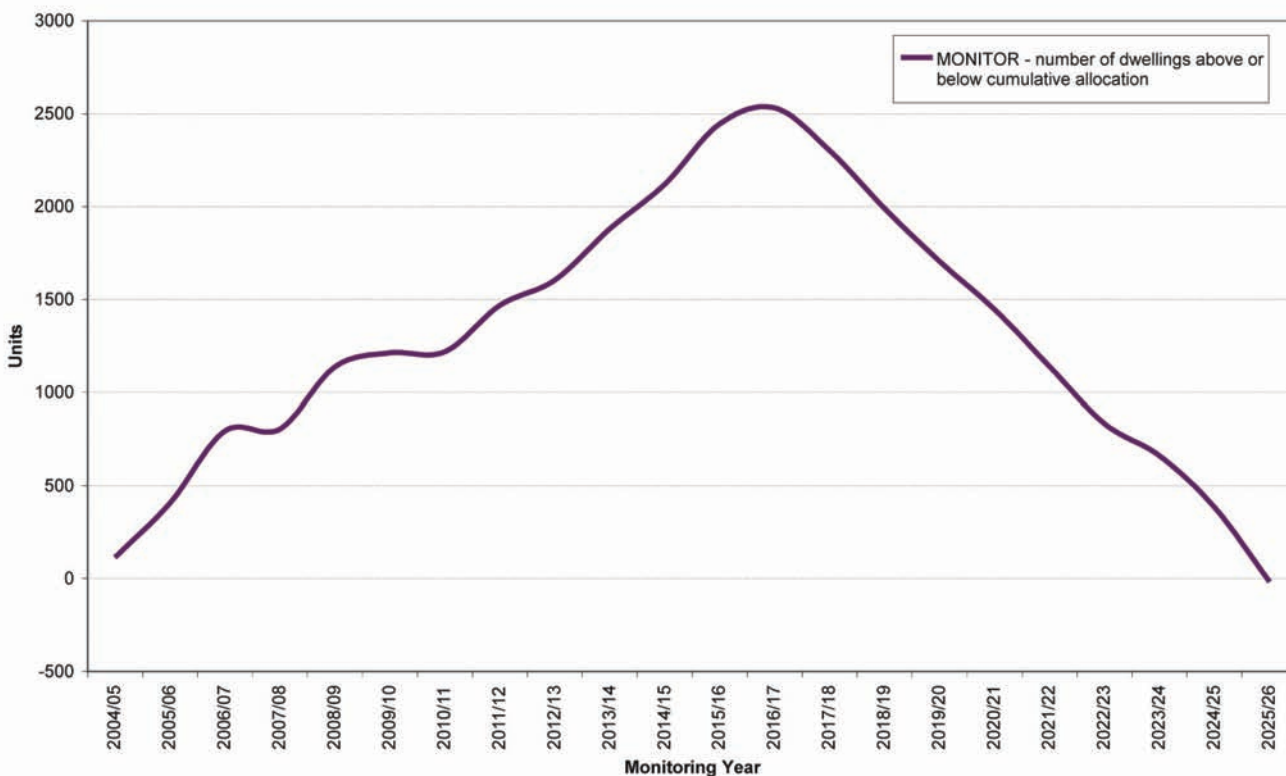


Figure 10 Housing Trajectory - Monitor Line 2004/05 to 2025/26



### Affordable Housing Completions

**4.4.26** Picture 7 shows part of the new affordable housing development at Strongbridge Close. This is the first phase of a wider regeneration project in the area which saw 66 affordable units (both flats and houses) completed in 2009/10.


**Picture 7 Strongbridge Close**



COI	Contextual Indicator	Policy Ref
H5	Gross affordable housing completions	(Policies H5 & H6 have been deleted, refer to <b>Appendix D</b> for further information)

**Note:** This is a revised Core Output Indicator which replaces former Indicator 2d from the 2006/07 AMR period. This indicator is to show affordable housing delivery.

**4.4.27** In 2009/10, Harrow's Housing Division reported that 266 new affordable housing units became available, a net gain of 166 units. Of these 266 units, 153 (58%) were social rented housing and 113 (42%) were intermediate housing. This data, submitted to the Government by the Housing Department for the Housing Strategy Statistical Appendix, differs slightly from the information held by the Planning Department as Planning discount schemes such as Purchase and Repair. There were 39 such completions in 2009/10, therefore Planning recorded 227 gross affordable completions and a net gain of 143 units.

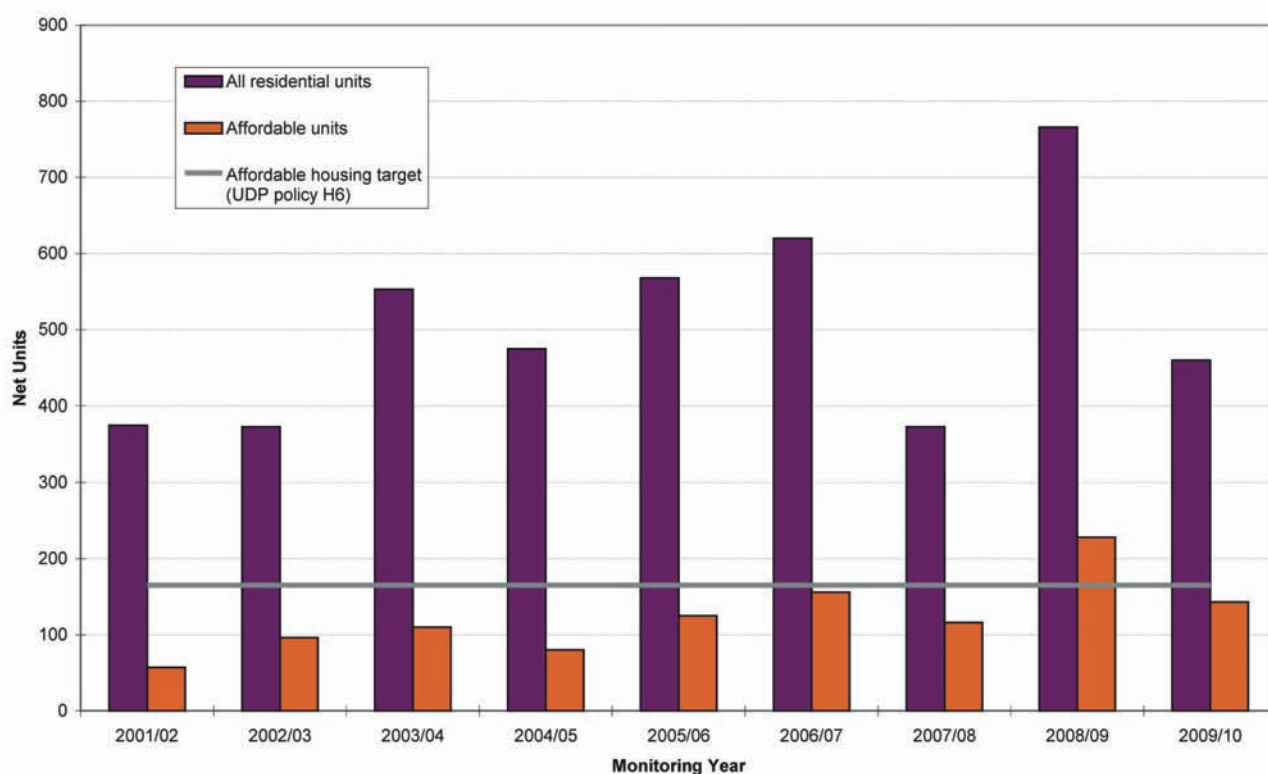
HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net affordable housing completions	(Policies H5 & H6 have been deleted, refer to <b>Appendix D</b> for further information)
<b>Note:</b> This is a Harrow Local Indicator, which replaces former Core Output Indicator 2d		
<b>Target:</b> A net addition of 165 affordable units		

**4.4.28** Table 26 & Figure 11 show the net number of affordable housing completions as a proportion of all housing completions in the borough over the last nine years. In 2009/10, a total of 227 affordable housing units were completed, leading to a net gain of 143 units. This is a 37% decrease on the net gain of 228 affordable units recorded in 2008/09. As a proportion of all net completions, affordable completions remain high at 31.1%; this is a higher proportion than last year and is above the nine year average. In spite of this, the number of affordable completions fell 22 units short of the HUDP target of 165 net units. (However, this target is from policy H6 which was one of a number of housing policies which were deleted by the Secretary of State on 28 September 2007).

**Table 26 Affordable Housing Completions 2001/02 - 2009/10**

Monitoring Year	Net Number of all Units Built	Net Number of Affordable Units	% Affordable Units	% of HUDP Target H6 (165 units)
2001/02	375	57	15.2	34.5
2002/03	373	96	25.7	58.2
2003/04	553	110	19.9	66.7
2004/05	475	80	16.8	48.5
2005/06	568	125	22.0	75.8
2006/07	620	156	25.2	94.5
2007/08	373	116	31.1	70.3
2008/09	766	228	29.8	138.0
2009/10	460	143	31.1	86.7
<b>Average</b>	<b>507</b>	<b>123</b>	<b>24.1</b>	<b>74.8</b>

**Figure 11 Affordable Housing Completions as a Proportion of Total Housing Units 2002/03 - 2009/10**



**4.4.29** Table 27 shows that Housing Associations continue to provide the majority of affordable housing. In 2009/10 66% of units were provided by Housing Associations and 64% in the previous year.

**Table 27 Net Affordable Housing Completions by Developer Type 2001/02 - 2009/10**

Monitoring Year	Housing Association	Private	Total
2001/02	8	49	57
2002/03	4	92	96
2003/04	6	104	110
2004/05	80	0	80
2005/06	125	0	125
2006/07	71	76	147
2007/08	72	44	116
2008/09	146	82	228
2009/10	94	49	143



**4.4.30** In order to provide an indication of the likely rates of affordable housing development in the future, it is useful to consider outstanding planning permissions, along with current levels of affordable housing completions.

**4.4.31** Although net affordable housing completions have fallen since 2008/09, and are below the HUDP target, gross affordable permissions have increased since 2008/09. In 2009/10, 278 gross affordable housing units were granted planning permission (including two phases of the Rayners Lane Estate renewal). There is a net gain of 126 units, an increase on the 54 net affordable housing units granted permission in 2008/09 (Table 28).

**4.4.32** Affordable units granted planning permission constitute 17.6% of all permissions, a decrease of 0.4% from 2008/09. Overall net permissions have increased since 2008/09, as has the net gain for private and affordable units. However, neither have achieved the levels experienced during the three monitoring years between 2005/06 and 2007/08 when over 1,000 units were granted permission per year. This is likely to be a result of a combination of factors including the current economic climate and the high permission rates of recent years.

**Table 28 Affordable Housing Units Granted Permission 2000/01 - 2009/10**

Monitoring Year	Total Housing Net Gain (units)	Net Affordable Units on Site	Off Site Purchase	% Affordable Units	% of HUDP Target H6
2000/01	402	113	10	28.1	68.5
2001/02	806	184	0	22.8	111.5
2002/03	524	57	0	10.9	34.5
2003/04	545	120	0	22.0	72.7
2004/05	914	192	0	21.0	116.4
2005/06	1,073	252	0	23.5	152.7
2006/07	1,328	422	0	31.8	255.8
2007/08	1,311	280	0	21.4	169.7
2008/09	300	54	0	18.0	32.7
2009/10	714	126	0	17.6	76.4
<b>Average</b>	<b>792</b>	<b>180</b>	<b>0</b>	<b>21.7</b>	<b>109.1</b>


**4.4.33** An analysis of planning approvals in 2009/10 shows that 94% of net affordable housing units granted permission were submitted by private developers to be handed over to a nominated Rented Social Landlord. This is a significant departure from 2008/09 where the split was fairly even with 48% submitted from private developers. Table 29 shows this split and details a net gain of 154 approved units in 2009/10 rather than 126 units, this is because this table excludes the Rayners Lane Estate where there has been a loss of 28 units.

**Table 29 Net Affordable Permissions 2001/02 - 2009/10 by Developer Type**

Monitoring Year	Housing Association	Private	Total
2001/02	184	0	184
2002/03	39	18	57
2003/04	110	10	120
2004/05	192	0	192
2005/06	75	177	252
2006/07	191	231	422
2007/08	0	280	280
2008/09	28	26	54
2009/10	9	145	154

COI	Contextual Indicator	Policy Ref
H4	Net additional pitches (Gypsy and Traveller)	H16
<p><b>Note:</b> This is a new Core Output Indicator. This new indicator is to show the number of Gypsy and Traveller pitches delivered.</p>		

**4.4.34** There were no new pitches or sites completed and no pitches or sites lost in 2009/10.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Net increase in the amount of mixed-use developments	(Policy SD3 has been deleted, refer to <b>Appendix D</b> for more information)
<p><b>Target:</b> Net increase in the amount mixed-use developments</p>		

**4.4.35** In 2009/10 five planning applications involving mixed-use developments were granted planning permission, an increase on the two granted in 2008/09. Of these, the two most significant were: the former builder's yard site in Pinner Road where permission was granted for a development incorporating retail use (A1), a restaurant (A3), and residential units; and the former Gayton Library site where a development including a public car park (sui generis) and residential units is planned. The council will continue to explore opportunities for increasing mixed-use development as a means of promoting sustainable development in Harrow (Table 30).

**Table 30 Mixed Use Permissions 2001/02 - 2009/10**

Monitoring Year	Mixed Use Permissions
2001/02	1
2002/03	3
2003/04	3
2004/05	9
2005/06	7
2006/07	6
2007/08	10
2008/09	2
2009/10	5

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Number of expired residential planning permissions	-

**4.4.36** Permissions on full planning applications granted from August 2005 have three years until expiry. Table 31 shows the number of lapsed residential permissions for each financial year over the last nine years. In 2009/10, 56 planning permissions lapsed, compared with 32 in the period 2008/09, the highest number in recent years.

**Table 31 Lapsed Residential Permissions 2001/02 - 2009/10**

Monitoring Year	Lapsed Permissions
2001/02	3
2002/03	6
2003/04	3
2004/05	2
2005/06	1
2006/07	9
2007/08	11
2008/09	32
2009/10	56

### House Prices

**4.4.37** The average house price within Harrow has decreased since last year, following the general trend of house prices across London (Table 32 & Figure 12). The average cost of a home in Harrow is £266,008 which is £49,594 less than the London average and is a 7.6% drop on last years £287,945 average. The difference between the London and Harrow averages is now at its highest recorded level. Across most housing types the cost of housing in Harrow is slightly less than that of London (Table 33 & Figure 13).

**Table 32 Average House Prices in Harrow & Greater London 2000/01 - 2009/10**

Monitoring Year	Average House Price (£)	
	Harrow	Greater London
2000/01	164,829	177,748
2001/02	180,710	197,814
2002/03	216,765	231,987
2003/04	239,845	255,395
2004/05	258,229	274,035
2005/06	263,437	281,261
2006/07	272,725	306,105
2007/08	296,982	346,097
2008/09	287,945	323,843
2009/10	266,008	315,602

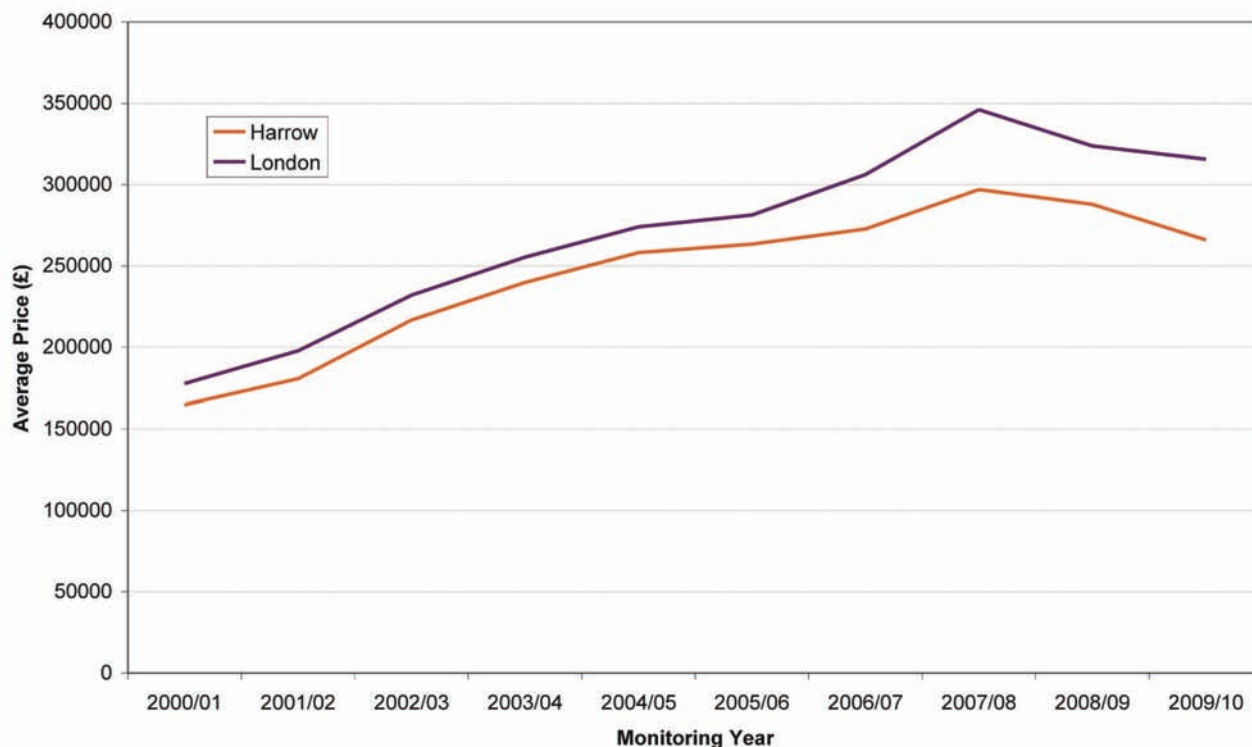
Source: Land Registry (April'09- March'10)

**Table 33 Average House Prices in Harrow & Greater London (2009/10) by Type**

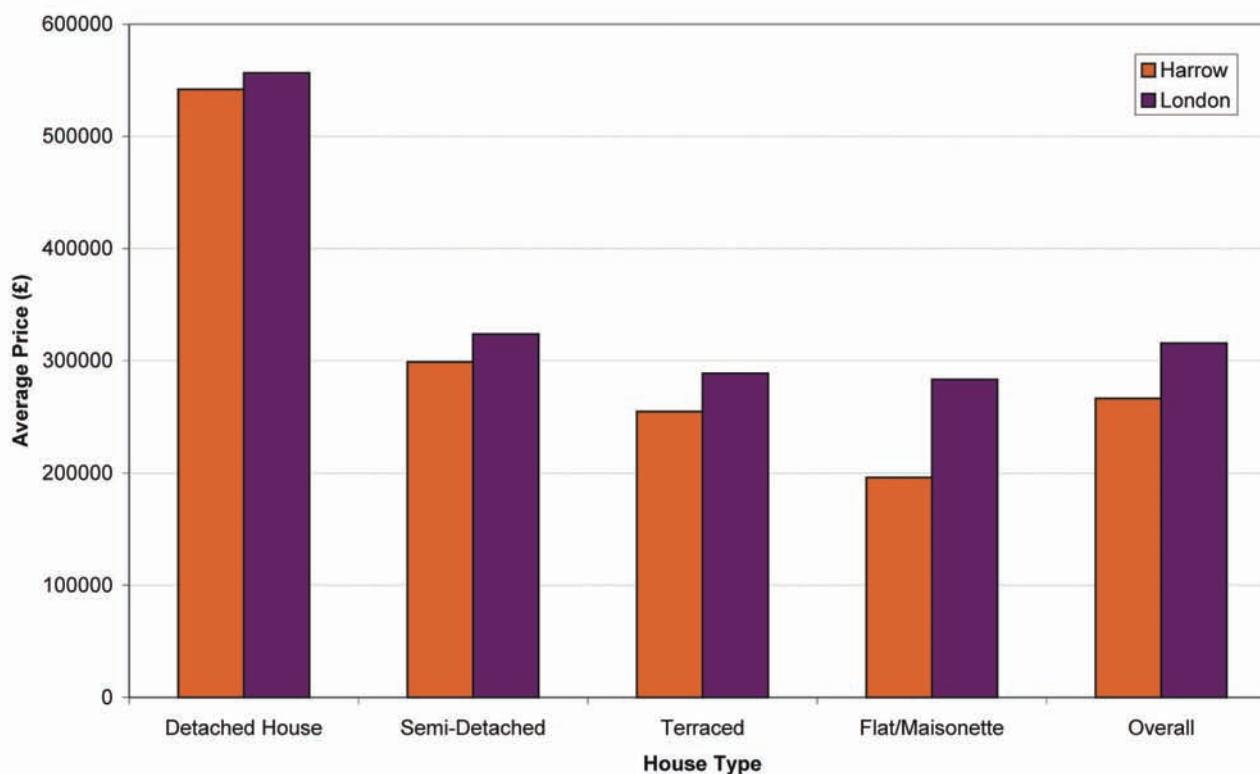
	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£) Average
<b>Harrow</b>	541,884	298,688	254,979	196,047	266,008
<b>Greater London</b>	556,540	323,677	288,585	283,222	315,602

Source: Land Registry (April '09 - March '10)

**Figure 12 Average House Prices in Harrow & Greater London 2002/03 - 2009/10**



**Figure 13 Average House Prices in Harrow & Greater London (2009/10) by Type**



Source: Land Registry (April '09 - March '10)

### Housing Summary 2009/10


<b>Housing Completions</b>	<ul style="list-style-type: none"> <li>• Completions in 2009/10 were above the Mayor's London Plan target for the ninth consecutive year.</li> <li>• Housing completion levels over the last five years have averaged 557 net additional dwellings per annum, comparing well with the HUDP target of a minimum of 360 units per annum.</li> </ul>
<b>Residential Density</b>	<ul style="list-style-type: none"> <li>• An analysis of new residential developments in the borough shows that the average residential density was 613 habitable rooms per hectare (for developments of ten units and over). This is well above the target in the Unitary Development Plan of a minimum of 150 habitable rooms per hectare.</li> <li>• The promotion of sustainable development through mixed-use developments provides an opportunity for increasing housing development and intensification of use in and around the town centres. In 2009/10, five mixed-use permissions were granted.</li> </ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li>• There were 143 net affordable completions in 2009/10, which is slightly below the HUDP target and a decrease on last years 228 net completions. Affordable units as a proportion of all completions remain high at 31.1%.</li> </ul>
<b>Housing Permissions</b>	<ul style="list-style-type: none"> <li>• The net number of housing units granted permission in 2009/10 was 714 which is a significant increase on the the previous year where the net permitted gain was just 300 units. This may be a result of approvals on major schemes which were deferred from 2008/09 to 2009/10.</li> <li>• Affordable units granted permission have increased this year following the trend of total permissions.</li> </ul>
<b>Housing Trajectory</b>	<ul style="list-style-type: none"> <li>• Based on a Trajectory to 2025/26, Harrow falls just 76 units short of meeting it's annual housing delivery requirement. It is expected that this shortfall will be met by developments on small sites and in larger developments not yet identified.</li> <li>• At the end of March 2010 the council was anticipating that completions over the next five years will exceed the London Plan target</li> </ul>

#### 4.5 Employment, Town Centres and Retail

The HUDP Employment, Town Centres and Shopping policy objectives are:

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

#### Employment Land

COI	Contextual Indicator	Policy Ref
BD1	Total amount of additional employment floorspace - by type	EM12, EM13, EM14 & EM15
<p><b>Note:</b> This is a revised Core Output Indicator which replaces former indicator 1a from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of completed employment floorspace (gross and net). Employment floorspace is defined under the Use Class Order B1(a), B1(b), B1(c), B2 and B8. This does not include retail or other town centre uses.</p>		
<p><b>Target:</b> No loss of floorspace in defined Business, Industrial and Warehousing Use Areas</p>		

**Table 34 Amount of Floorspace Developed for Employment by Type**

Use Class	2005/06	2006/07	2007/08		2008/09		2009/10	
	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )	Floorspace (m <sup>2</sup> )
	Net	Net	Gross	Net	Gross	Net	Gross	Net
B1(a)	n/a	- 1,898	0	-1,500	1,380	-1,037	918	-10,010
B1(b)	n/a	0	0	0	0	0	0	0
B1(c)	n/a	- 244	0	-1,586	0	-39,938	0	0
B1	-4,942	n/a	n/a	n/a	n/a	n/a	n/a	n/a
B2	-758	- 300	336	0	0	0	0	-150
B8	-380	0	0	-880	0	-1,705	0	-1,528
<b>Total</b>	<b>-6,080</b>	<b>-2,442</b>	<b>336</b>	<b>-3,966</b>	<b>1,380</b>	<b>-42,680</b>	<b>918</b>	<b>-11,688</b>



- 4.5.1** In 2009/10, the borough experienced a loss of 11,688 m<sup>2</sup> of employment floorspace (compared to a loss of 42,680 m<sup>2</sup> in the previous AMR monitoring period) as a result of redevelopment or change of use to non employment uses. 8,500 m<sup>2</sup> gross (7,666 m<sup>2</sup> net) was lost with the redevelopment for housing of Raebarn House, Northolt Road, South Harrow. In total this amounts to an overall loss of 66,856 m<sup>2</sup> gross external floorspace over the last five years (Table 34).
- 4.5.2** In 2009/10, as in the previous four AMR monitoring periods, there were no major employment generating developments completed. There were, however, two small-scale developments amounting to 918 m<sup>2</sup> of B1(a) floorspace, but resulting in no net additional floorspace.

COI	Contextual Indicator	Policy Ref
BD2	Total amount of employment floorspace on previously developed land - by type	EM4, EM12, EM13, EM14 & EM15
<p><b>Note:</b> This is a revised Core Output Indicator which replaces former Indicator 1c from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).</p>		

- 4.5.3** Both of the small-scale employment generating projects completed during the monitoring period were built on previously developed land (PDL), a total development area of 918 m<sup>2</sup>. The council continues to demonstrate its commitment to the policy of ensuring that all development takes place on PDL.

COI	Contextual Indicator	Policy Ref
BD3	Employment land available - by type	EM4, EM5, EM7, EM9, EM10, EM12 & EM14
<p><b>Note:</b> This is a revised Core Output Indicator which replaces former indicator 1d from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of employment land available.</p>		

- 4.5.4** Available employment land is defined as: (i) sites allocated for employment uses in Development Plan Documents, and; (ii) sites for which planning permission has been granted for employment uses, but not included in (i). This should include sites which may be under construction but are not yet completed or available for use in the reporting year.
- 4.5.5** An Employment Land Study was completed in November 2006. Its purpose was to assess the quantity, quality and viability of Harrow's employment land supply and forecast the future demand for employment land for the LDF. The study recommended that all land currently designated Industrial and Business Use should be protected for employment generating activity. The study was reviewed by Nathaniel Lichfield & Partners (NLP) in July 2009 and the need for a substantial update and revision of

the report was identified. In light of this NLP have been commissioned to prepare a replacement Employment Land Study the outcome of which will be reported in future AMRs.

**Table 35 Land Available for Employment Uses (with Planning Permission)**

	Use Class	2006/07 Area (ha)	2007/08 Area (ha)	2008/09 Area (ha)	2009/10 Area (ha)
<b>Existing and Proposed Uses are the same:</b>	B1(a)	0.209	0.522	0.208	0.275
	B1(b)	0.000	0.000	0.010	0.000
	B1(c)	0.000	0.000	0.000	0.323
	B2	0.142	0.021	0.280	0.018
	B8	0.041	0.115	0.130	0.029
<b>Change from other Employment Uses (Use Classes B1,B2,B8) to:</b>	B1(a)	0.139	0.047	0.500	0.329
	B1(b)	0.000	0.264	0.000	0.000
	B1(c)	0.000	0.292	0.000	0.008
	B2	0.000	0.000	0.000	0.357
	B8	0.000	0.067	0.150	0.000
<b>Change from all Other Uses (except Employment Uses) to:</b>	B1(a)	0.224	0.043	0.088	0.321
	B1(b)	0.331	0.000	0.000	0.000
	B1(c)	0.075	0.000	0.005	0.000
	B2	0.000	0.000	0.017	0.011
	B8	0.000	0.192	0.000	0.283
<b>Total</b>		<b>1.161</b>	<b>1.563</b>	<b>1.388</b>	<b>1.953</b>
<b>Note:</b> B1(a) - Offices, B1(b) - Research and development, studios, laboratories, high tech, B1(c) - Light Industry, B2 - General Industry, B8 - Storage or Distribution					

**Table 36 Change in Employment Land**

	Designated Employment Sites	Proposals Sites	Existing Permissions	2009/10 Permissions	Total
Loss	0.739	6.38	-		7.119
Gain	64.567	8.15	7.395	1.953	82.065
<b>Total</b>	<b>63.828</b>	<b>1.77</b>	<b>7.395</b>	<b>1.953</b>	<b>74.946</b>

**4.5.6** In 2009/10 gross employment land totals 82.065 ha, an increase of 1.953 ha from 80.112 ha in 2008/09 and 3.34 ha from 78.724 in 2007/08.

**4.5.7** HUDP designated employment sites account for 64.567 ha of this total (6.806 ha of designated Business Use Areas and 57.761 ha of designated Industrial & Business Use Areas). Proposals sites designated in the HUDP (where the proposed use is wholly or partially employment) make up an additional 8.15 ha. Planning permissions proposing employment uses, since the adoption of the HUDP, account for the remaining 9.348 ha (See Table 36).

**4.5.8** Some of the land designated in the HUDP has been lost to non-employment uses including 6.38 ha from proposals sites at the following locations:

- 9-11 St John's Road, Harrow (0.2 ha)
- Harrow on the Hill Station, and land in College Road and Lowlands Road, Harrow (5.8 ha)
- Eastern Electricity Plc land, the Brember Day Centre, (1.5 ha)
- 201-209 Northolt Road, (0.08 ha)
- Roxeth Nursery, The Arches, South Harrow (0.38 ha)
- Former Government Offices, Honeypt Lane, Stanmore (4.1 ha)
- Ex BR Site, Cecil Road, Wealdstone (0.6 ha)
- 1-33 The Bridge and 6-14 Masons Ave, Wealdstone (0.15 ha)
- Land at Oxford Road and Byron Road, Wealdstone (0.38 ha)
- 87-111 High Street and land to the rear, Wealdstone (0.45 ha)

**4.5.9** Additionally, 0.739 ha of HUDP designated employment land has also been lost. The net amount of available land is therefore 74.946 ha.

### Town Centres and Retail

COI	Contextual Indicator	Policy Ref
BD4	Total amount of floorspace for 'town centre uses'	EM4, EM5, EM6, EM7, EM16, EM17 & EM21

**Note:** This is a revised Core Output Indicator which replaces former Indicator 4b from the 2006/07 AMR monitoring period. This indicator is to show the amount of completed floorspace (gross and net) for 'town centre uses' within (i) town centre areas and (ii) the local authority area. For the purpose of this indicator, 'town centre uses' are defined as Use Class Orders A1, A2, B1a, and D2.

**4.5.10** There were no major retail, office or leisure developments (over 1,000 m<sup>2</sup>) completed in town centres during the AMR monitoring period as was the case in 2005/06, 2006/07 and 2007/08. The largest development was at 14-20 High Street, Wealdstone with 444 m<sup>2</sup> of retail floorspace and 63 residential units. In 2008/09 there was one major retail development at 354-366 Pinner Road, North Harrow where a new supermarket of 1,970 m<sup>2</sup> and residential units replaced an existing supermarket and bowling alley.

**Table 37 'Town Centre Uses' - Designated Town Centres (Completions)**


Use Class	2005/06 Floorspace (m <sup>2</sup> )	2006/07 Floorspace (m <sup>2</sup> )	2007/08 Floorspace (m <sup>2</sup> )		2008/09 Floorspace (m <sup>2</sup> )		2009/10 Floorspace (m <sup>2</sup> )	
	Gross	Gross	Gross	Net	Gross	Net	Gross	Net
Retail (A1)	0	0	493	493	2,010	452	610	51
Office (A2)	0	0	0	-62	158	96	0	-879
Office (B1a)	0	0	0	-55	0	-1,944	0	-2318
Leisure (D2)	0	0	0	0	0	-1,475	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>493</b>	<b>376</b>	<b>2,168</b>	<b>-2,871</b>	<b>610</b>	<b>-3,146</b>

**Note:** The two years prior to 2007/08 only report development over 1,000 m<sup>2</sup>, however the COI BD4 requires the reporting of new gross and net figures for all development in Town Centres


**Table 38 'Town Centre Uses' - Whole Borough (including Designated Town Centres) (Completions)**

Use Class	2007/08 Floorspace (m <sup>2</sup> )		2008/09 Floorspace (m <sup>2</sup> )		2009/10 Floorspace (m <sup>2</sup> )	
	Gross	Net	Gross	Net	Gross	Net
Retail (A1)	623	586	2,259	146	1,568	450
Office (A2)	0	-136	529	388	0	-879
Office (B1a)	0	-1,500	1,380	-1,037	918	-10,010
Leisure (D2)	0	0	0	-2,733	0	0
<b>Total</b>	<b>623</b>	<b>-1,050</b>	<b>4,168</b>	<b>-3,236</b>	<b>2,486</b>	<b>10,439</b>

**Note:** The COI BD4 requires the reporting of new gross and net figures for all development across the borough, this was not reported on prior to 2007/08.

HLI	Contextual Indicator	Policy Ref
6.1	No more than 5% of gross retail floorspace in 'out of town centre' locations	EM5
<b>Target:</b> Less than 5% of retail floorspace should be in out of town centre locations		

**4.5.11** There was no significant additional retail floorspace in 'out of town centre' locations. The only development in such a location was a small new retail completion of 150 m<sup>2</sup>. The requirement for limiting gross retail floorspace in 'out of town centre' locations to 5% was therefore fully met, as in the previous four years.

HLI	Contextual Indicator	Policy Ref
6.2	Vacancy rate overall for each centre to be no more than 10% of total measured retail frontage	EM24
Target: Less than 10% of town centre retail frontages to be vacant		

**4.5.12** Table 39 shows the vacancy rates for the different centres in Harrow for the last five monitoring periods. Vacancy rates are just one of several indicators which can help signify the vitality of a town centre.

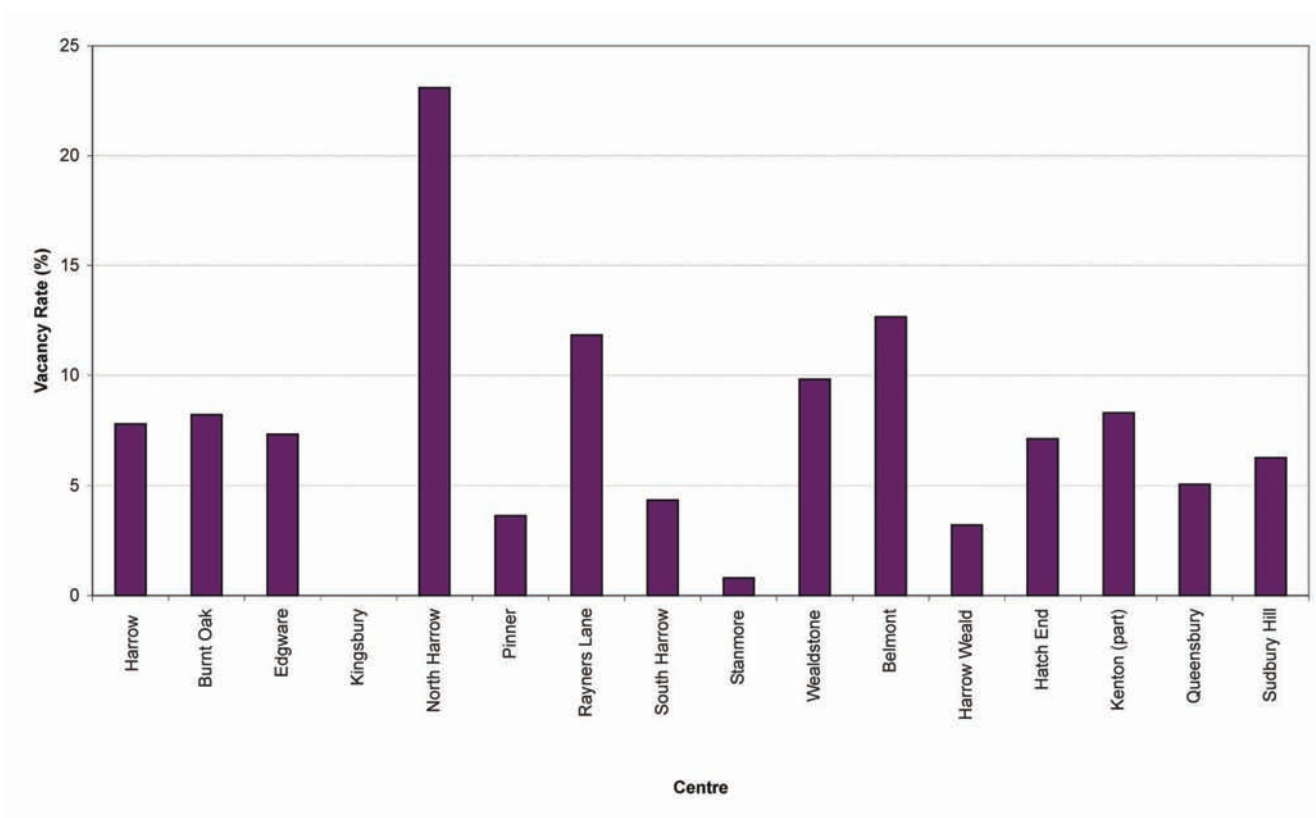
**Table 39 Percentage of Vacant Retail Frontage in District Centres & Harrow Town Centre**


Town Centre	2005/06 Vacancy Rate (%)	2006/07 Vacancy Rate (%)	2007/08 Vacancy Rate (%)	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)
Harrow Town Centre	5.81	6.38	4.79	5.62	7.77
Burnt Oak (part)	5.06	4.88	6.73	6.28	8.21
Edgware (part)	3.44	12.19	8.53	6.70	7.33
Kingsbury (part)	0.00	0.00	0.00	3.92	0.00
North Harrow	11.98	13.82	14.73	15.52	23.09
Pinner	0.44	2.74	2.42	3.58	3.63
Rayners Lane	8.48	11.55	8.73	10.34	11.83
South Harrow	1.70	6.87	5.77	4.49	4.34
Stanmore	1.79	2.38	3.36	1.65	0.80
Wealdstone	12.56	9.46	9.65	9.75	10.44
Belmont	5.78	10.92	9.34	11.04	12.66
Harrow Weald	6.35	5.99	3.75	3.21	3.21
Hatch End	1.72	6.39	5.25	3.17	7.13
Kenton (part)	7.22	1.59	11.65	1.59	8.29
Queensbury	1.64	5.87	5.24	5.58	5.06
Sudbury Hill (part)	0.00	10.21	3.33	0.00	6.27
<b>Average Rate</b>	<b>4.62%</b>	<b>6.95%</b>	<b>6.45%</b>	<b>5.78%</b>	<b>7.5%</b>

**4.5.13** In 2009/10 four centres had vacancy rates of more than 10%, they were North Harrow, Rayners Lane, Wealdstone and Belmont. Three of these centres also had vacancy rates greater than 10% in 2008/09. The highest vacancy rate was again in North

Harrow, which has risen from 15.5% to 23%. Four centres saw a drop in vacancy levels, they are Kingsbury (part of), South Harrow, Stanmore and Queensbury, while Harrow Weald held at 3.21% (Figure 14).

**Figure 14 Percentage of Vacant Retail Frontages in Town Centres 2009/10**



6.3	Average footfall levels in metropolitan and district town centres not to fall significantly below 1999 levels	EM24
<b>Target:</b> Footfall should not fall significantly below 1999 levels		

**4.5.14** Table 40 compares the footfall levels for the past six monitoring years to data from 1999/00, as the policy target requires. It shows a mixed picture with some significant falls from the baseline. The biggest fall was in Harrow Town Centre closely followed by Pinner. There have been some significant increases as well, particularly in North Harrow and Kenton, both over 20% compared to the baseline figure. Although the overall picture for the borough does demonstrate a decrease in footfall, on average this is not a significant decline. Table 41 shows the actual footfall as well as the percentage change against the 1999/00 baseline level.

**Table 40 Pedestrian Counts in Harrow's Metropolitan & District Centres**

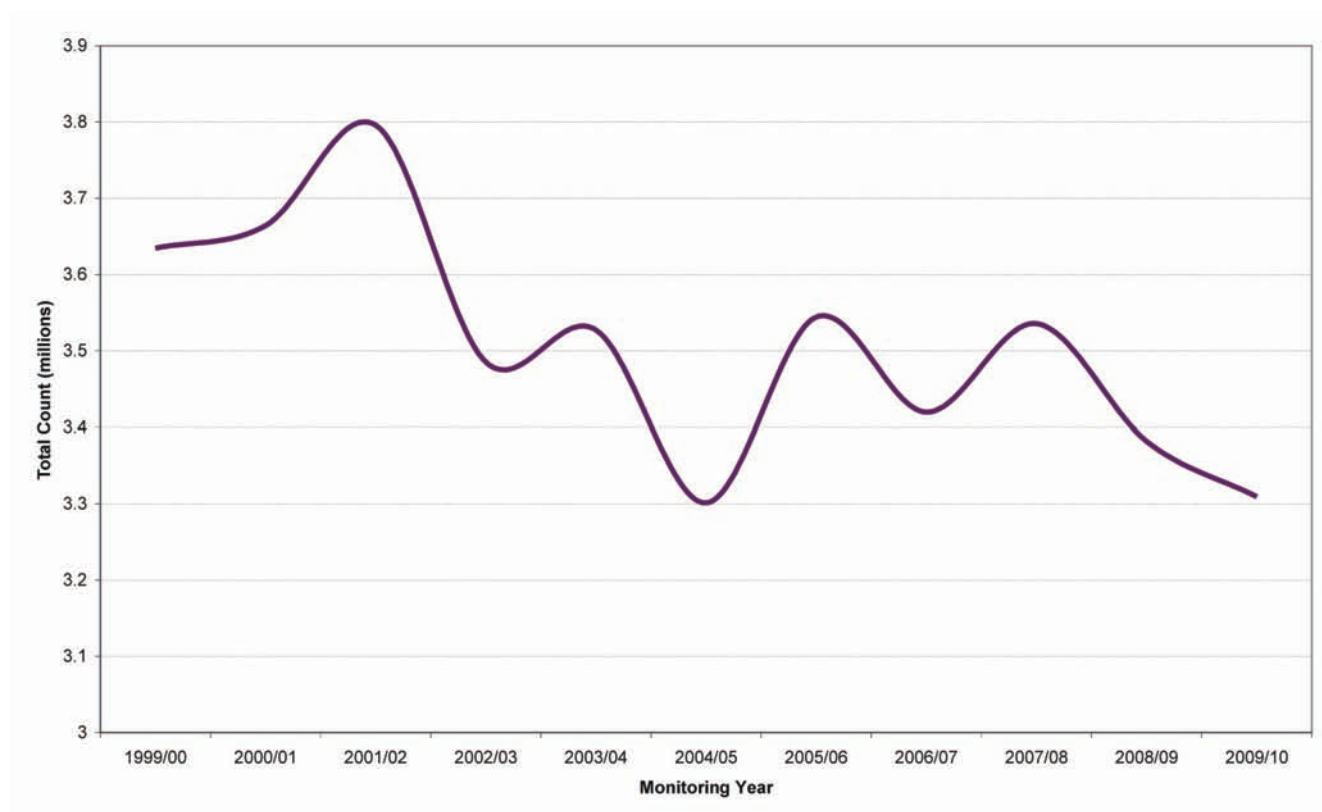
Town Centre	1999/00 (Baseline)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Harrow	2,031,045	2,062,100	2,027,560	-	1,988,855	1,794,570	1,744,605
Burnt Oak	195,045	184,815	-	-	180,885	-	-
North Harrow	103,960	91,695	-	92,175	-	127,545	-
Pinner	284,760	267,885	-	-	257,355	-	247,020
Rayners Lane	190,695	-	159,675	-	176,025	-	195,060
South Harrow	286,200	-	289,350	-	276,075	-	259,710
Wealdstone	269,790	270,060	248,790	-	286,650	274,455	260,310
Hatch End	65,400	-	71,655	-	68,775	-	68,085
Kenton	71,610	-	77,565	-	-	86,940	-
Stanmore	135,945	-	-	131,175	-	139,320	-

**Table 41 Actual & Percentage Change in Town Centre Footfall 2008/09 & 2009/10 Compared to 1999/2000 Baseline**

Town Centre	1999/00 (Baseline)	2008/09			2009/10		
		Total Footfall	Actual Change	% Change	Total Footfall	Actual Change	% Change
Harrow	2,031,045	1,794,570	-236,475	-11.64	1,744,605	-286,440	-14.10
Burnt Oak	195,045	180,885	-14,160	-7.26	180,885	-14,160	-7.26
North Harrow	103,960	127,545	23,585	22.69	127,545	23,585	22.69
Pinner	284,760	257,355	-27,405	-9.62	247,020	-37,740	-13.25
Rayners Lane	190,695	176,025	-14,670	-7.69	195,060	4,365	2.29
South Harrow	286,200	276,075	-10,125	-3.54	259,710	-26,490	-9.26
Wealdstone	269,790	274,455	4,665	1.73	260,310	-9,480	-3.51
Hatch End	65,400	68,775	3,375	5.16	68,085	2,685	4.11
Kenton	71,610	86,940	15,330	21.41	86,940	15,330	21.41
Stanmore	135,945	139,320	3,375	2.48	139,320	3,375	2.48
<b>Overall</b>	<b>3,634,450</b>	<b>3,381,945</b>	<b>-252,505</b>	<b>-6.95</b>	<b>3,309,480</b>	<b>-324,970</b>	<b>-8.94</b>

**Note:** Not all the centres were surveyed in 2009/10, so where this is the case the previous results have been carried forward. Footfall was not recorded for Burnt Oak, North Harrow, Kenton and Stanmore in this AMR monitoring period.



**Figure 15 Town Centre Pedestrian Counts 1999/00 - 2009/10**

**4.5.15** Figure 15 shows an overall footfall decline within centres of 324,970 from 1999 levels which equates to an overall fall of 8.94%.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Office vacancy rates within the borough	EM4

**4.5.16** Over the last nine years office vacancy rates have remained relatively steady between 10% and 12%. During the first part of the period rates fell from a starting point in 2001 of 10.2% to a low of 9.7% in 2005. Since then they have fluctuated but have recently risen again and during this monitoring period reached their highest recorded level, 13.7% (Table 42).

**4.5.17** There were no planning applications for any major office developments determined during the monitoring period.

**Table 42 Amount of Office Floorspace & Vacancy Rates in Harrow 2001 - 2010**

Year	Occupied Office Space (m <sup>2</sup> )	Vacant Office Space (m <sup>2</sup> )	Total Office Space (m <sup>2</sup> )	% Vacant
2001	353,682	40,246	393,928	10.22
2002	347,359	45,958	393,317	11.68
2003	354,466	46,135	400,601	11.52
2004	321,529	44,105	365,634	12.06
2005	330,128	35,571	365,699	9.73
2006	325,376	40,240	365,616	11.01
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	299,701	40,457	347,438	11.64
2010	283,443	46,186	336,549	13.72

**4.5.18** The overall amount of office space in the borough has dropped by approximately 57,400m<sup>2</sup> since 2001.

**Table 43 Amount of Office Floorspace & Vacancy Rates in Harrow Town Centre 2006 - 2010**

Year	Occupied Office Space (m <sup>2</sup> )	Vacant Office Space (m <sup>2</sup> )	Total Office Space (m <sup>2</sup> )	% Vacant
2006	107,422	18,255	125,677	14.53
2007	114,197	11,480	125,677	9.13
2008	107,653	17,907	125,560	14.26
2009	105,261	18,451	123,712	14.91
2010	97,599	22,916	120,515	19.02

**4.5.19** Table 42 shows that Harrow town centre continues to play an important role in the overall supply of office space in the borough, accounting for some 27% of total stock in 2010. This reflects the distribution of employment in the borough; currently 30% of jobs in the borough are located in Harrow town centre. As with the Borough as a whole, office floorspace within Harrow town centre has declined modestly in recent years from a relatively stable base in 2006 & 2007, but the level of vacancy has increased dramatically from just under 15% in 2009 to 19% in 2010.

## Regeneration Projects

**4.5.20** Regeneration work in the borough has been focused in the following key areas:

- Land at Harrow on the Hill Station
  - Harrow College
  - Land in Gayton Road
  - Developing a Business Improvement District (BID) and the Harrow Town Centre
- a. Land at Harrow on the Hill Station
- An application for a mixed use development was refused by the council in August 2009. An appeal was lodged by the applicant and an inquiry held in March 2010. At the end of the monitoring period the Planning Inspector's report was still pending.
- b. Harrow College
- The Harrow College proposals to develop a new site, adjacent to their existing site on Lowlands Road, Harrow, were stopped when funding was withdrawn by the Learning and Skills Council
- c. Land in Gayton Road
- The current Gayton Road Library has been relocated to Garden House in St John's Road in the Town Centre. As part of the library, a Tourist Information Centre (TIC) has been established in the Town Centre in Garden House.
- d. Business Improvement District (BID) and Harrow Town Centre
- BIDs are a Government initiative to encourage businesses to regenerate their trading environments by working together in ways they decide themselves. Businesses vote to become a BID, work together to choose improvements, and turn their wish lists into reality, ranging from extra marketing and festive events, to additional cleaning and security. It is funded by a small levy on all businesses within the area.
  - The council worked closely throughout 2008/09 with the Town Centre Business Community to consult with local businesses and put together a draft Business Plan with a view to holding a ballot in early 2009/10. However, following consultation with key retailers, it was decided to postpone the vote due to the uncertainty in the retail sector at the time.
  - The shadow BID Board continued to meet throughout 2009/10 to take forward some small scale projects in the town centre and review the state of the economy in relation to a possible BID vote. A decision was taken in September 2009 to keep the vote on hold and to review the situation again in Spring 2010.

## Changes of Use and Losses of Employment Land


HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Losses of employment land in: i) Employment Areas ii) Local authority area	EM14, EM15
<b>Target:</b> No loss of employment land in designated Employment Areas		

Table 44 Gains/Losses of Employment Land in Employment Areas (based on Completions)

Use Class	2005/06				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.191	46.02	-0.191
B2	0	n/a	0	n/a	0
B8	0	n/a	0.064	100	-0.064
<b>Total</b>	<b>0</b>		<b>0.255</b>		<b>-0.255</b>

Use Class	2006/07				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.018	5.96	-0.018
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
<b>Total</b>	<b>0</b>		<b>0.018</b>		<b>-0.018</b>

Use Class	2007/08				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0	n/a	0
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
<b>Total</b>	<b>0</b>		<b>0</b>		<b>0</b>

Use Class	2008/09				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0	n/a	0
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
<b>Total</b>	<b>0</b>		<b>0</b>		<b>0</b>

Use Class	2009/10				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.399	72.41	-0.399
B2	0	n/a	0	n/a	0
B8	0	n/a	0.067	38.51	-0.067
<b>Total</b>	<b>0</b>		<b>0.466</b>		<b>-0.466</b>

**4.5.21** Designated Employment Areas are those areas identified in policies EM13 & EM14 of the UDP. Table 44 shows that there was no loss of land from Employment Uses in Employment Areas in 2007/08 or 2008/09, although there was a loss of both B1 and B8 employment land totalling approximately 0.466 ha in 2009/10.

**Table 45 Gains/Losses of Employment Land in Harrow (based on Completions)**

Use Class	2006/07				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.056	100.00	0.302	100.00	0.246
B2	0	n/a	0.069	100.00	-0.069
B8	0	n/a	0	n/a	0
<b>Total</b>	<b>0.056</b>		<b>0.371</b>		<b>-0.315</b>

Use Class	2007/08				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.429	100.00	-0.429
B2	0	n/a	0	n/a	0
B8	0	n/a	0.198	100.00	-0.198
<b>Total</b>	<b>0</b>		<b>0.627</b>		<b>-0.627</b>

Use Class	2008/09				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.006	100.00	11.858	100.00	-11.852
B2	0	n/a	0	n/a	0
B8	0	n/a	0.308	100.00	-0.308
<b>Total</b>	<b>0.006</b>		<b>12.166</b>		<b>-12.160</b>

Use Class	2009/10				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.551	100.00	-0.551
B2	0	n/a	0.020	100.00	-0.020
B8	0	n/a	0.174	100.00	-0.174
<b>Total</b>	<b>0</b>		<b>0.745</b>		<b>-0.745</b>

**4.5.22** Total employment land that has been lost or gained in Use Classes B1, B2 & B8 within the borough (both within and outside the Designated Employment Areas) is shown in Table 45. In 2009/10 there was a net loss of 0.745 ha of land comprising 0.551 ha from B1 use, 0.020 ha from B2 and 0.174 ha from B8. This follows a downward trend established over the last few years. This may be attributed to the lessening importance placed on industry in the London economy and the increasing significance of the tertiary/service sector.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of employment land lost to residential development	EM15

**4.5.23** The total amount of employment land lost to residential use within the borough was 0.58 ha in 2009/10. This was largely made up of new build and the change of use of some offices to residential use. The largest being Raebarn House where 0.4 ha was lost to a mixed use development, incorporating 150 residential units and 834 m<sup>2</sup> of office space.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Change of use completions (over 1,000 m <sup>2</sup> )	EM15

**Table 46 Change of Use Completions (A & B uses over 1,000 m<sup>2</sup> gross) 2004/05 - 2009/10**

A & B Uses	Total	A1	A2	A3	B1	B2	B8
2004/05	4,049	0	0	0	1,229	0	2,820
2005/06	0	0	0	0	0	0	0
2006/07	1,487	0	0	0	0	0	1,487
2007/08	0	0	0	0	0	0	0
2008/09	0	0	0	0	0	0	0
2009/10	0	0	0	0	0	0	0

**Table 47 Change of Use Completions (C & D uses over 1,000 m<sup>2</sup> gross) 2004/05 - 2009/10**

C & D Uses	Total	C1	C2	C3	D1	D2
2004/05	1,116	0	0	-	1,116	0
2005/06	2,305	0	0	-	2,305	0
2006/07	2,800	0	0	-	2,800	0
2007/08	1,358	0	0	-	1,358	0
2008/09	0	0	0	-	0	0
2009/10	1,486	0	0	-	1,486	0

**4.5.24** No schemes for changes of use of over 1,000 m<sup>2</sup>, involving a change to any A, B or C Use Classes, were completed in 2009/10. This follows a similar pattern to the previous two years (Table 46 & Table 47).



HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net gain/loss for each Use Class based on permissions granted in 2008/09	EM14 - EM21, EM26 & EM27

**4.5.25** In terms of B1, B2 and B8 employment land/floorspace there has been an overall net loss in 2009/10. Although the rate of decline was greater than in 2008/09 it is still lower than rates in the previous four years. Table 48 shows that a total of 7,251 m<sup>2</sup> B Use Class floorspace was lost in 2009/10, compared with 3,358 m<sup>2</sup> in 2008/09, 14,104 m<sup>2</sup> in 2007/08 and 9,841 m<sup>2</sup> in 2007/08. As in the previous year, the loss of floorspace can be attributed mainly to the continued loss of office space to residential use. Overall there was a net gain of floorspace in Use Classes A, C and D.

**Table 48 Net Losses/Gains for Use Classes A, B, C & D (parts) based on Permissions**

Use Class	Permissions					Floorspace (m <sup>2</sup> )				
	2005/06	2006/07	2007/08	2008/09	2009/10	2005/06	2006/07	2007/08	2008/09	2009/10
<b>A1</b>	62	64	119	97	68	659	-101	-1,039	-1,654	2,058
<b>A2</b>	17	31	64	45	22	-817	990	1,326	599	196
<b>A3</b>	34	52	57	48	45	983	1,620	1,125	1,464	2,034
<b>A4</b>	13	22	43	26	13	-570	-41	-1,400	-201	-1,500
<b>A5</b>	13	9	24	27	12	376	546	467	350	259
<b>Total (A)</b>	<b>139</b>	<b>178</b>	<b>307</b>	<b>243</b>	<b>160</b>	<b>631</b>	<b>3,014</b>	<b>479</b>	<b>558</b>	<b>3,047</b>
<b>B1</b>	31	37	52	79	43	-49,294	-7,385	-14,700	-2,613	-5,481
<b>B2</b>	6	12	6	11	7	-229	-2,909	-147	-2,008	534
<b>B8</b>	14	12	12	6	5	-2,725	453	743	1,263	-2,304
<b>Total (B)</b>	<b>51</b>	<b>61</b>	<b>70</b>	<b>96</b>	<b>55</b>	<b>-52,248</b>	<b>-9,841</b>	<b>-14,104</b>	<b>-3,358</b>	<b>-7,251</b>
<b>C1</b>	3	3	4	1	4	0	-13	814	119	3,398
<b>C2</b>	9	14	13	12	13	7,590	-1,320	2,633	9,952	8
<b>Total (C)</b>	<b>12</b>	<b>17</b>	<b>17</b>	<b>13</b>	<b>17</b>	<b>7,590</b>	<b>-1,333</b>	<b>3,447</b>	<b>10,071</b>	<b>3,406</b>
<b>D1</b>	63	78	107	123	127	12,229	18,920	11,589	13,929	11,105
<b>D2</b>	4	11	35	34	27	-357	-4,215	482	5,816	838
<b>Total (D)</b>	<b>67</b>	<b>89</b>	<b>142</b>	<b>157</b>	<b>154</b>	<b>11,872</b>	<b>14,705</b>	<b>12,071</b>	<b>19,745</b>	<b>11,943</b>

**4.5.26** There was a gain in A1 uses in 2009/10 and it appears that the existing policies (EM16, EM17, EM18 & EM19) continue to be successful in preventing loss.

**4.5.27** The most significant permissions granted in this monitoring period are: a development of 1,200 m<sup>2</sup> gross at Cedars Community Arts and Youth Centre (D2 use); a proposal at the former builder's yard in Pinner Road of 3,458 m<sup>2</sup> (A1 use) 327 m<sup>2</sup> (A3 use), and; an hotel development at the Royal National Orthopaedic Hospital of 1,874 m<sup>2</sup> (C2 use).

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Amount of vacant warehouse (B8) floorspace	EM14

**Table 49 Storage & Distribution Floorspace in Harrow 2004/05 - 2009/10**

	2005/06 Floorspace (m <sup>2</sup> )	2006/07 Floorspace (m <sup>2</sup> )	2007/08 Floorspace (m <sup>2</sup> )	2008/09 Floorspace (m <sup>2</sup> )	2009/10 Floorspace (m <sup>2</sup> )
<b>Vacant B8</b>	8,835	11,131	9,541	11,726	12,702
<b>Occupied B8</b>	89,538	87,595	88,398	85,055	85,149
<b>Total B8</b>	98,373	98,726	97,939	96,781	97,851
<b>% Vacant</b>	8.98%	11.27%	9.74%	12.12%	12.98%

**4.5.28** Table 49 shows that the vacancy rate for Storage & Distribution uses in Harrow rose to 12.98% in 2009/10, an increase of 0.86% compared to 2008/09. This demonstrates a continuing upward trend over the past five AMR monitoring periods. While this does raise some concern, it is not considered a major problem. The older warehouse stock tends to have a higher vacancy rate. These are largely located in South Harrow and Stanmore and may provide cheap accommodation for small businesses or offer redevelopment opportunities.

**Employment, Town Centres and Retail Summary 2009/10**

	<b>Summary</b>
<b>Employment Land</b>	<ul style="list-style-type: none"> <li>• There were no major employment generating developments completed in this period</li> </ul>
<b>Town Centres and Retail</b>	<ul style="list-style-type: none"> <li>• Vacancy rates in the town centres are relatively low. The number of town centres that have a vacancy rate of over 10% has increased to four.</li> <li>• Overall the footfall within town centres has fallen by 8.94% since 1999. North Harrow and Kenton have experienced an increase in footfall of around 22.6% and 21.4% respectively. However, of concern are Harrow Town Centre and Pinner which have experienced a drop in footfall of 14.1% and 13.3% respectively.</li> </ul>
<b>Change of use and Loss of Employment Land</b>	<ul style="list-style-type: none"> <li>• Overall there was a net gain of floorspace in Use Classes A, C &amp; D</li> <li>• There was a net loss of Employment Land (Use Classes B1, B2 &amp; B8) which continues the trend that the borough has experienced in the last few years</li> </ul>

## 4.6 Recreation, Sports and Leisure

**4.6.1** Sports, recreation, arts and cultural & entertainment activities are important within the community, enriching many people's lives and providing a wide range of benefits, such as better health, social integration and employment. Harrow has the potential to become a greater attraction to visitors and tourists. It has an internationally recognised name, good transport links with central London, attractions such as Headstone Manor, Harrow Museum and Harrow School and proximity to pleasant, accessible countryside. Harrow is well placed to participate in, and contribute to, the prospects and demands of London life, including opportunities arising from the London Olympics and Paralympics in 2012.

**4.6.2** There are no specific indicators for leisure and tourism, but it is beneficial to give an update on progress in the implementation of the HUDP and other schemes being carried out in the borough.

The HUDP Recreation, Leisure and Tourism policy objectives are:

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

**4.6.3** There are several initiatives taking these objectives forward including:

- Championing Harrow
- London 2012 Pre-Games Training Camps
- London 2012 Cultural Olympiad
- London Youth Games
- Canons Cricket Academy
- Football Development
- Department for Culture, Music & Sport (DCMS) Swimming Development Plan
- Harrow Arts Centre
- Under One Sky
- Tourism

### Championing Harrow

**4.6.4** The aim of Championing Harrow is to use the 2012 London Olympics and Paralympics to inspire young people, residents and businesses and encourage greater participation in sport, culture, volunteering and community involvement as well as providing opportunities for tourism and business development. A Task Force was established in November 2006 to maximise the impact of the 2012 London Olympic and Paralympic Games for Harrow.

**4.6.5** The Championing Harrow Action Plan has been refreshed and the Championing Harrow Task Force includes representatives from all council services and key partners. The Championing Harrow Task Force will continue to steer the action plan which is a working document and now focuses on three key areas:

- Funding Opportunities
- Impact on Indicators
- Relevant Outcomes

**4.6.6** In September 2009, Londoners were invited to vote for the landmark in their borough that they would like to see featured in an individual pin badge for each area. The 'Landmark London' vote was run as a partnership between the London Organising Committee of the Olympic and Paralympic Games and London Councils. The Task Force nominated Headstone Manor, Harrow Arts Centre, Harrow School and St.Mary's on the Hill. St.Mary's was chosen for the Harrow badge. It is now official London 2012 merchandise and is on sale through libraries in the borough.

### London 2012 Pre-Games Training Camps

**4.6.7** More than 600 sports facilities London-wide have been selected to appear in the London 2012 Organising Committee's Pre-Games Training Camp Guide and this was distributed at the 2008 Beijing Games. The Pre-Games Training Camp Guide contains details of sports facilities across the UK, and gives teams and individual athletes a selection of training venues in the run up to the London 2012 Olympic and Paralympic Games.

**4.6.8** The venues selected for the Pre-Games Training Camp Guide in Harrow are as follows:

- Aspire National Training Centre - Boccia, Paralympic Volleyball (sitting), Wheelchair Basketball and Wheelchair Rugby
- Harrow Leisure Centre - Basketball, Fencing, Handball, Taekwondo and Volleyball
- Harrow School - Archery and Athletics
- Zoom Leisure Centre - Boxing

**4.6.9** Two National Paralympic Committees have enquired about facilities in Harrow; Tunisia and Kyrgyzstan. Officers are also working sub-regionally with other West London Boroughs and visiting countries to secure a pre-games training camp in the run-up to the London 2012 Olympic and Paralympic Games.

### London 2012 Cultural Olympiad

**4.6.10** The four-year London 2012 Cultural Olympiad started at the end of the Beijing 2008 Paralympic Games. The Cultural Olympiad will be the largest cultural celebration in the history of the modern Olympic and Paralympic Games, designed to give everyone in the UK a chance to be part of London 2012, staging a series of events to showcase the UK's arts and culture to the rest of the world.

- 4.6.11** The '2012 Open Weekend' held at the end of July is the countdown celebration to the Olympic and Paralympic games in 2012. Harrow's '2012 Open Weekend' hosts free sports and arts activities all over the borough, with activities taking place at the Harrow Arts Centre, Hatch End Swimming Pool and Library, the Aspire National Training Centre in Stanmore, the Harrow Weald Campus of Harrow College, Gayton Library and Harrow's new Neighbourhood Resource Centres (Byron Park, Kenmore and Vaughan).
- 4.6.12** The London 2012 Cultural Olympiad will end in 2012 with a 12-week cultural celebration across the UK, bringing together leading artists from all over the world, including music, film, visual arts, fashion, theatre, carnival and more.
- 4.6.13** Other notable achievements so far include the awarding of a 'London 2012 Inspire Mark' awarded to exceptional projects inspired by the London 2012 Games. The Mark was awarded to an exhibition 'Here in Harrow' led by Hatch End High School, celebrating Harrow's diverse community.

### London Youth Games 2009

- 4.6.14** The first London Youth Games took place in 1977 and the competition has gone from strength to strength. It is Europe's largest youth sporting event, and this year it attracted over 50,000 young people from across every one of London's 33 boroughs. The games consist of 60 competitions across 30 different sports catering for all Londoners aged between 7 and 17.
- 4.6.15** The purpose of the games is to increase the number of sporting opportunities available to young people living in London. The games also deliver excellent competition opportunities and access to talent identification.
- 4.6.16** With expectations high, 250 young people from Harrow saw their sporting dreams come true over the finals weekend in July at the Balfour Beatty London Youth Games, held at Crystal Palace National Sports Centre. This year's competition was a culmination of activities that began at the start of the year, resulting in an improvement of four places for Harrow - now ranked 24th out of 33 London boroughs.
- 4.6.17** The highlight of the finals weekend for Harrow was winning the badminton competition. Other notable results included gold in the kayak sprint (female), second place in the gymnastics artistic (male) and basketball (male) and third place for the lawn tennis squad.
- 4.6.18** The London Youth Games are a benefit to Harrow and its residents through:
- Increased opportunities to take part in sports competitions
  - Health benefits
  - The opportunity to try out new sports
  - The partnerships created between the Sports Development Team, schools and local sports clubs
  - Sports coach development and lifelong learning opportunities
  - The games can lead to longer-term sustainable activity

### Canons Cricket Academy

- 4.6.19** Canons Cricket Academy is a community cricket project based at Canons High School in the east of the borough. It was set up in response to a questionnaire that was handed to young people in the borough asking them what activities they currently partake in and what they would like to see more of. Cricket emerged as an overwhelmingly popular choice and it became clear that there was a need for some sort of structured cricket provision in the borough.
- 4.6.20** The project has just completed its fifth year of delivery and continues with its aims to offer at risk young people, particularly young Asian men, the chance to enjoy structured cricket activities run by qualified cricket coaches and youth workers. Over 250 young people, aged 11-19 and predominantly from Sri Lankan, Indian and Pakistani communities, are involved in the project. Some are now qualified as cricket coaches in their own right and deliver introductory sessions to young children and others have formed a team to play competitive fixtures in the local cricket league.
- 4.6.21** The project is funded by the Metropolitan Police, Harrow Connexions and the John Lyons Charity and is supported by Middlesex Cricket Board, Harrow Council and Canons High School.

### Football Development

- 4.6.22** In December 2009 England Manager Fabio Capello opened the brand new football centre of excellence in Harrow at Prince Edward Playing Fields. The £11 million site, known as 'The Hive' is a major sporting hub in the borough enabling many local people to play football within modern state-of-the-art facilities, the site also hosts Barnet Football Club.
- 4.6.23** Phase One provides two full size all-weather floodlit artificial pitches (divisible into 6 smaller pitches) and grass pitches, including dedicated training areas. The ground floor of the main building provides changing and associated facilities. The scheme ensures no ongoing revenue or capital exposure for the council. The plans for Phase Two include a stadium (for which planning permission has been granted), bringing into use the first floor area of the main building complex, and gaining consent for further indoor sports to enable the complex to become an FA Centre of Excellence.

### DCMS Swimming Development Plan

- 4.6.24** Harrow Council has been awarded £1.8 million from the Department for Culture, Music, and Sport (DCMS) and Sport England to invest at Hatch End Pool. The money is being used to fund improvements including a new reception area and new fully DDA compliant male and female changing facilities, due to be completed in 2010.
- 4.6.25** Harrow also received £65,000 to facilitate the DCMS Free Swimming Programme. The project, which allows people aged 16 and under and 60 plus to swim for free for the next two years, commenced in April 2009. Attendance figures at the borough's swimming pools during the monitoring period show that this scheme is widely used (Table 50).



**Table 50 DCMS Free Swimming Programme Attendance**

	16 and under	60 and over	Total
Harrow Leisure Centre	33,483	22,760	56,243
Hatch End Pool*	7,326	4,102	11,428
Aspire National Training Centre	-	1,008	1,008
Total	40,809	27,870	68,679

\*Note: Hatch End Pool was closed for refurbishment in December 2009 and remained closed for the remainder of the monitoring year

### Harrow Leisure Centre

**4.6.26** The changing facilities, showers and toilets, which were in poor condition, were all refurbished with the investment of £400,000 by Harrow Council. The Masefield Suite, a conference and meeting facility, was also refurbished increasing the attraction of the Leisure Centre.

### Harrow Arts Centre

**4.6.27** Harrow Arts Centre (HAC) is Harrow's only professional arts venue and is committed to providing access to the arts for people from every background. HAC delivers year-round public entertainment programming, creative workshops, art, dance and drama classes and is supported by a facilities and functions hire business. In 2009/10, events programmed by HAC reached an audience of 10,000 people. The programme for 2010/11 is projected to deliver a total audience of 16,000.

**4.6.28** The main source of earned income to HAC is the private hire of classrooms and performance venues to a wide range of organisations and individuals, with over 85 groups regularly using HAC as the base for their activities. Alongside these organisations, the Adult and Community Learning Service deliver a wide range of arts and non-arts classes at HAC and support private tutors delivering their own classes. Two resident companies have offices within the HAC buildings; both are dance organisations producing new work, student and professional shows and providing classes for children. Harrow Council's Music Service is also based at HAC and uses the venue for five student music festivals each year as well as a rehearsal space for out-of-school groups. HAC has also recently been approved as a registered wedding venue.

**4.6.29** The footfall of visitors to HAC in 2009/10 (excluding programmed events) was 160,249. This represents a 31% increase on 2008/09.

### Flash Musicals Youth Theatre

**4.6.30** The Flash Musical Youth Theatre is a community theatre in Edgware. Opened in 2005 by Flash Musicals, a voluntary youth organisation and registered charity, the theatre offers an opportunity for children from low-income or disadvantaged families to become involved in the performing arts. The theatre also operates a nursery school and after school club on weekdays. Other weekday activities include musical theatre

workshops, wheel chair dancing, a radio station, adult drama group, special needs work shops and training in singing, dancing and acting. They also work closely with Harrow Council's Summer Uni project, the Metropolitan Police's anti-social behaviour unit and St. Luke's Hospice. During 2009/10 Flash Musicals visited a host of venues around the borough putting on shows and entertainment.

### Under One Sky

**Picture 8 Under One Sky, 2009**



**4.6.31** Harrow held its sixth Under One Sky one-day showcase of sports, arts and culture in June 2009 (Picture 8). It is Harrow's largest cultural festival, attracting 13,000 people celebrating the best of music, song, dance, poetry, drama, sports and food. The event draws upon Harrow's cultural strengths and achievements from all of Harrow's rich and diverse communities. In 2009/10 there were 94 separate cultural events and activities across 1 main stage and three smaller stages, involving 131 local community organisations and performing groups and 13 schools.

### Tourism

**4.6.32** A new Tourism Strategy and Action Plan was adopted by Harrow's Cabinet 18 June 2009, to cover the period 2009-2012.

**4.6.33** The following tourism related initiatives and events occurred in 2009/10:

- The French Market in Harrow Town centre was held three times
- A German Christmas Market was held in December in Harrow Town centre
- Healthy Walking Tours were organised and promoted with Harrow PCT in the summer
- There was extensive coverage for residents in the council's two magazines, *Vitality Views* and *Harrow People*, on Staycations. Information and ideas were provided on what to do during the summer for families, over 50's and residents who may be inviting their friends and relatives to stay during the summer holiday period.

- Tourism provision and information was developed at Gayton Library
- Discounted plasma screen advertising was offered to tourism businesses at Gayton Library for the token fee of £10.00 per company to try and support tourism businesses during the recession
- Business support around the Olympics: four quarterly business forums held in partnership with the London Business Network to encourage local businesses to tender for Olympic opportunities on competefor, the Olympic tendering website. Following the launch of the meetings, over 300 local companies have registered on the site.
- A Championing Harrow event for business in October 2009, informed the Harrow business community about the new business directory and encouraged local businesses to sign up for competefor.
- The 'Slivers of Time' offer was marketed to the Tourism Action Group, with the intention of opening up very short-term paid work experience opportunities for residents in the hotel sector.
- An International Food and Music Fair was held at Chandos Recreation Ground in Edgware.
- The Grim's Dyke Hotel held its annual Open Day in May 2009. This attracted a large number of visitors to a wide selection of stalls and activities, which included plants, bric-a-brac, guided tours and gardening.
- Harrow Open Studios was held in June 2009, this saw 31 artists and craftspeople open their homes and studios in 22 venues across the London Borough of Harrow.
- The Bentley Priory of Britain Trust offered an Afternoon of Popular Classics with 'The Amenda String Ensemble'
- West London 2012 hosted their Tourism Event at Harrow School in February 2010
- A new visitor guide, '*Discover Harrow 2010-2012*' was produced and distributed. The guide promotes Harrow's town centre, hotels and attractions and was issued in March 2010. This was funded by contributions from Harrow businesses and attractions.
- Staycation packages were developed between hotels and attractions. The creation of added value packages for hotels to give the consumer greater value for money and help support additional businesses in the area. The Comfort Hotel, Harrow are selling family golf passes to *Playgolf* Northwick Park as part of an "added value" package to families booking a family room during the summer.

**4.6.34** During 2009/10, the Visit Harrow website had 818,011 unique visitors and 59,895,448 hits. The Comfort Hotel in Harrow experienced a record high in hotel occupancy rates in July 2009. It had 3,500 reservations due to summer concerts at Wembley Stadium.

### Recreation, Sport and Leisure Summary 2009/10

	Summary
<b>Championing Harrow</b>	<ul style="list-style-type: none"> <li>An action plan has been refreshed, identifying a range of future activities and events leading up to 2012. A Harrow Task Force has also been developed.</li> </ul>
<b>London 2012 Pre-Games Training Camps</b>	<ul style="list-style-type: none"> <li>Four venues in Harrow have been selected for the London 2012 Pre-Games Training Camp guide: Aspire National Training Centre; Harrow Leisure Centre; Harrow School; Zoom Leisure Centre</li> <li>Officers are liaising with potential visiting countries regarding training camp venues</li> </ul>
<b>London Youth Games</b>	<ul style="list-style-type: none"> <li>Harrow improved four places in the overall standings from last year's ranking and was placed in 24<sup>th</sup> position out of the 33 London Boroughs who entered</li> <li>Notable results were achieved in Team Badminton (1<sup>st</sup>), Female Kayak Sprint (1<sup>st</sup>), Male Artistic Gymnastics (2<sup>nd</sup>), Male Basketball (2<sup>nd</sup>), and Lawn Tennis Squad (3<sup>rd</sup>)</li> </ul>
<b>Canons Cricket Academy</b>	<ul style="list-style-type: none"> <li>Just completed its fifth year of delivery</li> </ul>
<b>Football Development</b>	<ul style="list-style-type: none"> <li>'The Hive' has opened on Prince Edward Playing Fields, a major sporting hub in the borough, offering modern state-of-the-art facilities for local people.</li> </ul>
<b>DCMS Swimming Development Plan</b>	<ul style="list-style-type: none"> <li>The upgrade of Hatch End Pool began in December 2009.</li> <li>68,679 people took advantage of the DCMS free swimming programme across the borough's three pools</li> </ul>
<b>Harrow Arts Centre</b>	<ul style="list-style-type: none"> <li>There has been a 31% increase in visitor footfall</li> <li>Audience figures reached 10,000 and are predicted to rise to 16,000 in 2010-11</li> </ul>
<b>Under One Sky</b>	<ul style="list-style-type: none"> <li>Sixth year of Harrow's largest cultural festival, celebrated by 13,000 people</li> </ul>
<b>Tourism</b>	<ul style="list-style-type: none"> <li>A new Tourism Strategy and Action Plan has been adopted</li> <li>Many tourism related initiatives and events took place in 2009/10</li> </ul>


## 4.7 Community Services and Accessibility

### Community Services

- 4.7.1** The availability and provision of a wide range of social services, healthcare, public utilities and educational facilities is important in achieving sustainable development within Harrow. Various bodies and voluntary organisations in the borough provide these facilities. Harrow seeks the provision of new facilities and the protection of existing ones.

The HUDP Community Services policy objectives are:

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

HLI	Contextual Indicator	Policy Ref
8.1	Net increase in the number of community uses	C2
<b>Target:</b> A net increase in the number of sites providing Community Uses		

- 4.7.2** There have been a number of initiatives which take these objectives forward and will benefit the Harrow community:

- School Reorganisation
- Building Schools for the Future - One School Pathfinder
- Harrow Collegiate Sixth Forms
- Hindu Primary School
- School Food Improvement Strategy
- Primary Capital Programme
- Children's Centres
- Neighbourhood Resource Centres
- myplace

### School Reorganisation

- 4.7.3** School reorganisation to change the ages of transfer across all Harrow's community schools will be implemented from September 2010. This borough-wide change creates a school organisation in Harrow of infant, junior, primary and secondary schools in line with the National Curriculum Key Stages and with school organisation in neighbouring authorities. Capital work has been completed to provide sufficient accommodation on high school sites for Year 7 students. This capital work included



provision of modular accommodation and refurbishment of existing space. Some of the vacated space at primary sector schools will be used to promote localised community services.

### **Building Schools for the Future (BSF)**

**4.7.4** The project to rebuild Whitmore High School is proceeding on track. The school building will be complete in July 2010 and the school will operate from the new building from September 2010. Landscaping work will be completed by January 2011. Harrow Council is dedicated to promoting schools at the heart of their communities and has committed additional capital funding to incorporate enhanced community facilities within the new school. Community facilities include enhanced sport facilities, including a fitness suite, dance and drama studio, a spacious atrium area, a main hall with stage and a large sports hall with spectator seating.

### **Harrow Collegiate Sixth Forms**

**4.7.5** In September 2010, the last of the Harrow Collegiate sixth form centres will be completed for the two voluntary aided Catholic high schools. This will complete the project, joint-funded by the Learning and Skills Council and Harrow Council, to make sixth form provision available in Harrow's high schools. These landmark developments are already ensuring popular and successful collegiate arrangements.

### **Hindu Primary School**

**4.7.6** The first Hindu voluntary aided primary school in the country moved into its new purpose-built premises in Edgware in September 2009.

### **School Food Improvement Strategy**

**4.7.7** From September 2010, six high school kitchens will be modernised, two of which will also be reorganised to become hub kitchens preparing food for those primary schools that wish to join the hot meals service initiative. All free school meals will also be prepared by these high schools. The primary schools that wish to take part will also have new serveries installed as part of the initiative in a phased programme.

### **Primary Capital Programme**

**4.7.8** The aim of the Labour Government's Primary Capital Programme was to create primary schools equipped for 21st century teaching and learning, and which are at the heart of their communities enabling children's services to be in reach of every family. A detailed programme has been developed with five schools in 2009/10, but the projects planned for later years are now on hold pending the Coalition Government's Comprehensive Spending Review.

### **School Strategic Masterplans**

**4.7.9** Architects have been commissioned to complete School Strategic Masterplans for all primary sector schools. The School Strategic Masterplans will provide a long-term strategy for the development of school sites that will be achieved as funding becomes available. This will be a rolling programme and it is expected that plans for all schools will be completed within the next two years.

## Children's Centres

**4.7.10** The Council is working towards achieving the co-location of facilities and services within Children's Centres. Five Children's Centres opened in 2009, they are Cedars, Pinner Wood, Grange, St.Joseph's and Kenmore Park. Cedars is a brand new building and is now the largest children's centre in the borough. Two further centres were under construction in 2009/10; Rayners Lane and The Pinner Centre and will open later in 2010.

## Neighbourhood Resource Centres


**4.7.11** Three new Neighbourhood Resource Centres became operational in 2009, providing facilities for service users, the local community and bases for fieldwork teams.

## myplace

**4.7.12** myplace is a multi-million pound government programme to deliver world class places for young people. In a partnership approach, Harrow Council and Watford Football Club's Community Sports and Education Trust have joined together to bid for funding to demolish and replace the Cedars Youth Centre at Chicheley Road in Harrow Weald. The new state of the art facility would incorporate a gym and changing room facilities, climbing wall, social area, arts and crafts room, music and drama room, cafe and external multi-use games area providing an excellent communal space for its users. The project particularly targets young people in Harrow from disadvantaged backgrounds. As part of this project a mobile resource unit (MRU), an exhibition trailer, will be fitted with a stage, sports and drama facilities, and IT & conference facilities. The MRU will be used as an additional resource within the borough, providing support to project delivery, targeting areas lacking in access to youth facilities and enabling the most vulnerable and disadvantaged members of the community to be included. Completion of the new facility is expected in August/September 2011, and it is hoped that the MRU will be available for use in early 2011.

## Libraries

**4.7.13** In the Public Library User Survey (National format) 50% of library users rated their library as 'good' and 38% as 'very good'. In the 2008/09 Place Survey, 69% of Harrow's residents expressed satisfaction with the library service.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Retention of community uses	C2
<b>Target:</b> No net decrease in the floorspace for Community Use		



**Table 51 Permissions & Net Losses/Gains of Floorspace for Community Uses**

Use Class	Permissions for Development					Net Loss/Gain Floorspace (m <sup>2</sup> )				
	05/06	06/07	07/08	08/09	09/10	05/06	06/07	07/08	08/09	09/10
<b>D1 (Non-residential Institution)</b>	63	78	107	123	127	12,229	18,920	11,589	13,929	11,105
<b>D2 (Assembly &amp; Leisure)</b>	4	11	35	34	27	-357	-4,215	482	5,816	838
<b>Total</b>	<b>67</b>	<b>89</b>	<b>142</b>	<b>157</b>	<b>154</b>	<b>11,872</b>	<b>14,705</b>	<b>12,071</b>	<b>19,745</b>	<b>11,943</b>

**4.7.14** In 2009/10 there was a net gain of 11,105 m<sup>2</sup> floorspace of D1 Use Class (Non-residential Institution), compared to 13,929 m<sup>2</sup> in 2008/09. Over the same period there was a net gain of 838 m<sup>2</sup> of D2 (Assembly and Leisure), compared to a net gain of 5,816 m<sup>2</sup> in the previous year. Although the total proposed floorspace is not as high as in 2008/09, it shows that there is still a positive trend for more community facilities in the borough (Table 51).<sup>(9)</sup>

**4.7.15** Although there was a decrease in the amount of floorspace proposed for Health & Community facilities from 56,498 m<sup>2</sup> to 17,036 m<sup>2</sup>, there was an increase in the amount of floorspace completed in the past year, compared to 2008/09. In the same period the number of permissions increased from 129 to 134, whilst the number of developments completed was 35, up from 14 in the previous year which resulted in 12,950 m<sup>2</sup> of completed floorspace (Table 52). The majority of these completions related to alterations and extensions to schools, the most significant of these being at Hatch End High School, Canons High School, Park High School and Nower Hill High School which all had extensions of over 1,000 m<sup>2</sup> completed in 2009/10.

9 **Note:** These figures are based on planning permissions for D1 Non-residential Institutions (including Health and Community uses) or D2 Assembly & Leisure uses. This includes improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed and completed.

Table 52 Health and Community Facilities

Type of Development	2007/08				2008/09				2009/10			
	No. of perms	Floorspace Proposed (m <sup>2</sup> )	No of devts. completed	Floorspace Completed (m <sup>2</sup> )	No. Of perms	Floorspace Proposed (m <sup>2</sup> )	No of devts. completed	Floorspace Completed (m <sup>2</sup> )	No. Of perms	Floorspace Proposed (m <sup>2</sup> )	No of devts. completed	Floorspace Completed (m <sup>2</sup> )
Arts	-	-	-	-	-	-	-	-	5	320	1	0
Care Homes	2	38	1	853	6	12,309	2	72	6	239	2	356
Churches	4	71	-	-	9	295	3	1,138	2	218	2	0
Community Centres	9	3,725	-	-	9	122	2	307	5	2,073	4	2,582
Day Nurseries	1	37	1	143	2	814	-	-	7	53	2	135
Education	8	999	1	140	10	1,977	1	195	19	4,981	2	1,944
Gym	2	534	-	-	4	0	-	-	-	-	-	-
Halls	1	0	-	-	2	300	-	-	2	10	2	0
Health/Medical Centres	14	98	-	-	8	2,943	1	310	14	688	2	907
Hospitals	-	-	-	-	1	0	-	-	-	-	1	0
Leisure	5	360	-	-	-	-	-	-	-	-	-	-
Libraries	1	1,358	-	-	-	-	-	-	-	-	-	-
Nursing Homes	1	0	-	-	3	1,481	-	-	-	-	-	-
Riding Schools	-	-	-	-	-	-	-	-	-	-	-	-
School	48	13,153	6	2,255	66	26,782	5	812	64	8,403	17	6,666
Scout Centres	-	-	-	-	2	30	-	-	2	43	-	-
Sports Facilities	5	305	-	-	6	7,693	-	-	5	7	-	-
Swimming Pools	-	-	-	-	-	-	-	-	2	21	-	-
Temples & Synagogues	2	0	-	-	-	-	-	-	1	0	-	-
Youth Clubs	-	-	-	-	1	0	-	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>20,678</b>	<b>9</b>	<b>3,391</b>	<b>129</b>	<b>54,746</b>	<b>14</b>	<b>2,834</b>	<b>134</b>	<b>17,036</b>	<b>35</b>	<b>12,950</b>

## Community Services Summary 2009/10

	Summary
<b>Community Services</b>	<ul style="list-style-type: none"> <li>• There was a net decrease in proposed floorspace for community facilities</li> <li>• There was increase in completed floorspace for community facilities</li> <li>• Plans were put in place to modernise school infrastructure and to reorganise the age of transfer across all Harrow's community schools</li> <li>• The myplace programmes will replace the existing Cedars Youth Centre with a state of the art facility</li> <li>• Five Childrens' Centres and three Neighbourhood Resource Centres opened during the monitoring period</li> </ul>

## 4.8 Appeals

### Appeals

- 4.8.1** When a planning application is refused by the council the applicant has a right of appeal against that decision. The right of appeal also extends to cases where planning permission has been granted subject to conditions, and the applicant wishes to challenge one or more of the conditions, where an application has not been determined in the statutory time period and to cases involving the issue of a formal enforcement notice. The majority of appeals in Harrow concern the refusal of planning permission.
- 4.8.2** Appeals are administered, and in most cases decided, by the Planning Inspectorate on the behalf of the Secretary of State. This means that the administration of appeals and decisions on appeal cases are entirely independent of the council. There are three types of appeal process:
- **Written Representations:** Under this procedure arguments in support and against the proposal are made by submission to the Planning Inspectorate of statements by the main parties. The appointed Planning Inspector will visit the site and surroundings.
  - **Hearings:** Under this procedure arguments in support and against the proposal are also made by the submission of statements from the main parties, but this is then followed by a structured discussion (the hearing) led by a Planning Inspector. On the day of the hearing the Inspector and other parties will visit the appeal site where the discussion may continue.
  - **Public Inquiry:** This is the most formal of the three procedures. Formal evidence is submitted by the main parties and, on the day or days of the Inquiry, the main parties and others are the subject of formal cross-examination in front of the Planning Inspector. The Inspector will visit the site as part of the formal Inquiry.
- 4.8.3** In all appeals the third parties (neighbours, amenity societies, statutory consultees) are notified of the appeal and invited to submit written comments for consideration by the Planning Inspector. In cases dealt with under the hearing and public inquiry procedure third parties may also attend and take part.
- 4.8.4** Under the hearing and public inquiry procedures the Planning Inspector is empowered to award costs against either or both of the main parties for unreasonable behaviour. This allows one party to recover some or all of its appeal expenses if it can show that the other party's conduct during the proceedings led to unnecessary, wasted expenditure.
- 4.8.5** Decisions on appeals take the form of a letter, explaining the Inspector's reasons and setting out the formal decision, which are usually issued some weeks after the Inspector has visited the site/conducted the hearing or inquiry. Appeals are either allowed, which means that the Planning Inspector has granted planning permission, or are dismissed, which means that the Planning Inspector has refused planning permission. Very infrequently Inspectors may issue a split decision, meaning that part of a proposal is granted and part is refused.

### Why Monitor Appeals?


**4.8.6** The proportion of appeals allowed/dismissed is one measure of the quality of the council's decision making on planning applications. Whilst each proposal must be considered on its own merits, an analysis of trends in the council's appeal performance as a whole and in respect of certain types of development can help to reveal areas for improvement in decision making or where council policies might need updating.

### Refusal and Appeal Rate

**4.8.7** During the 2009/10 period the council determined a total of 2,886 applications under the Planning Acts and of these permission was refused in 495 cases. This represents a refusal rate of 17.2%, down significantly on the rate of 27.3% in 2008/09 and 46.8% in the 2007/08 monitoring period.

**4.8.8** A total of 141 appeals were lodged against refusal (seven of which were subsequently withdrawn by the appellant) during 2009/10, representing a 28.5% proportion of the 495 cases refused by the council during the period. The corresponding appeal against refusal rate for 2008/09 was 24.4%.

### General Appeal Trends

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	% of appeals allowed	-
<b>Target:</b> Maximum of 40% of appeals allowed		

**4.8.9** This Post UDP Indicator is based on Best Value Performance Indicator (BVPI) 112 which indicates that the proportion of appeals allowed should not exceed 40% of all appeal decisions in any year.

**4.8.10** Figure 16 shows the total number of appeals, including non-determination, enforcement and conditions appeals, allowed and dismissed over the 2001/02 - 2009/10 period. The total number of appeal decisions decreased in 2009/10 ending a four-year trend of increases.

**4.8.11** Table 53 shows the total number of appeal decisions allowed and dismissed during the monitoring year. During the 2009/10 monitoring period 37% of Harrow's appeal decisions were allowed. The proportion of appeals allowed has held within the target ceiling of 40% for the second year running but has not yet returned to the peak in performance of just 33% in 2004/05.

Figure 16 Number of Appeals 2001/02 - 2009/10

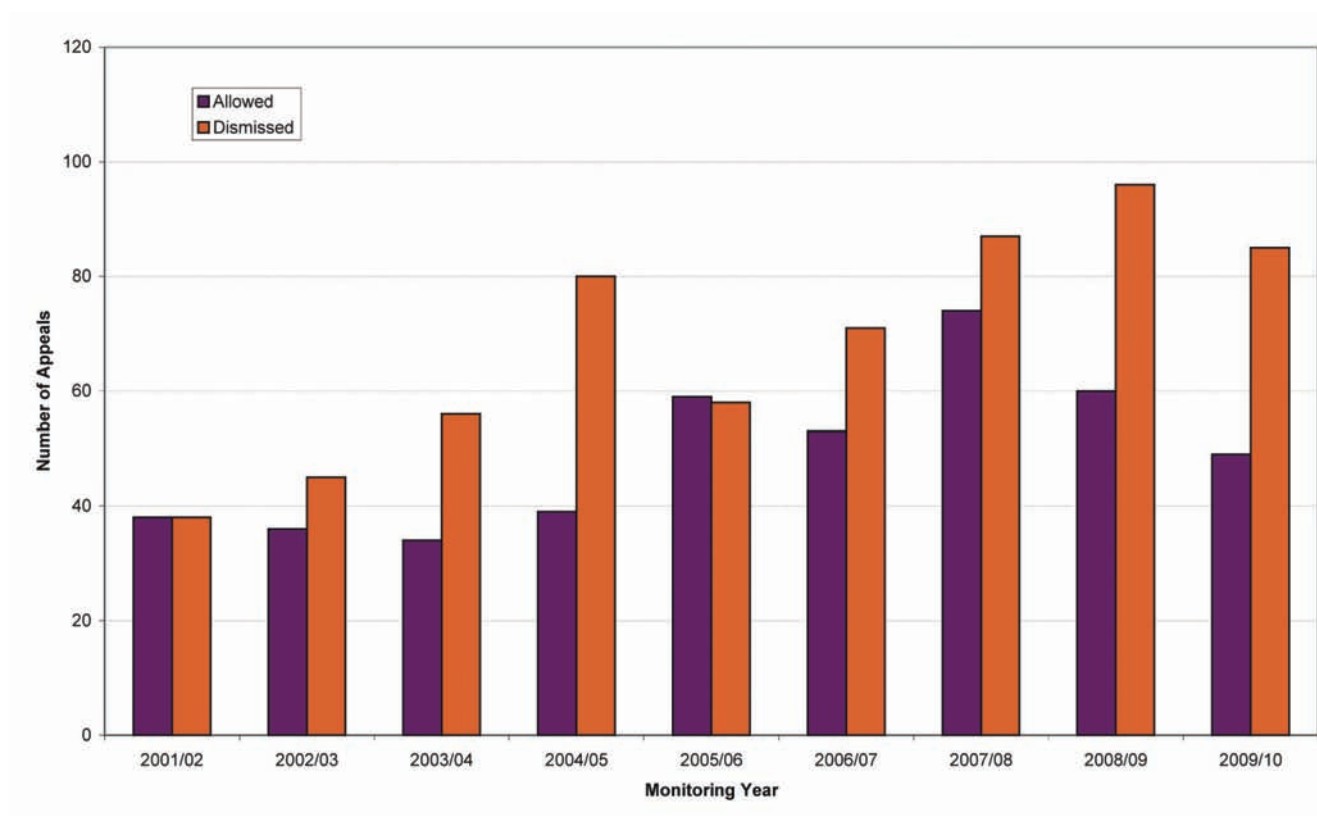


Table 53 Appeals Summary 2001/02 - 2009/10

Monitoring Year	Total Appeal Decisions	Appeals Allowed	Appeals Dismissed	Proportion Allowed
2001/02	76	38	38	50%
2002/03	81	36	45	44%
2003/04	90	34	56	38%
2004/05	119	39	80	33%
2005/06	117	59	58	50%
2006/07	124	53	71	43%
2007/08	161	74	87	46%
2008/09	156	60	96	38%
2009/10	134	49	85	37%

## Residential Appeals

**4.8.12** Table 54 shows that 126 residential appeals were determined in 2009/10, broadly consistent with the number determined in the previous monitoring period. The council's performance has improved with 66% of residential appeals dismissed in 2009/10, compared with 62% in 2008/09, and therefore the balance of appeals allowed has fallen from 38% to 34%.

**Table 54 Residential Appeals 2004/05 - 2009/10**

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2004/05	9	24%	28	76%	37
2005/06	37	38%	21	62%	54
2006/07	34	36%	61	64%	95
2007/08	55	43%	73	57%	128
2008/09	48	38%	79	62%	127
2009/10	43	34%	83	66%	126

### Analysis of Appeal Decisions by Development Type 2009/10

**4.8.13** Table 55 shows in greater detail appeal decisions for the monitoring period disaggregated according to development type and as a proportion of allowed, dismissed and total appeal decisions. An explanation of the development types and (where relevant) their sub categories is given below.

**Table 55 Analysis of Appeal Decisions by Development Type 2009/10**

Development Type		Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
		No.	%	No.	%	No.	%
New Residential	Major	1	2%	1	1%	2	1%
	Minor	10	20%	14	16%	24	18%
	Other	0	-	1	1%	1	1%
Conversions	Houses to Flats	6	12%	12	14%	18	13%
	Commerce to Flats	0	-	0	-	0	-
	Other	2	4%	0	-	2	1%
Householder		24	49%	48	56%	72	54%
Telecommunications		0	-	0	-	0	-
Change of Use		0	-	4	5%	4	3%
Advertisements		0	-	0	-	0	-
Commercial		4	8%	2	2%	6	4%
Miscellaneous		2	4%	3	4%	5	4%
<b>Total</b>		<b>49</b>		<b>85</b>		<b>134</b>	

**Note:** Percentages may not sum exactly due to rounding

**Note:** Major developments are those proposing 50 or more units



**4.8.14** Table 55 shows that two decisions on major new developments were taken to appeal in the monitoring period. An application to build 146 units on the site of a former builders yard in Pinner Road was allowed on appeal. In the other case, the council's decision to refuse an application to build 56 residential units on the site of the Goodwill to All Public House was upheld.

### New Residential Development

**4.8.15** This category comprises appeal proposals for new-build residential development, but excludes proposals for conversions to flats and householder extensions which are dealt with separately below. The 'major' sub-category refers to proposals for ten or more homes and the 'minor' sub category is for proposals of between one and nine homes. The 'other' subcategory is for appeal cases that are related to new residential development, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.

**4.8.16** Table 56 shows that the total number of new residential development decisions for the monitoring period 2009/10 was 10 less than the previous monitoring year at 28 cases. This represents a significant proportion of the total number of appeals decided in the 2009/10 period (just over 20%). In terms of outcomes, the proportion of new residential development appeals allowed has risen from 21% to 39%, with a corresponding decrease in the proportion dismissed from 79% to 61%.

**4.8.17** Table 56 shows that 11 residential development appeals were approved in 2009/10. Together these applications constitute permission for a total of 178 residential units, which is 21.7% of all new build units and 20% of the total residential units (including conversions and changes of use) granted permission in the monitoring year.

**Table 56 New Residential Development Appeal Decisions Trends**

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	18	53%	20	47%	38
2008/09	8	21%	30	79%	38
2009/10	11	39%	17	61%	28

### Conversions

**4.8.18** This category comprises appeals for schemes which seek to convert existing properties to flats, with or without extensions and alterations. The majority of conversions continue to involve the subdivision of houses, but a further sub-category involves proposals for the conversion of other types of premises such as redundant offices. Again, the 'other' subcategory is for appeal cases that are related to conversions, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.

**4.8.19** As can be seen from Table 57, there has been a decrease in the number of conversion appeal decisions compared to the previous monitoring year. The proportional split of appeal decision outcomes has also changed with less appeals being allowed (42% down from 48%) and more being dismissed (58% up from 52%).

**Table 57 Conversions Appeal Decisions Trends**

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	14	48%	15	52%	29
2008/09	16	48%	17	52%	33
2009/10	8	42%	11	58%	19

### Householder Development

**4.8.20** Householder development includes all domestic extensions and outbuildings for which planning permission is required, but excludes 'certificate of lawfulness' cases<sup>(10)</sup> which are dealt with as part of the miscellaneous category. Proposals for domestic extensions and related householder development make up the majority of planning applications received by the council and as a result constitute over half of all appeal decisions received (54%).

**4.8.21** Table 58 shows that there has been a rise in the number of householder appeal decisions from 57 in 2008/09 to 72 in this monitoring period. In spite of this the number of appeals allowed actually decreased in 2009/10 to just 24. As a result the balance of decision outcomes changed significantly with 33% being allowed and 67% being dismissed.

**Table 58 Householder Development Appeal Decisions Trends**

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	28	42%	38	58%	66
2008/09	25	44%	32	56%	57
2009/10	24	33%	48	67%	72

### Telecommunications

**4.8.22** This category comprises appeals involving proposals for telecommunications development, either as a result of the refusal of planning permission or the refusal of 'prior approval' of details of siting and appearances in cases of permitted development. The number of fell from just one in 2008/09 to none in 2009/10.

<sup>10</sup> These are cases which seek to establish the lawfulness of development already carried out, or which propose development that falls within permitted tolerances and therefore does not require planning permission.

## Change of Use

**4.8.23** This category concerns appeals against the refusal of planning permission for changes of use, such as from a retail shop to a food and drink outlet. Table 59 shows that the total number of appeal cases in this category was four during the monitoring period, down from eight in 2008/09.

**4.8.24** All appeals on change of use decisions were dismissed during 2009/10, continuing the trend of a decreasing proportion of appeals of this type being allowed.

**Table 59 Change of Use Appeal Decisions Trends**

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	7	78%	2	22%	9
2008/09	3	37%	5	63%	8
2009/10	0	0%	4	100%	4

## Advertisements

This category relates to appeals against the refusal of consent to display an advertisement. During 2008/09 there was only one advertisement consent appeal decision, which was allowed. In 2009/10 there were no appeals in this category.

## Commercial Development

The commercial development category covers all types of development to non-residential buildings, such as extensions to shops, the development of new office buildings, etc.

Monitoring of the number of appeals and their outcomes for commercial development was begun in the previous AMR. In this monitoring period there were a total of six appeal decisions for commercial development, four of which were allowed, two of which were dismissed.

## Miscellaneous

This category collates the remaining appeal decisions for the monitoring period that do not fall within any of the other categories. There were a total of five such cases in 2009/10.

**Appeals Summary 2009/10**

	Summary
<b>Appeal Trends</b>	<ul style="list-style-type: none"> <li>• The number of appeal decisions received has fallen slightly compared to last year, but still remains at a very high level</li> <li>• The proportion of appeals allowed has continued to fall for the second year. It remains within the 40% target</li> <li>• During 2009/10 the council's refusal rate was 17%, leading to an appeal against refusal rate of 28.5%</li> <li>• Of the appeals allowed: 18% were cases involving minor new residential development; 14% were house conversions; and 54% were householder proposals</li> </ul>
<b>Residential Appeals</b>	<ul style="list-style-type: none"> <li>• Decisions on appeals for new residential development accounted for 20% of all appeal decision in Harrow in 2009/10; 61% were dismissed and 39% were allowed</li> <li>• Decisions on appeals for conversions accounted for 14% of appeal decisions in Harrow in 2009/10; 58% were dismissed and 42% were allowed</li> </ul>
<b>Householder Appeals</b>	<ul style="list-style-type: none"> <li>• Decisions on appeals for householder development accounted for 54% of all appeal decisions in Harrow in 2009/10; 67% were dismissed and 33% were allowed</li> </ul>
<b>Commercial Appeals</b>	<ul style="list-style-type: none"> <li>• Decisions on appeals for commercial development accounted for only 4% of all appeal decisions in Harrow in 2009/10; 33% were dismissed and 67% were allowed.</li> </ul>

#### 4.9 Planning Obligations (S.106 Agreements)

- 4.9.1** New development often creates a need for additional infrastructure or improved community services and facilities. Section 106 of the Town and Country Planning Act (1990) gives local authorities the power to require developers to mitigate the effects of their developments, or to contribute to the cost of improving infrastructure. These requirements are referred to as Planning Obligations or Section 106 (S.106) Agreements.
- 4.9.2** In the previous monitoring period the council prepared a draft Planning Obligations Supplementary Planning Document (SPD). It set out the proposed method for the administration of Planning Obligations in Harrow, the infrastructure and services towards which developer funding would be sought, and the formulae for calculating the level of contribution expected from different types of development, in line with the Government's Circular 05/2005. The draft SPD was published during this AMR period and was subject to public consultation from 10th July to 21st August 2009.
- 4.9.3** In December 2009 the government announced that it would consult on a new policy document for Planning Obligations early in 2010. The new policy document was published on 23rd March 2010 and the associated Community Infrastructure Levy Regulations came into force on 6th April. The effect of the Regulations is to limit the use of traditional Planning Obligations for the purposes of collecting pooled contributions towards infrastructure and service provision and, consequently, the council has decided not to proceed to adopt the SPD. However parts of the SPD will be used as the basis of a guidance note on the policy context and procedure for Planning Obligations in Harrow, pending preparation of a local Community Infrastructure Levy.

#### What Type of Benefits can the Council Ask For?

- 4.9.4** Planning obligations can not only reduce the negative impact of a development but also deliver real benefits to the community around the development. Central Government has guidance on S.106 agreements in the form of Circular 05/05, which states the obligations must: relate to the proposed development; be fair and reasonable; relevant to planning and necessary in planning terms.
- 4.9.5** Potential obligations include:
- Affordable housing
  - Transport
  - Creation of open spaces, public rights of way
  - Community or affordable workshop space
  - Servicing agreements
  - CCTV
  - Adoption of new highways, travel plans
  - Health care provision
  - Remove new residents' rights to parking permits
  - Local employment and training strategies
  - Compliance with the Considerate Contractors Scheme
  - Measures to encourage sustainability and biodiversity, such as green roofs etc.

## Monitoring S.106 Agreements

**4.9.6** Monitoring of S.106 agreements ensures that community benefits are delivered on time. It has enabled the council to secure contributions towards the provision of a range of planning benefits including affordable housing. Table 60 shows that:

- 2009/10 saw an increase of units in shared ownership from three in 2008/09 to 53 in 2009/10. The number of additional shared ownership units has fluctuated considerably over the past four monitoring years.
- 2009/10 also saw an increase in social units in the rented sector from 19 in 2008/09 up to 97 this year. Contributions towards social rented housing have also fluctuated in recent years, peaking in 2007/08 with 282 units.
- As in 2008/09, there were no key worker units provided in 2009/10.
- In 2009/10 there were no intermediate units provided, a reduction on the six provided in 2008/09.
- All S.106 agreements for affordable housing units in 2009/10 were for on-site provision.

**4.9.7** The increase in affordable housing contributions is due to large residential schemes which were deferred in 2008/09 being approved in 2009/10. This has resulted in small contributions in 2008/09 and greater contributions in 2009/10. Contributions this year are smaller than those of 2006/07 and 2007/08 and, in the current economic climate, it is predicted that there will be a fall in the number of affordable units in future years. This will be reflected in the 2010/11 AMR, due to the reduced number of major schemes coming forward.

**Table 60 Affordable Housing Contributions 2006/07 - 2009/10**

Housing Type	Number of Units			
	2006/07	2007/08	2008/09	2009/10
Shared Ownership	64	167	3	53
Rent	122	282	19	97
Key Worker	48	2	0	0
Intermediate Affordable	-	-	6	0
Commuted Sum	-	-	-	-

**Table 61 Contributions towards Infrastructure 2006/07 - 2009/10**

Infrastructure	Amount Contributed (£)			
	2006/07	2007/08	2008/09	2009/10
Public Transport	-	-	£125,000	£540,000
Highways	£100,000	£55,000	£80,000	£219,692
Green Belt	-	-	-	-
Public Open Space	-	£350,000	-	-
Parks	-	£7,050	£50,000	£25,000
Community Services	£20,000	-	£250,000	£6,759
Leisure/Sports Ground	£750,000	£500,000	£536,973	£85,331
Drainage	-	£55,000	£10,000	£10,000
Health Care	-	-	£50,000	£99,885
Public Art	-	-	£50,000	-
<b>Total</b>	<b>£870,000</b>	<b>£967,050</b>	<b>£1,151,973</b>	<b>£986,667</b>

**4.9.8** Table 61 shows a steady increase in S.106 contributions towards infrastructure until 2009/10, where there has been a decrease of £165,306 since 2008/09.



### 4.10 UDP Proposal Sites - Current Status

**4.10.1** Table 62 gives an update on the progress on the Proposals Sites since the Unitary Development Plan was adopted in July 2004 (refer to section 10 of the HUDP).

**4.10.2** 2009/10, like 2008/09 was a period of unprecedented financial instability resulting in the UK economy moving into recession. This had a significant impact on a number of Proposal Sites; in some cases proposed development stalled; in other cases initial development interest was not pursued further; and in one case, PS7 (land north of Junction Road) work on the site has ceased.

**4.10.3** Despite this, progress continued to be achieved on the implementation of Proposal Sites throughout the borough:

- Development was completed at PS 34, Cecil Road on an office and light industrial development. Development has completed on parts of PS40 and PS 29, parts of the Vaughan Centre and land adjacent to the leisure centre. Neighbourhood Resource Centres have been constructed. Development of a sports and leisure complex also completed at PS 12, Prince Edward Playing Fields.
- Development is underway at PS27 (former Government offices, Honeypot Lane) - the largest development site in Harrow providing 798 dwellings and a business incubator centre. PS28 (24-38 Station Road), the new Harrow Mosque is substantially complete.
- Planning permission was granted at PS5 (car park and lending library, Gayton Road) for a development of 383 flats and on part of PS40, the Vaughan Centre for a development of 13 flats.

**Table 62 Update on status of existing HUDP Proposal Sites**

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 1	Land south of Greenhill Way, r/o Debenhams, Harrow	0.80	None
Site 2	Land north of Greenhill Way, Harrow	0.20	Planning permission granted in March 2009 for 37 flats
Site 3	2 St John's Road, Harrow	0.50	None
Site 4	9-11 St John's Road, Harrow	0.20	None

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 5	Gayton Road car park, lending library and Sonia Court, Harrow	1.30	Planning permission granted in October 2009 for 383 flats in 5 blocks of 4-10 storeys; a 200 space public car park and 81 residents spaces.
Site 6	Harrow-on-the-Hill Station, and land in College Road and Lowlands Road, Harrow	5.80	<p>Planning permission granted May 2008, subject to completion of legal agreement for replacement College on part of the Lowlands Recreation Ground - subsequently amended in January 2009.</p> <p>Planning permission refused June 2008, for an outline application to redevelop part of the Harrow College Lowland Road campus to provide between 404 and 420 flats.</p> <p>Planning application submitted in May 2008 for the redevelopment of the former Post Office in College Road to provide 410 flats in 3 blocks ranging from 3-19 storeys, 1,120 m<sup>2</sup> of A1/A2/A3/A4/B1 space and a pedestrian footbridge over the Metropolitan railway line. This application was refused in August 2009 and inquiry held in March 2010.</p>
Site 7	Land north of Junction Road, Harrow	0.30	Development of 144 flats and ancillary office/retail/leisure uses, although under construction, work has stopped.
Site 8	16-24 Lowlands Road, Harrow	0.10	Planning permission granted in October 2006 for 9 dwellings has now expired
Site 9	St Ann's Service yard and College Road frontage, Harrow	0.70	None
Site 10	Former YWCA, 51 Sheepcote Road, Harrow	0.10	Planning application received in July 2007 for 11 flats (subsequently dismissed on appeal in June 2008)
Site 11	Belmont Health Centre and adjacent land, Belmont Circle, Harrow	0.60	None
Site 12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Ave, Edgware	17.30	Planning permission granted to Barnet Football Club for the development and management of the site as a sports complex, football stadium and ancillary leisure uses. Development complete.
Site 13	Former Harrow Hospital, and nurses hostel, Roxeth Hill, Harrow on the Hill	1.50	Development completed by 31/03/07 providing a hostel and 96 units
Site 14	Former Kings Head Hotel, High Street, Harrow on the Hill	0.56	Development completed by 31/03/07 providing 31 units and restaurant premises
Site 15	Harrow Weald Park, Brookshill, Harrow Weald	6.90	None

## 4 Monitoring Unitary Development Plan (UDP) Policy Implementation

### Annual Monitoring Report 2009-10

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 16	Harrow Arts Centre, Uxbridge Road and associated land and buildings, Hatch End	3.40	None
Site 17	TA Centre, Honeypot Lane, Kingsbury	1.40	None
Site 18	149 and 151 Pinner View, North Harrow	0.16	None
Site 19	Eastern Electricity Plc land, the Brember Day Centre, South Harrow	1.50	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses. Residential part of development completed on 31/03/2009, refurbishment of arches almost complete.
Site 20	Roxeth Allotments, Kingsley Road, South Harrow	0.80	None
Site 21	201-209 Northolt Road, South Harrow	0.08	Development Brief adopted
Site 22	Roxeth Nursery, The Arches, South Harrow	0.38	Development completed 12/07/05 providing 22 flats
Site 23	Glenthorne, Common Road, Stanmore	3.30	None
Site 24	Land at Stanmore Station and adjacent land, London Road, Stanmore	6.60	None
Site 25	BAE Systems Site, Warren Lane, Stanmore	4.40	Development completed by 31/03/09 providing 198 units
Site 26	Anmer Lodge, Coverdale Close, Stanmore	0.60	None
Site 27	Former Government Offices, Honeypot Lane, Stanmore	4.10	Permission allowed on appeal in November 2007 for comprehensive mixed use redevelopment including 798 residential units and A1/A2/A3/A4/A5/D1/D2 and B1 floorspace, including a business incubator centre. Under construction.
Site 28	24-38 Station Road, Harrow	0.40	New Mosque currently under construction. Though substantially complete, planning permission was granted in March 2009 for the retention and completion of the Mosque.
Site 29	Land adjacent to the Leisure Centre/former outdoor pool, Christchurch Ave, Wealdstone	0.60	Planning permission granted in September 2007 for a Neighbourhood Resource Centre. Development is now complete. Planning permission granted September 2008 (revised January 2009) for a single storey building to provide a residential care home.

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2008/09)
Site 30	Parks depot site and former mortuary, Peel Road, Wealdstone	0.30	Planning permission granted in January 2009 for 46 residential units
Site 31	Land north of the Bridge Day Care Centre adjacent to the Leisure Centre car park, Christchurch Ave, Wealdstone	0.23	This site will be considered as part of the Harrow and Wealdstone Intensification Area Action Plan
Site 32	Driving Centre, Christchurch Ave, Wealdstone	1.40	
Site 33	Land west of High Street, Wealdstone	1.50	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/05 for a change of use from offices to 33 affordable flats with part of the site still to be developed. A planning application for a 57 bedroom hotel on part of the site has been received.
Site 34	Ex BR Site, Cecil Road, Wealdstone	0.60	New office building with light industrial use granted planning permission in January 2005. Completed June 2009.
Site 35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	0.60	Development completed on 01/12/06 providing 10 houses and 87 flats (71 affordable)
Site 36	1-33 The Bridge and 6-14 Masons Ave, Wealdstone	0.15	None
Site 37	Land at Oxford Road and Byron Road, Wealdstone	0.38	Will need to be reviewed through LDF as premises at 10-16 Byron Road have recently undergone complete refurbishment including extensions for commercial use
Site 38	87-111 High Street and land to the rear, Wealdstone	0.45	None
Site 39	Land r/o 121-255 Pinner Road, West Harrow	0.90	None
Site 40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	0.30	The locally listed status of the Vaughan Centre was lifted to facilitate the development of part of the site as a Neighbourhood Resource Centre, which was granted planning permission in September 2007 and is now complete. Remainder of site sold for residential development and permission was granted in November 2009 for 13 flats.



# Key Findings and Conclusions 5

Annual Monitoring Report 2009-10

### 5 Key Findings and Conclusions

- 5.0.1** The sixth AMR continues to show the significant difference that planning and related policies are making to Harrow and its residents. It demonstrates that Harrow is continuing to protect the Green Belt while ensuring that there is sufficient employment land to maintain the borough's economic vitality.
- 5.0.2** The following sections give a summary of some of the achievements identified in this report, as well as some key opportunities for the borough to improve.

#### Environmental Protection and Open Space

- 5.0.3** The Biodiversity Action Plan (BAP) provides Harrow with a stout mechanism not just to monitor and protect the borough's flora and fauna, but also to raise awareness and interest in Harrow's natural heritage. In 2009/10 Harrow maintained Green Flag status for three of its parks: Canons Park; Harrow Recreation Ground and Roxeth Recreation Ground. The borough has met the 40% waste recycling target agreed with the West London Waste Authority for 2009/10. The amount of household and commercial waste has decreased since 2007/08 and composting and recycling rates have increased. Both the adoption of the BAP and the increased level of recycling will be important in taking forward our emerging climate change strategy.
- 5.0.4** In 2009/10, eight new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 187 trees. This is a reflection on the hard work of officers and the council's commitment to preserving the leafy character of the borough through the protection of valuable trees.

#### Design and the Built Environment

- 5.0.5** All completed developments of ten or more units in 2009/10 were assessed against the 20 'Building for Life' criteria. One development was classified 'very good', while another was rated 'good'. Two schemes were rated average and two were poor. The scores are an improvement on 2008/09 and the council believes further improvements will come as the Building for Life Criteria are incorporated into the planning process.
- 5.0.6** The pre-application advice service is proving popular. Developers are able to discuss proposals and gain feedback from officers across a range of disciplines. Comments were made on 119 schemes during the last monitoring period.
- 5.0.7** Harrow's heritage is being safeguarded through 25 adopted Conservation Area Appraisals, two of which were revised during the monitoring period. 96% of the land covered by Conservation Areas is now protected by a Conservation Area Appraisal.

#### Transport

- 5.0.8** Improvements have been made to bus stop accessibility and to Harrow's cycle network. This reflects the continuing need to improve the attractiveness and reliability of forms of transport other than the private motor vehicle. The council continues to seek travel plans from developers as another means of promoting sustainable



development and encouraging other modes of transport. There has been an increase in School Travel Plans which encourage the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment.

- 5.0.9** Work has been completed on the Petts Hill Bridge and Highway Improvement Scheme in South Harrow.
- 5.0.10** New large residential developments have been built at higher densities and in locations with high transport accessibility.
- 5.0.11** Road accident rates rose slightly from the last monitoring period. There were a total of 401 recorded accidents including three fatalities in Harrow in 2009/10. However, the borough continues to meet the Government's casualty reduction target.

### Housing

- 5.0.12** Housing completions in 2009/10 were again above the Mayor's London Plan target for the ninth consecutive year, and with higher densities than in previous years. Affordable completions are slightly below the HUDP target (and levels in the previous eight years) but do constitute a high proportion of total completions. The number of housing units granted permission in 2009/10 has increased since the previous year. Affordable permissions have also increased this year.
- 5.0.13** Harrow has met the London Plan Target of an additional 400 units per year, providing a net gain of 460 units. Harrow is expected to meet targets for the next five years. The Housing Trajectory to 2025/26 suggests a very slight under-delivery in the final year, however the council expects this shortfall will be met by as yet unidentified developments. It is likely that the emerging Core Strategy will identify further opportunities for housing in these later years of the Trajectory.

### Employment and Town Centres

- 5.0.14** Within the borough's town centres footfall has continued to drop, but only by around 9% since 1999 across all the town centres, despite the competition from many major new retail attractions close at hand and across London. Overall the percentage of vacant retail frontage in Harrow's town centres remains low at just under 7.5%. Office vacancy rates across the borough increased during the monitoring period from 11.6% to 13.7% and are now at their highest recorded level. The amount of employment land has reduced by a small margin, reflecting trends over the entire country as the UK's economy moves away from manufacturing.

### Recreation, Sports and Leisure

- 5.0.15** Further advances in promoting sport are being made throughout the borough with continuing success in the London Youth Games as well as the Canons Cricket Academy. Facilities at Harrow Leisure Centre and Hatch End Swimming Pool have been refurbished. The DCMS Free Swimming Programme has enabled under 16s and over 60s to swim for free. Championing Harrow continues to build on this success with the aim to use the 2012 London Olympics and Paralympics to inspire more residents of all ages to take up sport.

## 5 Key Findings and Conclusions

Annual Monitoring Report 2009-10

**5.0.16** Harrow enjoys a rich culture and this diversity is celebrated each year in the Under One Sky festival, this year 13,000 people attended the event. Grant funding from the Learning and Skills Council with matched funding from Harrow Council will improve facilities at the Harrow Arts Centre.

### Community Services and Accessibility

**5.0.17** This AMR monitoring period saw an increase in investment in community services. There was an increase in the amount of new floorspace completed for health and community facilities, but a decrease in the amount of proposed floorspace. Five new Children Centres opened in the monitoring period and two were under construction.

### Appeals



**5.0.18** The number of appeal decisions fell from 156 in the previous year to 134 in this monitoring period. The proportion of appeals allowed fell for the second year running, remaining below the 40% target ceiling.

### Planning Obligations

**5.0.19** Monitoring the contributions made as a result of Planning Obligations ensures that the community benefits are delivered. There was an increase in affordable housing contributions, specifically shared ownership and social rented units. A draft Planning Obligations SPD was published in this AMR period and subjected to public consultation. The council has decided not to proceed to adopt the SPD in light of the Community Infrastructure Levy Regulations coming into force. Guidance will instead be prepared.

### Performance Indicators

**Table 63 Performance Indicators**

Report Section*	 Target Achieved	 Target Missed
Environmental Protection and Open Space	7	1
Design and the Built Environment	1	1
Transport	2	1
Housing	5	1
Employment, Town Centres and Retail	2	3
Community Services and Accessibility	2	0
Appeals	1	0
<b>Total</b>	<b>20</b>	<b>7</b>
<b>Overall Percentage</b>	<b>74%</b>	<b>26%</b>

\* Not all of the sections in this report contain indicators measurable against targets, these sections are omitted from this table.

**5.0.20** There are a total of 58 indicators monitored in this Annual Monitoring Report, 27 of which have targets outlined in the Harrow Unitary Development Plan. In the 2009/10 monitoring period 74% of the targets were met (Table 63). Performance Indicators help to identify the policy areas where the council is struggling to meet its targets and provide an opportunity to make proactive changes to failing plans and strategies where necessary. It is the council's aim to increase the percentage of targets being achieved in future monitoring periods.

## **Conclusions**

**5.0.21** Monitoring activity helps the council to understand what is happening now and allows the council to take stock and review activity. The data collected and presented in this AMR informs the council as well as central Government as to the trends within Harrow. This information will also inform future policy development. The Core Output Indicators will be fully monitored in 2009/10.



# Core Output Indicator Summaries

## **Appendix A**

Annual Monitoring Report 2009-10

## Appendix A Core Output Indicator Summaries

The following tables include a summary of how well Harrow is performing against the National Core Output Indicators.

### Business Development and Town Centres

	B1(a)	B1(b)	B1(c)	B2	B8	Total
<b>BD1</b>	Gross (m <sup>2</sup> )	918	0	0	0	918
	Net (m <sup>2</sup> )	-10,010	0	-150	-1,528	-11,688
<b>BD2</b>	Gross (m <sup>2</sup> )	918	0	0	0	918
	% gross on PDL	100	-	-	-	100
<b>BD3</b>	Land (ha)	0.925	0.000	0.331	0.386	1.954

*Page 105 - Table 34, Page 106 - Section 4.5.3, Page 107 - Table 35*

	A1	A2	B1(a)	D2	Total
<b>BD4(i)</b>	Gross (m <sup>2</sup> )	610	0	0	610
	Net (m <sup>2</sup> )	51	-879	0	-3,146
<b>BD4(ii)</b>	Gross (m <sup>2</sup> )	1,568	0	0	2,486
	Net (m <sup>2</sup> )	450	-879	0	-10,439

*Page 109 - Table 37 & Table 38*

**Housing**

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
<b>H1</b>	2003/04	2006/07	1,324	London Plan February 2004
<b>H1(b) (if required)</b>	2007/08	2025/26	7,600	Alterations to London Plan December 2006 to 2016/17 and extension to 2025/26
<i>Page 88 - Section 4.4.16</i>				

<b>H3</b>	Gross	447
	% gross on PDL	98%
<i>Page 80 - Section 4.4.7</i>		

	Permanent	Transit	Total
<b>H4</b>	0	0	0
<i>Page 100 - Section 4.4.34</i>			

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
<b>H5</b>	153 (58%)	113 (42%)	266
<i>Page 96 - Section 4.4.27</i>			



	04/05	05/06	06/07	07/08	08/09	09/10 Rep	10/11 Cur	11/12 1	12/13 2	13/14 3	14/15 4
<b>H2(a)</b>	475	568	620	373	766						
<b>H2(b)</b>						460					
<b>H2(c)</b>							406	650	536	677	639
a) Net additions								11.73	6.69	11.41	7.87
b) Hectares								400	400	400	400
c) Target											
<b>H2(d)</b>						333.1	324.3	318.8	295.1	276.62	243.3

	15/16 5	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
<b>H2 (a)</b>											
<b>H2 (b)</b>											
<b>H2 (c)</b>											
a) Net additions	725	486	170	88	115	141	94	95	227	123	0
b) Hectares	4.68										
c) Target	400										
<b>H2 (d)</b>											
	207.3	155.0	118.8	112.4	115.9	116.0	111.0	115.3	122.0	69.5	16

	Building for Life Score	Number of Sites	Number of dwellings on those sites	% of total dwellings
<b>H6</b>	16+	1	66	16.5
	14-15	1	80	20.1
	10-13	2	177	44.4
	<10	2	76	19
	Total	6	399	-

Page 59 - Table 13

**Environmental Quality**

	Flooding	Quality	Total
<b>E1</b>	0	0	0

Page 43 - Section 4.1.4

	Loss	Addition	Total
<b>E2</b>	0	0	0

Page 46 - Section 4.1.14

<b>E3</b>	Biomass							Total			
	Wind Onshore	Solar Photovoltaics	Hydro	Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels		Animal biomass	Plant biomass	
Permitted installed capacity (MW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Completed installed capacity (MW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Page 49 - Section 4.1.30  
n/a = data not available

**Minerals**

	<b>Crushed Rock</b>	<b>Sand and Gravel</b>
<b>M1</b>	0	0
<i>Page 54 - Section 4.1.43</i>		

	<b>Secondary</b>	<b>Recycled</b>
<b>M2</b>	0	0
<i>Page 54 - Section 4.1.43</i>		

**Waste**

Waste	W1																					
	Inert Landfill	Non-hazardous Landfill	Hazardous Landfill	Energy from Waste Incineration	Landfill Gas Generation Plant	Pyrolysis/ Gasification	Metal Recycling Site	Transfer Stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological and/or thermal treatment	Sewage Treatment Works (MBT)	Other treatment	Recycling facilities construction, demolition & excavation waste	Storage of waste	Other waste management	Other developments	Total	
The total capacity (m <sup>3</sup> , tonnes or litres)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum annual operational throughput put tonnes (or litres if liquid waste)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Page 50 - Section 4.1.34																						

W2	Total Waste Arising				
	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ Composted	Other
Amount of waste arising (in tonnes)	60,754	1,229	0	42,269	0
Page 51 - Table 7					

# Changes to Core Output Indicators

## **Appendix B**

Annual Monitoring Report 2009-10

## Appendix B Changes to Core Output Indicators

### Removal of Core Output Indicators by CLG

**B.1** The following tables highlight the key changes to the Core Output Indicator set between the 2006/07 and the 2007/08 monitoring periods. As mentioned earlier, the removal of indicators from the COI set should not prevent their future collection and reporting within the AMR, especially where the council considers they are necessary to monitor the implementation of spatial strategies or to reflect requirements of other Government guidance.

**Table 64 Core Output Indicators (COI) removed (by DCLG in 2007/08)**

Removed COI Indicators	
1e - Losses of employment land in: (i) employment/regeneration areas and (ii) local authority area	Authorities can use indicator BD3 to apply to other spatial scales and policy areas as appropriate. Similarly tracking changes to BD3 over time will enable authorities to identify competing uses and pressures to employment land lost to residential development.
1f - Amount of employment land availability	
2c - Percentage of new housing densities	CLG will continue to collect density information through land use change statistics. Authorities should continue to report density information in their AMR in the form most relevant to their policy and characteristics.
3a - Amount of completed non residential development complying with car parking standards	Authorities should continue to report any policies on car parking where part of their Development Plan.
3b - Amount of new residential development within 30 minutes of key services	Authorities should continue to monitor accessibility, reflecting policy and characteristics of their area. National Indicator NI 175 Access to services and facilities by public transport, walking and cycling may also be useful in monitoring accessibility.
4c - Amount of eligible open spaces managed to green flag award standard	Authorities with green flag policies or signed up to the scheme should continue to monitor against the standard. In addition, National Indicator NI 197 Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented - could help authorities monitor the quality of any open spaces also covered by NI 197.
8(i) - Change in priority habitats and species by type	Authorities should continue to develop this information with local and regional biodiversity partnerships and use it as a contextual indicator, to be reported less frequently, as part of a suite of indicators (including ENV3) monitoring the impact of new development on sites of biological importance. National Indicator 197 Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented could also be included within this suite.



**Table 65 Core Output Indicators (included by DCLG as of 2007/08)**

<b>New Core Output Indicators</b>	
H4: Net additional pitches (Gypsy and Traveller)	
H6: Housing Quality - Building for Life Assessments Design	
<b>Key Indicator changes</b>	<b>Explanation</b>
<p><b>Business Development and Town Centres</b></p> <p>Removal of employment and regeneration areas in employment indicators</p> <p>BD2 Previously developed land definition updated</p>	<p>Local authorities can apply information they capture for BD1 and BD3 for whichever policy areas they need to including any relevant employment or regeneration areas.</p> <p>To be consistent with PPS3 PDL definition</p>
<p><b>Housing</b></p> <p>Dwelling and Net addition definition changes</p> <p>The addition of five year housing supply information as part of the housing trajectory</p>	<p>Definitions have been aligned across PPS3 the Housing Flows Reconciliation Return and National Indicator set</p> <p>To reflect consistency with guidance published as part of the National Indicator set and the approach to managing housing delivery in PPS3</p>
<p><b>Environmental Quality</b></p> <p>Clarifying the capture of renewable energy generation</p>	<p>The definition has been clarified and aligned with BERR data collection and reporting categories</p>
<p><b>Minerals</b></p> <p>M1 &amp; M2 (not relevant in Harrow)</p>	<p>Primary land won aggregates have been defined in order to allow comparable data collection and reporting (i.e. excluding marine dredged aggregate)</p> <p>Recycled aggregate has been more clearly described</p>
<p><b>Waste</b></p> <p>W1 &amp; W2</p>	<p>In order to allow consistent and comparable (year on year) collection and reporting of figures 'management types' have been linked to those that are used in planning policy supporting guidance, the standard planning application form and existing DEFRA data collections.</p>



# LDS Timetable **Appendix C**

Annual Monitoring Report 2009-10

## Appendix C LDS Timetable

**C.1** Figure 17 is Harrow's current adopted Local Development Scheme (LDS), version 3 of the timetable for the production of the council's LDF documents. This timetable was adopted in November 2007 and is an updated version of the previous LDS timetables (June 2005 & November 2006).

**Figure 17 LDS Timetable 2006-2011 (adopted)**

		2006												2007												2008												2009												2010												2011																							
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
<b>DEVELOPMENT PLAN DOCUMENTS</b>																																																																																					
Harrow Core Strategy (LDD1)																																																																																					
Delivering Development (LDD2)																																																																																					
Generic Development Control Policies (LDD3)																																																																																					
Harrow Proposals Map (LDD4)																																																																																					
Joint Waste DPD (LDD5)																																																																																					
<b>SUPPLEMENTARY PLANNING DOCS.</b>																																																																																					
Sustainability Checklist (LDD6)																																																																																					
Section 106 Planning Obligations (LDD7)																																																																																					
Harrow on the Hill Conservation Areas (LDD8)																																																																																					
Pinner Conservation Areas (LDD9)																																																																																					
Stanmore/Edgware Cons. Areas (LDD10)																																																																																					
Harrow Weald Conservation Areas (LDD11)																																																																																					
RAF Bentley Priory (LDD12)																																																																																					
<b>DEVELOPMENT PLAN DOCUMENTS</b>																																																																																					
C = Commencement of Preparation																																																																																					
O = Issues & Options																																																																																					
2 = Issues & Options 2nd consultation phase																																																																																					
P = Preferred Options																																																																																					
S = Submission																																																																																					
I = Pre-Examination Meeting (PINS to confirm)																																																																																					
E = Public Examination (PINS to confirm)																																																																																					
A = Adoption																																																																																					
<b>SUPPLEMENTARY PLANNING DOCUMENTS</b>																																																																																					
C = Commencement of Preparation																																																																																					
D = Consultation on draft Supplementary Planning Document																																																																																					
A = Adoption																																																																																					
Note: Timetable is from LDS adopted in November 2006																																																																																					







# Deleted UDP Policies **Appendix D**

Annual Monitoring Report 2009-10



## Appendix D Deleted UDP Policies

Note: for 'Deleted Policy' the page numbers refer to the policy in the Harrow Unitary Development Plan 2004. All other page numbers refer to the London Plan (Consolidated with Alterations 2004) February 2008.

Table 66 Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEP1 (p28): Energy Use and Conservation	4A.3 (p199) Sustainable design & construction	4A.4 (p202): Energy assessment 4A.7 (p205): Renewable energy 4A.6 (p204): Decentralised energy: heating, cooling and power 3A.18 (p90): Protection and enhancement of social infrastructure and community facilities	
SEP2 (p29): Water	4A.16 (p214): Water supply and resources 4C.6 (p199): Floodplains	4A.13 (p210): Water and sewerage infra-structure 4A.12 (p210) Flooding 4A.13 (p210): Flood risk management 4A.14 (p213): Sustainable drainage 4A.15 (p214): Rising groundwater	EP11 Development within Floodplains EP15 Water Conservation
SEP3 (p30): Waste General Principles	4A.21 (p221): Waste strategic policy and targets 4A.22 (p222): Spatial policies for waste management 4A.23 (p223): Criteria for the selection of sites for waste management and disposal	4A.29 (p238): Hazardous waste	EP16 Waste Management, Disposal and Recycling Facilities

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
	<p>4A.24 (p231): Existing provision, capacity, intensification, re-use and protection</p> <p>4A.25 (p231): Borough level apportionment of municipal and commercial waste to be managed</p> <p>4A.26 (p233): Numbers and types of recycling and waste treatment facilities</p> <p>4A.27 (p235): Broad locations suitable for recycling and waste treatment facilities</p> <p>4A.28 (p238): Construction, excavation and demolition waste</p>		
SEP4 (p32): Biodiversity and Natural Heritage	3D.14 (p184): Biodiversity & nature conservation		EP28 Conserving and Enhancing Biodiversity
SEP6 (p33): Areas of Special Character, Green Belt and Metropolitan Open Land	<p>3D.9 (p177): Green Belt</p> <p>3D.10 (p178): Metropolitan Open Land</p>		<p>EP32 Green Belt: Acceptable Land Uses</p> <p>EP38 Recreational Uses in the Green Belt</p> <p>EP39 Land for Recreation in the Green Belt</p> <p>EP44 Metropolitan Open Land</p>
SD1 (p34): Quality of Design	4B.1 (p245): Design principles for a compact city	<p>4B.2 (p246): Promoting world-class architecture and design</p> <p>4A.3 (p68): Maximising the potential of sites</p>	D4 Design and The Built Environment

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SD2 (p34): Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens	4B.11 (p254): London's built heritage	4B.3 (p248): Enhancing the quality of the public realm 4B.12 (p255): Heritage conservation 4B.13 (p255): Historic conservation-led regeneration 4B.15 (p255): Archaeology	D14 Conservation Areas D18 Historic Parks and Gardens D11 Statutorily Listed Buildings D20, D21, D22 Sites of Archaeological Importance
SD3 (p35): Mixed-Use Development	2A.8 (p49): Town Centres	3D.1 (p162): Supporting town centres 3D.2 (p165): Town centre development	
ST1 (p36): Land Uses and the Transport Network	3C.1 (p126): Integrating transport and development	2A.8 (p49): Town centres 3C.2 (p126): Matching development to transport capacity 3C.3 (p127): Sustainable transport in London 3C.4 (p127): Land for transport	T6 The Transport Impact of Development Proposals SEM3 Proposals for New Employment-Generating Development
ST2 (p37): Traffic Management	3C.17 (p148): Tackling congestion and reducing traffic	3C.18 (p149): Allocation of street space 3C.18 (p150): Local transport & public realm improvements 3C.20 (p151): Improving conditions for buses	ST3 London-wide Highway Network ST4 London-wide Transport Investment ST5 London-Wide Transport Investment

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SH1 (p40): Housing Provision and Housing Need	<p>3A.1 (p64): Increasing London's supply of housing</p> <p>3A.2 (p65): Borough housing targets</p>	<p>3C.21 (p152): Improving conditions for walking</p> <p>3C.22 (p153): Improving conditions for cycling</p> <p>3A.4 (p70): Efficient use of stock</p> <p>3A.5 (p70): Housing choice</p> <p>3A.7 (p72): Large residential developments</p> <p>3A.8 (p73): Definition of affordable housing</p> <p>3A.9 (p76): Affordable housing targets</p> <p>3A.10 (p77): Negotiating affordable housing in individual private residential and mixed-use schemes</p> <p>3A.13 (p80): Special needs and specialist housing</p> <p>3A.15 (p83): Loss of housing and affordable housing</p>	T12 Reallocating Available Road-space and Managing Traffic
SH2 (p43): Housing Types and Mix	3A.5 (p70): Housing choice	<p>3A.13 (p80): Specialist needs and specialist housing</p> <p>3A.14 (p8): London's travellers and gypsies</p> <p>3A.16 (p83): Loss of hostel, staff accommodation and shared accommodation</p> <p>3A.17 (p84): Addressing the needs of London's diverse population</p>	H17 Access for Special Households with Particular Needs

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEM3 (p46): Proposals for New Employment Generating Development	2A.10 (p55): Strategic employment locations	3B.4 (p112): Industrial locations	EM4 New Office Development EM22 Environmental Impact of New Business Development SEP5 Structural Features
SR1 (p47): Open-Air Leisure and Sporting Activities	3D.6 (p171): The Olympic and Paralympic Games and sports facilities	3D.7 (p175): Realising the value of open space and green infrastructure 3D.11 (p179): Open space provision in UDPs	EP47 Open Space EP50 Informal Areas of Open Space R4 Outdoor Sports Facilities
SC1 (p49): Provision of Community Services	3A.18 (p90): Protection and enhancement of social infrastructure and community facilities	3A.19 (p91): The voluntary and community sector	C2 Provision of Social & Community Facilities C10 Community Buildings & Places of Worship
SI2 (p50): Monitoring and Review	6B.1 (p391): Monitoring and review	6B.2 (p391): Measuring progress	
EP7 (p57): Renewable Energy	4A.7 (p205): Renewable energy		
EP8 (p59): Energy Conservation & Efficiency	4A.7 (p205): Renewable energy 4A.4 (p202): Energy assessment		EP15 Water Conservation
EP9 (p60): Water Quality, Supply and Disposal		4A.15 (p214): Rising groundwater	
EP10 (p61): Sustainable Urban Drainage	4A.14 (p213): Sustainable drainage		EP12 Control of Surface Water Run-Off

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
EP17 (p69): Waste Generating Activities	4A.22 (p222): Spatial policies for waste management.		EP16 Waste Management, Disposal and Recycling Facilities
EP18 (p69): Landfilling	4A.21 (p221): Waste strategic policy and targets 4A.22 (p221): Spatial policies for waste management		
EP19 (p70): Aggregates	4A.30 (p240): Better use of aggregates	4A.31 (p240): Spatial policies to support the better use of aggregates	
EP24 (p74): Air Quality	4A.19 (p218): Improving air quality		
EP33 (p87): Development in the Green Belt	3D.9 (p177): Green belt		
D6 (p111): Design in Employment Areas			D4 The Standard of Design and Layout
D8 (p112): Storage of Waste, Recyclable and Reusable Materials in New Developments	4A.22 (p222): Spatial policies for waste management		D4 The Standard of Design and Layout
D13 (p117): The Use of Statutorily Listed Buildings	4B.13 (p255): Historic conservation-led regeneration		
D17 (p121): Article Four Direction		4B.12 (p183): Heritage Conservation	
D26 (p128): Advertisements & Signs on Buildings		4B.1 (p245): Design principles for a compact city	
D27 (p129): Free-Standing Advertisements		4B.1 (p245): Design principles for a compact city	
D28 (p129): Advertisement Hoardings		4B.1 (p245): Design principles for a compact city	

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
H4 (p159): Residential Density	3A.3 (p68): Maximising the potential of sites	3A.2 (p65): Borough housing targets 4B.1 (p245): Design principles for a compact city Table 3A.2 (p69): Density matrix	
H5 (p159): Affordable Housing	3A.9: (p76) Affordable housing targets 3A.10 (p77): Negotiating affordable housing in individual private residential and mixed-use schemes	3A.8 (p73): Definition of affordable housing	
H6 (p163): Affordable Housing Target	3A.9 (p76): Affordable housing targets		
H9 (p165): Conversions of Houses & Other Buildings to Flats	3A.1 (p64): Increasing London's supply of housing 3A.5 (p70): Housing choice	3A.2 (p65): Borough housing targets 3A.4 (p70): Efficient use of stock	H10 Maintenance and Improvement to Existing Housing Stock D4 The Standard of Design and Layout D5 New Residential Development – Amenity Space and Privacy D9 Streetside Greenness and Forecourt Greenery T13 Parking Standards
H12 (p168): Houses in Multiple Occupation	3A.5 (p70): Housing choice	3A.4 (p70): Efficient use of stock	H10 Maintenance and Improvement to Existing Housing Stock
H18 (p172): Accessible Homes	3A.5 (p70): Housing choice		



Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
EM8 (p186): Enhancing Town Centres	2A.8 (p49): Town centres	3D.1 (p162): Supporting town centres 3D.2 (p165): Town centre development 3D.3 (p167): Maintaining and improving retail facilities	D4 The Standard of Design & Layout
R3 (p213): Public Open Space	3D.11 (p179): Open space provision in DPDs	3D.12 (p181): Open space strategies	EP47 Open Space EP48 Public Open Space
R6 (p215): Informal Recreation	3D.11 (p179): Open space provision in DPDs		EP50 Informal Areas of Open Space
R9 (p217): Indoor Sports Facilities	3D.6 (p171): The Olympic and Paralympic Games and sports facilities	3D.2 (p165): Town centre development	R11 Protecting Arts, Culture, Entertainment & Leisure Facilities R13 Leisure Facilities
R10 (p218): Arts, Culture and Entertainment	3D.4 (p168): Development and promotion of arts and culture	3D.2 (p165): Town centre development	R11 Protecting Arts, Culture, Entertainment & Leisure Facilities. R13 Leisure Facilities
R12 (p219): Change of Use above Ground Floor level to Arts, Culture, Entertainment and Leisure		3D.3 (p167): Maintaining and improving retail facilities 3D.4 (p168): Development and promotion of arts and culture 3D.6 (p171): The Olympic and Paralympic Games and sports facilities	

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
R14 (p220): Tourism	3D.7 (p173): Visitor accommodation and facilities		
C4 (p229): Nursery Provision in other Premises	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities
C5 (p230): Nursery and Childcare Facilities	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities
C6 (p230): First and Middle Schools	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities C7 New Educational Facilities
C9 (p234): Doctors' Surgeries	3A.21 (p93): Locations for healthcare	3D.1 (p162): Supporting town centres	
C12 (p237): Community Protection and Emergency Services	3A.18 (p90): Protection and enhancement of social infrastructure and community facilities		C2 Provision of Social & Community Facilities
C13 (p237): Statutory Bodies and Utility Companies		4A.18 (p216): Water and sewerage infrastructure	D4 The Standard of Design and Layout
I 3 (p247): Planning Obligations and Legal Agreements	6A.4 (p371): Priorities in planning obligations 6A.5 (p371): Planning obligations		
I 4 (p249): Enforcement			
I 6 (p250): Supplementary Planning Guidance and Planning Briefs			
I 7 (p251): Public Consultation			

# Five Year Housing Supply **Appendix E**

Annual Monitoring Report 2009-10

## Appendix E Five Year Housing Supply

- E.1** In accordance with Planning Policy Statement 3 (PPS3) and the Strategic Housing Land Availability Assessments Practice Guidance the council is required to identify a five year supply of deliverable housing sites.
- E.2** For sites to be considered 'deliverable' PPS3 states that they should be:
- Available - the site should be available now
  - Suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
  - Achievable - there is a reasonable prospect that housing will be deliverable on the site within five years
- E.3** Harrow's Five Year Land Supply includes net additional dwellings at deliverable sites for the five year period between April 2011 and March 2016. The council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/3/2010 which are expected to complete within the specified five years (these developments include new build, changes of use to housing units and conversions)
  - All sites with planning permission as at 31/3/2010 which are expected to complete within the specified five years (these developments include new build, changes of use to housing units and conversions)
  - Sites where permission has been granted, subject to legal agreement, as at 31/3/2010 which are expected to complete within the five year period
  - Potential deliverable sites (without planning permission as at 31/03/2010) likely to complete within five years
- E.4** Schedules 1 to 5 (summarised in Table 67<sup>(13)</sup>) demonstrate that Harrow has a sufficient supply of housing land to meet its Five Year Housing Supply targets, without relying on a windfall allowance. Sites with planning permission (commitments) account for 1,872 units,<sup>(11)</sup> exceeding the overall five year London Plan target for Harrow by 72 units.<sup>(12)</sup> In addition, 1,355 units<sup>(13)</sup> are expected to come forward from allocated and other identified sites within the five year period (Schedules 5 & 6). Additional smaller sites which have not yet been granted planning permission and not included in the supply here will also complete within the five year period.
- E.5** Harrow has a sufficient supply of deliverable sites to meet its Five Year Housing Supply targets. The number of units that are expected to come forward in the five year period has increased to 3,227 units from the 2,787 units identified in the supply

---

11 *This includes totals for both sites with planning permission (not under construction) and sites with planning permission under construction that are expected to complete within the five year period - 2011/12 to 2015/16. Some sites with permission and under construction as at 31/03/2010 have been excluded as they are likely to complete in the current monitoring year (2010/11) before the five year period starting in 2011/12*

12 *This is the difference between Harrow's five year conventional housing supply (360x5=1800 and total sites with planning permission (both under construction and not under construction).*

13 *This is the figure for sites with legal agreement and potential deliverable sites*

in 2008/09, but has decreased from the expected 5,900 net units in 2007/08. This is a result of high completion rates in recent years together with a fall in planning permissions since 2007/08. The current economic conditions have also resulted in later phasing of large developments with planning permission and potential developments beyond the five year period.

**Table 67 Summary of Harrow's Five Year Housing Supply (2011/12 - 2015/16 as at 31/03/10)**

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning Permission and expected to complete in the five year period (not under construction)	Schedule 1	New Build sites	832	10.28
	Schedule 3	Conversions/Changes of Use	174	4.39
Sites with Planning Permission and expected to complete in the five year period (under construction)	Schedule 2	New Build sites	843	9.3
	Schedule 4	Conversions/Changes of Use	23	0.46
Sites with Legal Agreement	Schedule 5		103	5.4
Potential Future Sites	Schedule 6		1252	11.86
<b>Total from Deliverable Sites</b>	-	-	<b>3,227</b>	<b>41.69</b>

### Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/10)

#### Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1863	1.27	P/4126/07	Gayton Road Car Park, Gayton Library and Sonia Court, Gayton Road	383	374	02 October 2009	Redevelopment to provide 383 flats in 5 blocks ranging between 4&10 storeys in height, 200 public car parking spaces and 81 residents parking spaces in the basement, 383 covered cycle parking bays, 13 motorcycle spaces, landscaping, amenity and playspace
1788	0.65	P/0596/08CFU	Pinner Road, 19, Former Travis Perkins	147	147	11 June 2009	Redevelopment of Builders Yard: Nine storey building with basement comprising a ground floor café/restaurant (A3 use class), 3458 sqm second floor Sainsbury's food store (A1 use class) with 220 retail parking spaces, 147 flats in 4-6 storeys above shop ...
1377	0.2969	P/1516/08	Peel Road, Former Mortuary and Parks Deposit Site	46	45	27 January 2009	Redevelopment: 46 residential units (34 flats and 12 houses) in 3 x three-storey and four blocks, new shared 'home-zone' access off peel road, 36 surface car parking spaces, 46 cycle spaces, private and communal garden space, private balconies and associated landscaping
1247	0.185	P/1721/08CFU	Greenhill Way, North Side Car Park	37	37	10 March 2009	Redevelopment of former car park to provide block of 37 flats with associated parking (Resident Permit Restricted)
1778	0.57	P/1220/07	Merrion Avenue, Jubilee House*	35	35	27 September 2007	Two and part three storey extension to office building to provide thirty five flats involving alterations to existing elevations, new landscaping treatment, enhanced car parking layout and cycle storage provision
1775	0.118	P/1907/07	Bridge Street, land rear of 71	30	30	25 February 2008	Redevelopment: construction of 30 flats; amenity space and two disabled parking spaces (Appeal 3737)
1866	0.14	P/1733/09	Wilson Gardens, The Vaughan Centre	13	13	11 November 2009	Construction of part two/part three storey development comprising 13x 2 bedroom flats, landscaping, refuse, cycle storage and parking
1767	0.062	P/4111/07	Pinner Road, 90-100	12	12	07 February 2008	Conversion of 1st floor and roof extension to create new 2nd floor with flat roof to provide 12 x 2 bedroom units above existing commercial unit
1665	0.34	P/1354/05/CFU	Alexandra Ave 19 & 21 & r/o 11-29, South Harrow	12	10	29 June 2006	Demolition of existing dwellings and redevelopment to provide 12 two storey houses with access and parking (Appeal 3375)
1730	0.016	P/3309/06	Whitchurch Lane, 287, 289, 291, 293	14	10	02 July 2007	Redevelopment to provide two storey block (with rooms in the roof) of 14 flats with parking and basement fitness/spa centre (Appeal 3599)
1814	0.202	P/2604/07	Manor Road, 5-11	14	10	18 June 2008	Demolition of four houses. Construction of 2 houses and 12 x 2 bed flats,
	3.8499			743	723		

*Jubilee House is not expected to commence this planning permission and has been identified in the potential sites, therefore a total of 688 net units are likely to complete in the five year period with a site area of 3.28 ha.*

## Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1298	0.175	P/2291/05/CFU	Stonegrove, Canons Court, Edgware	9	9	12 January 2006	Additional accommodation at 3rd and 4th floor level for 9 flats with new staircase at rear and revised parking
1718	0.1034	P/1294/07	Gayton Road, Land R/o 47-51	9	9	19 July 2007	Construction of block of nine flats with basement car parking and garden for hotel (resident permit restricted)
1822	0.2015	P/1565/08	Imperial Drive, 204 - 226 (Talbot House)	9	9	17 October 2008	Roof extension to existing three-storey office building to create fourth storey to provide 9 flats, new enclosed rear staircase and external alterations (Resident Permit Restricted)
1736	0.09	P/0258/09	High Road, 224	9	8	11 September 2009	Part two and part three storey building comprising eight flats with associated car parking, landscaping and widening of vehicle access to High Road
1873	1.011	P/4002/08	Junction Road, 2	8	8	08 December 2009	Redevelopment to provide six-storey building to provide 172 sq.m. of office space at ground and first floors; eight flats on four upper floors with glazed balconies; roof terrace; demolition of existing two-storey building (resident permit restricted)
1817	0.015	P/2367/08	Station Road, 355-357	7	7	11 September 2008	Construction of enlarged third floor and two additional floors to provide seven additional self-contained flats (Resident Permit Restricted)
1766	0.174	P/0692/09	Elms Road, 25	8	7	30 June 2009	Redevelopment: Detached three storey block of eight flats with basement parking
1633	0.068	P/1800/07	Westfield Lane, The Rookery	8	6	11 June 2008	Redevelopment: 2 storey building with rooms in roof space to provide 8 flats, with car parking
1386	0.158	P/3720/08	Whitchurch Lane, land to R/O 123-135	6	6	26 March 2009	6 retirement units in 2 single storey blocks; access from straiton close with alterations; parking
1875	0.082	P/2001/09	West End Lane, 69	6	6	15 January 2010	Demolition of nursery school building; replacement two storey building with habitable roof space providing 6 flats; new vehicle access
1557	0.042	P/1700/05/CFU	Whitchurch Lane, 73/75, 1 & 2 Pretoria Villas	6	4	09 September 2005	Redevelopment: 3-storey building to provide 6 flats with parking
1727	0.032	P/2917/06	Whitchurch Lane, 13-15	6	4	07 June 2007	Redevelopment: three storey building to provide five ground floor retail units, six flats on upper floors, access (revised) (resident permit restricted)
1880	0.238	P/2977/09	Waxwell Lane, 125, land at Bridge Street	4	4	16 March 2010	Demolition of existing Bridge House building and redevelopment of site to provide four x single and two-storey detached dwellinghouses with habitable roof space; new vehicular access (resubmission)
1748	0.025	P/0200/07	Sheepcote Rd, land r/o Chester Court,	3	3	18 December 2007	Demolition of existing garages and the erection of three 2-bedroom mews type houses with 14 car park spaces (Appeal 3701)
1754	0.091	P/2035/06	Summit Close, garages rear of 23, Edgware	3	3	14 December 2007	Demolition of 2 blocks of lock up garages and redevelopment to provide 3 detached single storey houses with parking. (Appeal 3648)
1864	0.072	P/1414/09	Butler Road, land rear of 132	3	3	15 October 2009	Redevelopment of site to provide pair of semi-detached houses and a detached bungalow with access and parking
1877	0.075	P/2352/09	High Street, 104-106, 'Chameleon House'	3	3	21 January 2010	Renewal of planning permission P/1553/04/CFU for replacement of 'The Studio' with a 2/3 storey building (use class B1) and 2 storey detached block to provide 2 flats and 1 dwellinghouse; access, landscaping and 8 parking spaces



## Annual Monitoring Report 2009-10

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1619	0.091	P/781/05/CFU	Royston Grove, 31 (Glencara), Pinner	3	2	11 November 2005	Redevelopments to provide a 3-storey block with conservatory containing 3 flats, 1 integral garage and a detached double garage with access
1611	0.071	P/1591/05/DFU	Gayton Road, Land R/O 47-49	2	2	12 October 2005	Two semi-detached bungalows with front dormers, forecourt, parking and access from Northwick park road
1599	0.026	P/3/182/07	Manborough Hill, 1	2	2	21 November 2007	Redevelopment to provide four-storey plus basement building to create office flats (Class B1) and 2 flats on third floor with parking at ground floor level
1764	0.015	P/3826/07	Station Road, 320	2	2	10 January 2008	Two-storey extension above commercial building to provide two flats; external stair case and first floor roof terrace at rear (resident permit restricted)
1848	0.021	P/0724/09	Rayners Lane, 32	2	2	30 June 2009	Single and two storey side to rear extension to form two flats; bin store and parking at rear
1845	0.056	P/0349/09	Nower Hill, land to rear of 9 - 15	2	2	29 June 2009	Pair of semi-detached houses with habitable roofspace; two garages and handstanding at rear with widened vehicle access from The Chase
1835	0.063	P/3976/08	Pinner Hill Road	3	2	27 March 2009	Demolition of existing detached dwellinghouse and redevelopment to provide three terraced dwellinghouses; new metal rail fencing along Pinner Hill Road and Tudor Road
1761	0.3015	P/0031/09	Wakehams Hill, 11	3	2	01 May 2009	Demolition of existing dwellinghouse and outbuildings; erection of three detached single and two storey dwellinghouses with garages and car parking; new vehicle access (closure of existing vehicle access) and landscaping
1865	0.027	P/1455/09	Avondale Road, 21	2	2	15 October 2009	Construction of two storey detached building to provide two self contained flats with two parking spaces
1811	0.045	P/1573/07	Cornwall Road, Dunford Court	2	2	06 May 2008	Conversion of roof space to 2 flats; roof alterations to form gable ends; front and rear dormers and roof lights.
1881	0.065	P/2813/09	Uxbridge Road, 16A	3	2	12 March 2010	Extension of time for implementation of planning permission P/822/06/CFU, 15/12/2006 for re-development to provide three flats in a two-storey building with rooms in roof, access, parking
1630	0.013	P/839/05/DFU	Tintern Way, 38, South Harrow	1	1	10 May 2005	Two storey side to rear, single storey side and front extension to provide house; single storey rear extension (revised)
1623	0.019	P/1774/05/DFU	Dorchester Ave, Land Adj 4, Harrow	1	1	11 November 2005	Two storey detached house
1616	0.025	P/2782/04/DFU	Corbins Lane, 27, South Harrow	1	1	12 October 2005	Single storey side extension to form additional dwelling; parking at front - (Appeal 3339)
1737	0.1312	P/2820/07	Links View Close, 4	1	1	04 October 2007	Detached single/two storey house with integral garage
1738	0.1	P/2245/07	Waxwell Lane, 103	2	1	10 September 2007	Redevelopment to provide 2 x part single and two storey dwellinghouses with basements and accommodation at roof level
1751	0.05	P/1595/06	Suffolk Road, 36	1	1	07 December 2007	Two storey side extension to create new dwelling house (Appeal 3572)
1815	0.05	P/2401/08	Brockleyside, 1-3	1	1	17 September 2008	Two storey side and single storey rear extension to form new attached dwelling house; single storey rear extension to ground floor flat; one sunpipe, two dormers and one rooflight in the rear roof/slope and four rooflights in the front roof-slope
1819	0.07	P/1596/08	Bolton Road, 30	2	1	15 July 2008	Outline: redevelopment for two no. Two-storey detached houses (all matters reserved).

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1820	0.06	P/1813/08	Maxted Park, 5	1	1	29 July 2008	New dwelling house adjacent to existing dwelling house
1728	0.185	P/2316/08	West Drive Gardens, 3	1	1	17 October 2008	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1824	0.0466	P/2742/08	Garages 1-7, to the rear of 1-8 Lowther Road	1	1	02 October 2008	Demolition of garages; redevelopment to provide detached bungalow, access from Lowther Road with automatic gates at site entrance
1635	0.0767	P/2924/08	Eastcote Road (Rear of 154 & 156)	1	1	21 October 2008	Single and two storey detached house with habitable roof space; parking and refuse storage at rear, new vehicular access; out building at rear, boundary alterations to include front wall with railing and fencing at side and rear
1828	0.0196	P/3294/08	Walton Avenue, 92	1	1	15 December 2008	Single and two storey side to rear extension to form new attached dwellinghouse with parking at front and refuse storage at rear; single storey rear extension to existind dwelling
1843	0.0289	P/0522/08	Meadow Road, 45A	1	1	19 November 2008	Alterations to roof to form end gable, 2 rear dormers and front roof lights and conversion of loft to form an additional self-contained flat
1849	0.182	P/1217/08DFU	Uxbridge Road, land rear of 106 Uxbridge Road and Laureston Park Drive	1	1	13 June 2008	Detached dwelling house and detached double garage; demolition of existing garage
1861	0.007	P/1638/09	Greenhill Road, 19a	1	1	28 September 2009	Rear dormer and conversion of loft to provide one self contained flat and four rooflights on front roofslope
1869	0.067	P/2127/09	Jubilee Close, 22E	1	1	23 December 2009	Erection of single and two storey attached dwellinghouse including accommodation in loft space with rear dormer and parking
1687	0.165	P/2558/09	Dennis Lane, 9	1	0	21 December 2009	Redevelopment to provide replacement two storey house with single storey rear projection and front and rear dormers, forecourt parking (revised)
1870	0.038	P/3904/08	Oakington Avenue, 72	1	1	01 December 2009	Demolition of existing single storey side extension and erection of single and two storey detached house with associated vehicle access and parking
1876	0.018	P/2180/09	Grosvenor Avenue, 7	1	1	25 January 2010	Single and two storey attached house with parking at rear; new vehicle access from Sandhurst Avenue
1878	0.02	P/2378/09	Field End Road, 807	1	1	18 January 2010	Single and two storey side extension to form new dwellinghouse with parking at front; new vehicle access for existing dwellinghouse
1879	0.028	P/2473/09	Alicia Avenue, 71	1	1	27 January 2010	Two storey front and side extensions and single storey rear extension to create new dwellinghouse; single storey rear extension to existing dwellinghouse
1855	0.025	P/2613/09	Long Elmes, 100	1	1	02 February 2010	Two storey dwellinghouse with accommodation in the roofspace (revised)
1809	0.029	P/2551/07	Kynaston Wood, 1	1	1	17 April 2008	Detached two storey, 3 bedroom house; new vehicular access at side
1725	0.024	P/2652/09	Kingsfield Avenue, land to rear of 87	1	1	08 February 2010	Erection of detached two storey house with garage and new vehicle cross over at rear . Fronting Allington Road (extension to time limit for implementing planning permission P/3299/06 allowed on appeal 13/06/07)
1874	0.09	P/2727/09	Eastcote Lane, 143	2	1	17 February 2010	Demolition of existing dwellinghouse and garage and erection of two semi-detached three storey dwellings (2x3 bed units) with associated garages.
1882	0.085	P/2978/09	Uxbridge Road, 24	1	1	18 February 2010	Extension of time of planning permission granted by appeal APP/M5450/A/06/2016013 dated 29/01/2007 (P/933/05/DFU) for additional detached house and two detached double garages in garden (revised)

## Annual Monitoring Report 2009-10

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1547	0.212	P/0419/07	Georgian Way, 5	1	0	19 April 2007	Replacement detached two/three storey house (revised)
1732	0.964	P/1347/07	Paines Lane, 55	1	0	13 August 2007	Demolition of existing dwelling and replacement single and two/three storey detached dwelling
1739	0.109	P/2748/07	Brockley Hill, Green Cottage	1	0	16 October 2007	Redevelopment to provide replacement two storey house with basement
891	0.223	P/2887/07	Nugents Park, White Lodge	2	0	21 December 2007	Redevelopment: two, two storey detached houses with double garages
1706	0.072	P/1807/08	Temple Mead Close, 11	1	0	05 September 2008	Redevelopment to provide single/two storey detached house with parking
1846	0.291	P/0588/09	Priory Drive, Bentley Hyde	1	0	04 June 2009	Demolition of existing dwellinghouse and erection of replacement two storey detached dwellinghouse with rooms in roofspace and integral garage
1823	0.1	P/2352/08	Green Lane (Waitemata)	1	0	17 October 2008	Demolition of existing dwelling house, replacement two storey dwelling with basement and rooms in roof space
1719	0.1633	P/2765/08	Park View Road, 9 (Highlands)	1	0	03 October 2008	Demolition of house and construction of new 2 storey house, provision of gated entrance, widening of existing driveway and hardsurfacing on the forecourt
1827	0.2004	P/3242/08	Adelaide Close, 11	1	0	19 December 2008	Demolition of existing dwelling house, construction of replacement two-storey dwelling house with basement and accommodation in roofspace
1829	0.021	P/3466/08	Stanley Road, 19 & 21	3	0	08 December 2008	Construction of two storey building to provide a semi-detached dwellinghouse and two flats
1833	0.0436	P/3885/08	Elm Park, 64	1	0	10 February 2009	Demolition of existing dwellinghouse, construction of replacement single/two storey dwellinghouse with rooms in roofspace
1384	0.047	P/0838/08FU	Ass House Lane, Bankfield Cottages, 1&2	2	0	17 March 2009	Two two-storey semi-detached houses with parking
1837	0.0583	P/0118/09	Old Hall Close, 15	1	0	01 May 2009	Demolition of existing two storey detached dwellinghouse; redevelopment to provide detached two storey dwellinghouse
1664	0.045	P/1050/09	High Street, Dove Cottage, Harrow on the Hill	1	0	06 July 2009	Two storey detached building to provide residential accommodation for Harrow School
1858	0.098	P/0444/09	Bellfield Avenue, 1	1	0	24 July 2009	Detached two storey dwelling house with basement and habitable roof space; demolition of existing bungalow
1765	0.093	P/1404/09	Oakhill Avenue, 25, 'Littlecote'	1	0	23 September 2009	Demolition of existing bungalow and redevelopment to provide a single and two storey detached dwellinghouse with habitable accommodation in the roofspace and two rear dormers (revised application)
1868	0.14	P/1861/09	Reenglass Road, Pippins	1	0	11 November 2009	Redevelopment to provide replacement two storey house including rooms in the roofspace
1830		P/0181/09	Northwick Park Road, 2 -12, Comfort Inn Hotel	0	-3	23 April 2009	Extensions and alterations to existing hotel to provide 34 additional bedrooms and relocation of existing conference bar and restaurant facilities (N)
<b>Total</b>	<b>7.0</b>			<b>184</b>	<b>144</b>		

*All units are expected to complete in the five year period.*

## Schedule 2: New Build Sites under Construction (as at 31/03/10)

### Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1354	6.086	P/2317/06	Honeypot Lane, Government Buildings*	798	795	12 November 2007	Redevt. to provide 798 resid. units (including 40.2% affordable housing), A1/A2/A3/A4/A5/D1 & D2 f/s; Class B1(a),(b),(c) f/s incl. a business incubator centre; new access onto Whitchurch Lane (Appeal 3635)
1349	0.319	E/106/01/FUL	Headstone Road, 'Bradstowe House'	144	143	16 September 2005	Demolition of extg. bdgs: 4-10 storey bdg. to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340)
1713	2.88	P/3171/06/CFU	Strongbridge Close*	254	92	06 December 2007	Redevelopment for 254 units: flats, houses, roads, parking, and open space
1563	0.103	P/1558/04/CFU	Pinner Road, 29-33*	34	34	11 May 2005	Redevelopment: 34 flats in 3/4 storey building with basement car parking
1795	0.63	P/2843/08	Richards Close (1-16 Challiner Court; 1-12 Fern Court; 1-12 Price Court; 1-12 Hines Court)*	76	21	25 March 2009	Demolition of 55 dwellings and construction of 47 unit 'extra care' scheme and 29 flats
1628	0.105	P/1108/05/DFU	Northolt Road, 19, The Timber Carriage PH	21	20	19 December 2005	Redevelopment: detached 4 storey building with basement parking to provide 21 flats (6 as affordable housing)
1777	0.112	P/2414/06	Pinner Road, 186 - 194	14	14	10 November 2006	Construction of 14 flats and a2 unit
1722	0.102	P/1376/07	High Street, 152-154, Wealdstone	14	14	26 July 2007	Redevelopment to provide 3-storey block of 14 flats with parking (resident permit restricted)
1749	0.113	P/0450/07	Walton Avenue, 2*	14	14	23 November 2007	Demolition of daycare centre and construction of 14 flats (Appeal 3676)
1601	0.079	P/939/04/CFU	Buckingham Road, Chandos Parade	10	10	22 July 2005	Demolition of existing building & development in the form of a part 2, part 3 storey building to provide 10 flats with access and parking - Appeal 3240
1776	0.189	P/3966/08	Tenby Road, Former Clinic/Scout Hut, Rear of*	10	10	27 March 2009	Retention of the sub-structure and construction of the super structure of 10 affordable houses
					1167		

\* These sites or part of these sites are likely to have completed in the current year, 2010/11 and therefore will not contribute to the Five Year Supply (354 units)

New Build units under construction (10+ units) expected to complete in five year period: 813 units (6.5ha)

## Annual Monitoring Report 2009-10

## Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1287	0.17	P/1824/08	Land to the rear of 1-7 Whitefriars Drive, The Old Coach Works	8	8	24 July 2008	Development of 8 residential apartments with associated parking and landscaping.
1839	0.179	P/0639/09	Carmelite Road, The Leaping Frog	9	8	20 May 2009	Construction of nine two storey dwellings in two terraces with new access road and boundary fence; demolition of public house
1841	0.105	P/2954/08	Corbins Lane, 21	9	8	01 May 2009	Redevelopment to provide nine flats in two x two/three storey blocks with parking and access from Meadow Gate
1872	2.37	P/1905/09	Rayners Lane Estate, Phase "Big E", Elliot Drive, Drinkwater Road & Coles Crescent	135	7	22 December 2009	Construction of 135 residential dwellings as part of the Rayners Lane Estate regeneration comprising: 5 x 5 bed houses, 27 x 4 bed houses, 46 x 3 bed houses, 41 x 2 bed flats and 16 x 1 bed flats
1752	0.3	P/3476/06	High Street, land r/o Church Farm	5	4	11 February 2008	Two storey building to provide 3 dwellings; two storey detached dwelling; alterations to and refurbishment of outbuilding to form dwelling; bin store; parking (Appeal 3615)
1859	0.0169	P/0264/09	Pinner Park Gardens, 33-34	6	3	17 April 2009	Demolition of 33-34 Pinner Park Gardens and construction of three pairs of semi-detached houses; formation of access road; parking and garages
1099	0.02	39937/89/FUL	Ruskin Gardens 127A-B	2	2		Extn to form 2 flats
1834	0.04	P/3764/08	Minehead Road, land to the rear of 73-79	2	2	27 March 2009	Outline for layout, scale, appearance and access: 2x two-storey semi-detached houses with single storey projections, new vehicle access and parking at front
1860	0.042	P/1078/09	Wood End Road, 102A	2	2	11 September 2009	Demolition of existing garages and construction of a pair of semi-detached bungalows with dormer windows in rear elevation
1550	0.1	P/1606/04/CFU	Brickfields Avenue, land at 11 (vacant land rear of Byron House)	1	1	09 September 2004	Construction of two storey detached house and garage.
1539	0.074	P/2748/05/DFU	Old Church Lane, r/o 43, 45, 47	1	1	17 January 2006	2 Storey house with attached garage
1717	0.01	P/3190/06	Roxeth Green Avenue, land adjoining 95	1	1	16 January 2007	Two storey side and single storey front extension to form new dwelling; bin stores and parking at front; widen vehicular access
1763	0.368	P/3708/07	Garlands Lane, Peterborough Cottage	3	1	17 January 2008	Redevelopment of Peterborough Cottage to provide new school boarding house (includes 3 s/c units for housemaster, deputy housemaster & maltron)
1847	0.048	P/0711/09	Hill House Avenue, land adjacent to Highfield	1	1	30 June 2009	Detached two storey house (garden land)
1477	0.1886	P/2577/08	Royston Grove, Oriel House	2	1	28 November 2008	Two, two-storey detached houses with habitable roof spaces
1816	0.1935	P/3281/08	Wellington Road, 76&78	3	1	21 November 2008	Redevelopment to provide three detached dwellings (two two storey houses and one bungalow with linked garage); all with accommodation in roofspace; access and parking
1850	0.038	P/2724/08	Church Lane, land at rear of Laurel Cottage	1	1	26 January 2009	Outline application: (all matters reserved) single and two storey detached dwelling house with accommodation in roofspace; integral garage and off street parking

1851	0.048	P/3380/08	Pinner Park Avenue, 68, (side of)	1	1	18 December 2008	Two storey dwelling house attached to 68 Pinner Park Avenue; 2.1m high side and rear boundary fences; new vehicular access (off Holmwood Close) to a parking space for 68 Pinner Park Ave; rear patio to new house
1549	0.024	P/3692/08	Rayners Lane, 540	1	1	06 July 2009	Two storey detached house with accommodation in the roofspace, parking at front and access
1774	0.016	P/499/08DFU	Drake Road, 2	1	1	28 March 2008	Two storey side extn. with s/s rear projection to form new dwelling; external alterations to existing house; new vehicle access; demolition of side and rear garages
1807	0.07	P/0002/07	St. Davids Drive, Prince Edward Playing Fields	1	1	08 April 2008	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1371	0.001	E/965/98/FUL	Station Road, 24-34	3	0	01 June 2000	Mosque and ancillary facilities including resident permit restricted flats
1758	0.129	P/3505/07	Glanleam Road, 17	1	0	14 December 2007	Replacement three storey detached house with single storey rear projection and basement (revised)
1826	0.0636	P/3043/08	Warburton Close, 1	1	0	19 November 2008	Demolition of existing dwelling and construction of new dwellinghouse
1832	0.1183	P/3778/08	Moss Lane, 9	1	0	12 January 2009	Demolition of existing house, construction of single/two storey replacement house with integral garage
1831	0.032	P/2447/08DFU	Rayners Lane, 483	1	0	22 September 2008	Replacement single and two storey detached dwellinghouse with accommodation in the roof space (revised)
1840	0.199	P/2070/08DFU	Nugents Park, Bellevue	1	0	01 May 2009	Detached two-storey dwellinghouse; demolition of existing house, new vehicular access and parking
1810	0.086	P/1296/09	Fallowfield, 20	1	0	12 August 2009	Redevelopment to provide detached two storey house with two front dormers, one front and three rear rooflights and accommodation in the roofspace
1867	0.075	P/0313/09	Bentley Way, 6	1	0	07 January 2010	Redevelopment to provide two storey detached dwellinghouse with rooms in roofspace and single storey rear projection (revised)
1853	0.132	P/2394/09	Gordon Avenue, 55	4	0	16 March 2010	Redevelopment to provide four terraced two storey houses with rooms in roofspace fronting Gordon Avenue, parking and pergolas at front, access from Weymouth Walk
1862	0.3	P/0735/09	Rayners Lane Estate, odds 57-103 Coles Crescent	21	-3	06 August 2009	Redevelopment to provide 13 houses ranging from 2-3 storeys in height and one four storey block to provide 8 flats and 23 parking spaces
1818	0.048	P/1317/08	Greenford Road (land to the rear of 40-42)	6	6	16 July 2008	Two storey building providing six flats and parking with access between 30 and 36 Greenford road.
<b>Total</b>	<b>5.6049</b>			<b>236</b>	<b>59</b>		

*Half of these units are expected to complete in this current year, 2010/11 and therefore 29 units are excluded from Five Year Supply.*

*New Build units under construction (less than 10 units) expected to complete in five year period: 30 units (2.8ha)*

### Schedule 3: Conversions/Changes of use with planning permission and not yet being implemented (as at 31/03/10)

#### Large Sites (more than 10 units)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1798	0.1	P/3214/07	Equitable House, Lyon Road	32	32	14-May-2008	Change of use of part of office block to residential to provide 32 residential units with a two storey extension at roof level and a seven storey extension and retention of 1920sqm of B1 floorspace (resident permit restricted)

*These 32 units are likely to complete in the five year period.*

#### Small Sites (less than 10 units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
10755	0.05	P/1838/05/DFU	Station Rd, 321, 323, Harrow	6	6	02 September 2005	Conversion of first and second floor offices (class b1) to six self-contained flats (class c3); alterations; relocation and enclosure of plant/ductwork on roof at rear
10981	0.0307	P/2057/07	Sheepcote Road, Manor Parade, 1-3	6	6	24 August 2007	Change of use of first and second floors to 6 flats; external alterations
11156	0.09	P/1549/09	Roxborough Park, 28	7	7	15 October 2009	Conversion of residential premises into 7 flats; excavation of part of rear garden to form lightwell; external alterations including removal of one front dormer, replacement windows and doors and alterations to fenestration; landscaping and parking
11059	0.025	P/1297/07	St. Anns Road, Sheridan House, 17, 5th Floor	6	6	21 May 2008	Change of use of fifth floor office space (Class B1) to 6 flats (Class C3); alterations to external elevations from 1st to 5th floors (resident permit restricted)
11116	0.05188	P/2708/08	Hindes Road, 4	5	4	24 February 2009	Conversion of property into five self contained flats; two storey rear extension; external alterations
11113	0.0362	P/3833/07	Graham Road, 39	4	3	04 December 2008	Conversion of dwellinghouse into four flats; single storey side to rear extension; first and second floor rear extensions; two dormers on front roof slope
11089	0.824	P/0899/09	Heathbourne Road, Little Heathfield	4	3	16 June 2009	Single/two storey front, two storey/first floor side and single/two storey rear extensions with external alterations and ramps, cycle and bin stores, car parking and conversion to 2 flats
11174	0.04	P/2476/09	Columbia Avenue, 6	4	3	08 February 2010	Conversion of dwelling house into four flats; alterations to roof to form end gables and rear dormers; provision of two car parking spaces
10701	0.064	P/3259/04/DFU	Whitchurch Lane, 198 & 200, Edgware	4	2	22 April 2005	Single and two storey side and rear extension and rear dormer to both houses; conversion into four self contained flats
10738	0.034	P/2969/04/DFU	Kenton Road, 258	3	2	28 July 2005	Single & two storey side & rear extension, rear dormer & conversion to 3 self-contained flats
10757	0.015	P/1422/05/DFU	Station Rd, 46, North Harrow	2	2	09 September 2005	change of use at ground floor from shop (class a1) to restaurant & cafe (class a3); conversion of first & second floor offices to two self-contained flats; external staircase and alterations at rear



10961	0.025	P/0281/07	Broadwalk, 22A, Pinner Road	3	2	05 April 2007	Conversion of first and second floor maisonette to two flats, and loft to a studio flat with rear dormer window extension and front/rear velux windows; use of flat roof over ground floor accommodation as roof terrace.
10979	0.093	P/0281/07	High Street, 116 - 118	2	2	04 July 2007	Conversion of first floor into two flats and extension at first floor
11007	0.041	P/0208/07	Kenton Lane, 742	3	2	28 December 2007	Conversion of single dwelling house to 3 self-contained flats
11082	0.0173	P/2360/08	Burnt Oak Broadway, 59A	2	2	23 September 2008	Conversion of first and second floors from offices (Class B1) to provide one flat on each floor
11131	0.037	P/2239/08DFU	Spencer Road, 69	3	2	24 April 2009	Conversion of dwellinghouse into three self contained flats; single storey side extension; external alterations (Resident Permit Restricted)
11138	0.017	P/0636/09	Uxbridge Road, 320, (Hatch End)	2	2	14 May 2009	Conversion of first and second floors to two self-contained flats; single storey rear extension to shop; alterations to rear elevation and addition of staircase at rear
11147	0.036	P/1026/09	Canterbury Road, 37	3	2	21 August 2009	Conversion of dwelling to three self contained flats; external alterations
11152	0.05	P/0328/09	Pinner Road, The Apollo Public House	2	2	11 September 2009	Conversion of first floor to provide two 1 bedroom flats and two storey rear extension
11172	0.01	P/2512/09	Rayners Lane, 311A	2	2	19 January 2010	Change of use of lower ground floor and mezzanine floor from office (use class B1) to two flats (use class C3) and external alterations
11057	0.018	P/0996/08	Marsh Road, 165 & 167	4	2	02 May 2008	Conversion of 1st and 2nd floor maisonettes at No's 165 and 167 to 4 self contained flats; 2 rear dormers at no's 165 and 167 to provide habitable roof space; refuse storage at rear; external alterations and (resident parking permit restricted)
10702	0.03	P/386/05/DFU	St. Brides Ave, 1, Edgware	2	1	22 April 2005	Conversion of house into two self contained flats with alterations to front elevation and parking at front
10706	0.021	P/561/05/DFU	Wellesley Rd, 16, Harrow	2	1	27 April 2005	Extension of roof to form end gable and rear dormer; conversion of dwellinghouse to two self-contained flats
10710	0.018	P/701/05/DFU	Orchard Grove, 39, Edgware	2	1	16 May 2005	Single storey front and rear extensions; conversion of house into two self - contained flats
10725	0.011	P/1204/05/DFU	High Street, 12, Pinner	1	1	29 July 2005	Replacement single storey rear extension to shop; alterations at rear including stairs, railings & canopy at 2nd floor; change of use of 1st & 2nd floor from shop/offices to self-contained flat.
10747	0.018	P/1807/05/DFU	Whitehall Rd, 13, Harrow	2	1	07 September 2005	Single storey rear extension and conversion of dwellinghouse to two self-contained flats
10754	0.021	P/1787/05/DFU	Greenhill Way, 18, Harrow	2	1	28 September 2005	Conversion of extended house to two self-contained flats;
10798	0.023	P/569/05/DFU	Harrow View, 147, Harrow	2	1	13 January 2006	Conversion of house into two self - contained flats with access ramp at front
10861	0.022	P/490/05/DFU	Shaftsbury Avenue, 220, South Harrow	2	1	11 July 2006	Alterations to front and conversion to two flats; parking and access at front
10758	0.102	P/1299/04/CFU	Moss Lane, 59, Pinner	1	1	09 September 2005	COU: Nursing home to residential (Class C2 to C3)
10960	0.025	P/0284/07	Long Elmes, 144	2	1	08 June 2007	Conversion of dwellinghouse into two flats with external alterations
10963	0.025	P/0546/07	Carmelite Road, 19	2	1	08 June 2007	Conversion of single dwellinghouse into two flats, conversion of garage to habitable room; external alterations

## Annual Monitoring Report 2009-10

10948	0.014	P/0551/07	Wellton Crescent, 40, Lower and upper flats	2	1	14 June 2007	Conversion of first floor and roof space into two flats; single storey rear extension to ground floor flat; roof light and external alterations to side elevation
10965	0.033	P/2509/06	The Meadow Way, 8	2	1	26 April 2007	Rear dormer, conversion of dwelling house to 2 self-contained flats
10988	0.0194	P/1809/07	Grant Road, 64	2	1	06 August 2007	Conversion of terrace house into 2 self contained flats (resident permit restricted)
10987	0.0241	P/2299/06	Clamp Hill, Priory House	1	1	17 August 2007	Conversion of stable block into self-contained dwelling house, including demolition of conservatory, single-storey rear extension, external alterations; use of coach house and car port for ancillary parking
10985	0.029	P/1718/07	Wykeham Road, 31	2	1	10 August 2007	Conversion of dwellinghouse to two self-contained flats
10991	0.037	P/2415/07	Broomgrove Gardens, 110	2	1	28 September 2007	Conversion of dwellinghouse into 2 dwellinghouses, external alterations
10995	0.018	P/2404/07	Greenford Road, 155a	2	1	17 September 2007	Conversion of flat on first and second floors to two flats, with external alterations
11012	0.031	P/2629/06	Westwood Avenue, 17	2	1	13 November 2007	Single and two storey side and single storey rear extension; front porch; conversion to two self-contained flats.
11020	0.031	P/3297/07	Vancouver Road, 98	2	1	06 December 2007	Two storey side extension, rear dormer & conversion into 2 flats
11022	0.035	P/3413/07	Peel Road, 53	2	1	11 December 2007	Conversion of dwelling house into two flats; single/two storey side extension
11029	0.01	P/3943/07	Bridge Street, 36A	2	1	05 February 2008	Conversion of first and second floor flat into two flats, rear dormer windows and installation of two windows on SE and external alterations
11032	0.039	P/4252/07	Spencer Road, 83	2	1	14 February 2008	Conversion of dwelling house into two flats; single storey rear extensions; rear dormer and four velux windows in front roof slope
11066	0.012	P/1484/08	The Broadway Parade, Pinner Road, 6	2	1	16 June 2008	Conversion of a three-bedroom maisonette on first and second floors into two flats; single storey rear extension to provide ancillary storage space for ground floor retail shop; first floor rear extension
11074	0.01	P/1840/08	North Parade, Mollison Way, 6A	2	1	05 August 2008	Conversion of first and second floor maisonettes to two, one bed flats with external alterations
11075	0.026	P/2016/08	Kenmore Avenue 100	2	1	14 August 2008	Single storey rear extension. Detached double garage in rear garden. Conversion to two flats
11077	0.016	P/2071/08	North Parade, Mollison Way, 2A	2	1	18 August 2008	Conversion to two flats.
11067	0.03	P/0190/08	Greenway, 4	2	1	16 July 2008	Conversion of dwelling house to two flats; single storey rear extension; external alterations.
11068	0.0318	P/1302/08	Balmoral Road, 47	2	1	16 July 2008	Single storey rear extension and conversion to two flats with front ramp; external alterations and one parking space.
11070	0.031	P/1370/08	Penwell Avenue, 36	2	1	08 July 2008	Conversion of dwelling house to two flats; single storey front porch extension; single storey rear extension; two storey side extension and relocation of vehicle access at front.
11083	0.02772	P/2403/08	Bessborough Road, 76	2	1	03 September 2008	Conversion to two flats; single storey rear extension and rear patio; new vehicular access
11084	0.03039	P/2512/08	Railway Approach, 26	1	1	23 September 2008	Change of Use of shop (class A1) to restaurant (Class A3) and a wine bar (Class A4); use of first floor for multiple residential occupation (Resident, permit restricted)

11087	0.0176	P/2170/08	Sherwood Road, 51	2	1	20 October 2008	Single storey rear extension; conversion of dwellinghouse to two self-contained flats with refuse storage at the rear and external alterations (Resident Permit Restricted)
11080	0.029	P/3330/07	Weston Drive, 47	2	1	18 August 2008	Alterations to roof to form end gable and rear dormer, conversion to two flats. Alterations to detached garage at rear.
11088	0.022	P/2536/08	Buckingham Road, 62	2	1	22 October 2008	Single/two storey rear extension; front porch; alterations to roof to form end gable and rear dormer; external alterations; conversion to two flats
11090	0.0201	P/2677/08	Locket Road, 10	2	1	30 October 2008	Conversion of dwelling house to two flats; two storey rear extension (Resident Permit Restricted)
11092	0.0407	P/2826/08	Kingsfield Avenue, 39	2	1	17 October 2008	Conversion of dwelling house to two flats; single/two storey side to rear and single storey front extensions; rear dormer with Juliet balcony; external alterations
11093	0.024	P/2829/08	Nibthwaite Road, 9	2	1	20 October 2008	Conversion of dwelling house to two flats; alterations to form end gable and rear dormer; external alterations (Resident Permit Restricted)
11096	0.0171	P/2969/08	High Street, Wealdstone, 56	2	1	22 October 2008	Conversion of first and second floor maisonette into two self-contained flats; external staircase at rear; detached outbuilding at rear (Resident Permit Restricted)
11098	0.0284	P/3576/07	Kenton Lane, 318	2	1	13 October 2008	Single storey side to rear extension, conversion to two flats with new vehicular access
11099	0.0228	P/3763/07	Salisbury Road, 8	2	1	20 October 2008	Conversion of dwellinghouse into two flats; single storey rear side extension
11100	0.0389	P/0858/08	Westwood Avenue, 49	2	1	17 October 2008	Demolition of rear garage; single storey side and rear extensions; conversion of dwelling house to 2 flats with parking and refuse storage at side; external alterations
11105	0.017	P/3202/08	Station Road, 39A	2	1	19 November 2008	Conversion of first and second floor maisonette to two x one bedroom flats
11108	0.0476	P/3724/07	Tintagel Drive, 18	2	1	04 November 2008	Single storey rear extension, raised rear patio with ramped access to rear garden, conversion to two flats
11118	0.0266	P/3978/08	Mead Close, 20	2	1	03 February 2009	Conversion of dwellinghouse into two self contained flats; front porch; access ramps to front and rear entrances; external alterations; removal of first floor rear roof terrace with associated structure
11119	0.0383	P/3984/08	Whitefriars Avenue, 48	2	1	04 February 2009	Conversion of dwellinghouse into two flats
11120	0.0138	P/4043/08	Northolt Road, 313A	2	1	23 February 2009	External alterations at rear and conversion of existing maisonette to two flats
11125	0.008	P/0077/09	South Parade Mollison Way, 50A	2	1	19 March 2009	Conversion of 1st and 2nd floor flat to two flats with external alterations.
11126	0.029	P/3515/08	Francis Road	2	1	02 March 2009	Conversion of dwellinghouse to two flats; single storey front, side & rear extension; alterations to roof to form end gable & rear dormer; access ramp at front
11127	0.046	P/4093/08	Weald Lane, 106-108	1	1	20 March 2009	Change of use of residential care home (class C2) to dwellinghouse (class C3)
11129	0.008	P/0409/09	South Parade, Mollison Way, 44A	2	1	29 April 2009	Conversion of first and second floor flats to two flats with external alterations
11132	0.0298	P/0208/09	Lynton Road, 177	2	1	01 May 2009	Single storey side extension and front enclosure rear dormer and conversion of dwellinghouse into two flats
11133	0.033	P/0467/09	Grove Hill Road, 19	2	1	06 May 2009	Conversion to two flats; single storey rear extension; rear dormer; external alterations
11141	0.048	P/0732/09	Vernon Drive, 6	2	1	29 June 2009	Single/two storey side extension, conversion of extended dwellinghouse to two dwelling houses, external alterations including the addition of a bay window on the front elevation and new vehicular access (revised)

## Annual Monitoring Report 2009-10

11142	0.005	P/2278/08	High Street, 19, Edgware	1	1	29 June 2009	Conversion from ground floor retail use with residential accomodation on upper floors to three flats, external alterations (revised)
11148	0.01	P/1391/09	Rayners Lane, 446	2	1	14 August 2009	Rear dormer; Front rooflights and external alterations; conversion of existing flat into two flats
11149	0.022	P/1553/09	Rayners Lane, 450	2	1	28 August 2009	First floor side extensions, two storey rear extension, and porch extension to provide two first floor flats and additional floorspace for ground floor dentist surgery, external alterations, cycle store
11155	0.041	P/3987/08	Marsh Road, 20	2	1	25 September 2009	Conversion of dwelling house into two flats; ground floor infill extension and conversion of garage to habitable room; external alterations; bin store on side driveway
11076	0.25	P/0157/09	Winchester Road, 43	2	1	01 May 2009	Single storey rear extension, alterations to roof to form end gable and rear dormer. Conversion to 2 flats.
11157	0.023	P/1973/09	Vancouver Road, 72	2	1	19 October 2009	Alterations to roof to form end gable and rear dormer; single storey front, side and rear extensions; conversion to two flats
11160	0.032	P/1854/09	Burnt Oak Broadway, 211 & 213	2	1	27 October 2009	COU of ground floor of no.211 from residential to dental surgery for use in assoc. with dental surgery at no.213 with single storey rear extension; COU of 1st floor & loft of no.213 from dental surgery to flat; use of 1st floor of no. 211 as flat
11161	0.026	P/1286/09	Vancouver Road, 96	2	1	06 November 2009	Single and two storey side extension; conversion to two flats; widening of vehicular access
11162	0.004	P/1730/09	Bridge Street, 22C (2nd floor)	1	1	02 November 2009	Change of use of 2nd floor from dental practice (use class D1) to a flat (use class C3)
11163	0.34	P/2192/09	Imperial Drive, 2	1	1	16 November 2009	Change of use of class A2 (professional and financial services) to a dwellinghouse (class C3); provision of rear garden, 1.9m high boundary fence to Northumberland Road frontage; relocation of vehicular access and sliding gate on Northumberland Road
11164	0.01	P/2255/09	Greenford Road, 158A	2	1	26 November 2009	Conversion of first and second floor flat into 2 flats
11165	0.028	P/2258/09	Bellamy Drive, 2	2	1	25 November 2009	Single/two storey side to rear and single storey front extensions incorporating front porch; conversion to two flats
11168	0.051	P/3865/08	Station Road, 2	2	1	07 December 2009	Conversion of dwellinghouse into two dwellinghouses
11184	0.021	P/4014/08	Roxeth Green Avenue, 97	2	1	03 December 2009	Conversion to two flats; single storey front and rear extensions; siting of bin stores on forecourt
11171	0.03	P/2440/09	Rayners Lane, 470	2	1	06 January 2010	Conversion of dwellinghouse to two flats; single storey front extension; single and two storey side to rear extension; single and two storey side to rear extension; single storey rear extension; rear dormer; integral refuse storage and cycle parking
11175	0.04	P/2593/09	West Street, 72	1	1	04 February 2010	Change of use of ground floor shop (use class A1) to a residential flat (use class C3); new shopfront and entrance doors and external alterations
11042	0.027	P/973/07	Elmsleigh Avenue, 17	2	1	28 February 2008	Single & two storey side to rear extension, rear dormer, conversion of dwellinghouse to two flats
11044	0.014	P/4076/07	St. Kildas Road, 19	2	1	07 March 2008	Conversion of dwellinghouse into two flats (resident permit restricted)
11045	0.032	P/4094/07	Leamington Crescent, 100	2	1	26 March 2008	Conversion of dwellinghouse into 2 self contained flats, vehicle access, external alterations

11054	0.027	P/0090/08	Eastcote Lane, 297	2	1	12 May 2008	Single and two storey side and rear extension; single storey front extension and conversion into two flats and bin store within the building
11052	0.033	P/3969/07	Whitchurch Lane, 137	2	1	04 April 2008	Rear dormer; conversion to two flats; widening of vehicle access
11060	0.026	P/2613/07	Boxmoor Road, 21	2	1	19 May 2008	Single storey rear extension and conversion of dwelling house to two flats
11179	0.004	P/2737/09	Elms Road, Park View Court, 1	1	1	08 February 2010	Conversion of two integral garages to a one bedroom flat with one parking space plus external alterations, demolition of three adjoining attached garages and new bin enclosure
11177	0.027	P/2147/09	Alicia Avenue, 74	1	1	15 January 2010	Two storey front and first floor side extensions, external alterations, conversion to two dwellings (revised)
11183	0.035	P/0046/10	Courtfield Crescent, 12	2	1	16 March 2010	Conversion of dwelling to two self-contained flats with separate gardens; single storey rear extension; internal bicycle and refuse storage; parking space; external alterations (resident permit restricted)
11181	0.0152	P/2711/09	Lower Road, 31	2	1	16 March 2010	Conversion of dwellinghouse into two flats with new entrance on front elevation; bin store at rear; new 1m high brick wall and gate to front and side boundaries
11053	0.03	P/4073/07	Little Common, 23	1	-1	02 April 2008	Conversion from 2 s/c flats to single family dwelling with single storey and first floor rear extensions; roof extension including front & rear dormers; external alterations
11055	-0.039	P/0447/08	Kenton Gardens, 26	0	-1	13 May 2008	Change of use from dwellinghouse to residential care home (Class C3 to C2)
10756	0.06	P/1218/05/DFU	King Henry Mews, Plots 1, 2 & 6, 88 High St. & 19 & 25	1	-2	09 September 2005	Alterations and conversion of three flats to form one dwelling
11139	0.006	P/0274/09	High Street, 2, Wealdstone	2	2	08 May 2009	Change of use of first and second floor from store and non-self contained flat to two self-contained flats; new shopfront
<b>Total</b>	<b>4.29</b>			<b>230</b>	<b>142</b>		

*All units are likely to complete in the five year period*

**Schedule 4: Conversions/Changes of use currently being implemented (as at 31/3/10)**  
**Small Sites (less than 10 units proposed)**

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
10909	0.06	P/2363/06	Station Road, 62 - 64	11	7	10 November 2006	Conversion from 4 to 11 flats with part single part two storey rear extension, loft conversion & rear dormer window (resident permit restricted)
10447	0.073	P/140/04/CFU	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	26 April 2004	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extn., 2 rear dormers (resident permit restricted)
10339	0.032	E/976/02/FUL	College Avenue, 62 (formerly 85 The Meadow Way)	4	3	13 February 2003	Conversion to provide 4 x 1 bedroom flats with access & parking at side, extension to porch
11135	0.063	P/4104/08	Nibthwaite Road, 58 & 60	5	3	01 May 2009	Conversion of two dwellinghouses to five flats; alterations to roof to form end gables and rear dormers; single-storey rear extension to both properties; external alterations to first floor rear elevation; formation of new vehicular access to Hamilton Rd
10690	0.037	P/2695/04/DFU	Southfield Park, 67	3	2	17 March 2005	Single storey side to rear extension to provide additional dwelling and first floor side, single storey rear extension and conversion to two flats
10700	0.032	P/47/05/DFU	Station Rd, 154a, Harrow	3	2	18 April 2005	Invalid - rear dormer and conversion to three self contained flats
11154	0.01	P/1595/09	Station Road, 42-44	2	2	03 September 2009	Change of use and conversion of first and second floors office use (class B1) to two self contained flats; shop front alterations to provide separate access to flats
11180	0.026	P/0520/09	Harrow View, 13	3	2	03 March 2010	Conversion of dwellinghouse to three flats; external alterations
10586	0.03	P/1260/04/DFU	Binyon Crescent, 44	2	1	18 June 2004	Rear dormer and conversion of dwellinghouse to two self-contained flats
10684	0.009	P/3080/04/DFU	Whitchurch Lane, 151	1	1	02 February 2005	Single storey side and rear extension to form self-contained flat
10730	0.018	P/1166/05/DFU	Balfour Rd, 4, Harrow	2	1	07 July 2005	Two storey side, single storey rear extension and rear dormer; conversion to two self contained flats
10746	0.032	P/1254/05/DFU	Headstone Road, 125	1	1	18 August 2005	First floor rear extension to flat; conversion of ground floor shop to one self contained flat (revised).
10851	0.021	P/576/06/DFU	Carlton Ave, 36, South Harrow	2	1	02 June 2006	Conversion of property into two flats, single and two storey side to rear extension & single storey rear extension (revised)
10869	0.023	P/1720/06	Raeburn Road, 37	2	1	22 August 2006	Single storey front and single/2-storey side to rear extension, conversion of house to 2 self-contained flats.
10896	0.022	P/2311/06	Wykeham Road, 15, Harrow	2	1	09 October 2006	Conversion of dwelling house to 2 self-contained flats with rear dormer
10275	0.01	P/3115/06	Imperial Drive, Talbot House, 204-226	1	1	26 February 2007	Alterations to elevations and conversion of basement car park to offices (class b1) and change of use of part existing offices (class b1) to caretaker's flat (class c3) at lower ground floor level.
10973	0.043	P/1204/07	Clydesdale Avenue, 1	2	1	18 June 2007	Single storey side and rear extensions, external alterations, conversion to two self contained flats

11009	0.008	P/2608/07	Burnt Oak Broadway, 299	1	1	23 November 2007	Change of use of ground floor from gymnasium (class D2) to internet café/retail (class A1) with new shopfront, and of 1st & 2nd floors to one self-contained flat; external alterations at rear
11016	0.079	P/2950/07	Kingsway Crescent, 6	2	1	23 November 2007	Conversion of dwellinghouse to two flats; roof alterations to form end gable and rear dormer; single storey rear extension with decking, one parking space
11033	0.027	P/4265/07	Graham Road, 37	2	1	13 February 2008	Conversion of dwelling house into two flats; part single/part two storey rear extension; external alterations (resident permit restricted)
11072	0.024	P/1834/08	Blawith Road, 2	2	1	17 July 2008	Conversion of dwelling house to two flats; single storey rear extension; rear dormer; two garages at rear and demolition of existing garage at rear (resident permit restricted).
11086	0.03508	P/2123/08	Boxmoor Road, 9	2	1	31 October 2008	Single storey side to rear extension; conversion to two flats
11094	0.0303	P/2862/08	Weston Drive, 12	2	1	20 October 2008	Conversion to two flats; two storey side to rear and single storey rear extension
11123	0.025	P/2805/08	Stammore Hill, 78, Abercorn Arms (stable block)	1	1	27 January 2009	Change of use of stable block from storage to provide ancillary office and staff residential accommodation, with external alterations
11124	0.0292	P/0076/08	Nibthwaite Road, 23	2	1	31 March 2009	Conversion of dwellinghouse to two flats; single storey side to rear extension; roof alterations to form gable end and rear dormer (resident permit restricted)
11134	0.0447	P/0612/09	Carlton Avenue, 47	2	1	12 May 2009	First floor side extension, conversion to two flats with external alterations
11146	0.054	P/2997/08	Handel Way, 11	2	1	15 July 2009	Conversion to two flats
11153	0.03	P/1450/09	Greenway, 20	2	1	11 September 2009	Demolition of existing garage; new vehicle access and external alterations; conversion of dwelling house into two flats
11167	0.03	P/1942/09	Culver Grove, 26	2	1	08 December 2009	Conversion of dwellinghouse to 2 x one bedroom flats with one parking space
11178	0.005	P/2443/09	Springfield Road, rear of 21-23, unit 3	1	1	05 January 2010	Change of use of rear first floor A1 unit to studio flat with external alterations
10911	-0.0556	P/3185/06	Kingshill Drive	0	-2	15 December 2006	Combining nos 192 and 194 including existing garages to provide care home with single storey rear linking extension and external alterations
<b>Total</b>	<b>0.91</b>			<b>76</b>	<b>46</b>		

*Half of the net gain here is likely to be completed in the current year, 2010/11 period, the current year and therefore 23 units and 0.455 ha here will contribute to the Five Year Housing Supply.*



### Schedule 5: Sites where the principle of residential development has been accepted (as at 31/3/2010)

Includes sites where planning permission has been granted subject to Legal Agreement

#### Large Sites (10+ units proposed)

Site Number	Site Area (ha)	Application Number	Address	Prop	Gain	Date Granted	Development Description
1864	5.6	P/1452/08CFU	RAF Bentley Priority, The Common, Stanmore*	103	103	23-Jul-2008	Change of use from defence establishment to provide a museum/education facility (D1 use class), 103 dwellings (C3 use class) with associated car parking, ancillary service/accommodation, energy centre, works to landscape (including open space provision, boundary fencing and removal of trees) with improved means of access to The Common, and including alterations and partial demolition of the Mansion House, alterations and extension of building 7. Relocation of entrance to the walled garden and demolition of other listed buildings.
<b>Total</b>	<b>5.4</b>			<b>103</b>	<b>103</b>		

### Schedule 6 - Potential Deliverable Sites (without planning permission as at 31/03/2010)

Address	Estimated Site Area (ha)	Proposed Units	Net Residential Gain	Status
Jubilee House, Merrion Avenue	0.28	35	35	Has planning permission but is expected to expire. Therefore site has been allocated as a potential deliverable site.
1-5 Sudbury Hill	0.64	64	59	Planning application submitted, awaiting decision.
The Case is Altered Public House	0.11	33	33	Planning application submitted, awaiting decision.
20-24 Canning Road, Wealdstone	0.17	51	51	Planning application submitted, awaiting decision.
Former Post Office, College Road	0.3*	205*	205*	Inquiry held, awaiting outcome. The proposal is for 410 units with a site area of 0.6ha. However, half of this development is expected to complete in these five years.
Former Driving Centre and part of Harrow Leisure Centre, Christchurch Avenue	1.4*	86*	86*	Pre-application discussions. These figures resemble one third of the proposal which is expected to complete in these five years. The full proposal is estimated to be 260 units with a site area of 4.2ha.
Mill Farm Close Redevelopment	2.1	158	48	Planning application submitted, awaiting decision.
Anner Lodge and car park, Coverdale Close	0.67	136	136	UDP Proposal site. No planning application yet.
Part of Kodak Sports Ground, Harrow View	0.8*	50*	50*	Pre-application discussions
Raners Public House	0.32	20	20	Pre-application discussions
Hills Yard and lock up garages, Bacon Lane	0.26	28	28	Identified site
Goodwill to All Public House	0.26	42	42	Planning application submitted, awaiting decision.
Former Tyneholme Nursery, Headstone Drive	0.22	15	15	Pre-application discussions
Edgware Town Football Club	1.22	189	189	Planning permission expired in January 2010 and new application submitted, awaiting decision.

Royal National Orthopaedic Hospital	0.53*	127*	127*	127*	Planning permission expired in January 2010. Extension of time submitted, awaiting decision. The proposal is for 191 units on 0.79 ha but only two thirds of the development is expected to complete in these five years.
24 Railway Approach, Harrow	0.08	34	34	34	Application submitted, awaiting decision.
Douglas Close Redevelopment	2.04	79	79	51	Application submitted, awaiting decision.
The Boxtree Public House	0.18	14	14	14	Pre-application discussions.
The Maxtrix Public House	0.28	29	29	29	Identified site
	11.86	1395	1395	1252	

*\* These sites have part-completion in the five year period and part outside the period. These figures are an estimate of the units and area expected to complete in this five year period and not the potential for the whole site.*



# Detailed Air Quality Monitoring and Analysis **Appendix F**

Annual Monitoring Report 2009-10

## Appendix F Detailed Air Quality Monitoring and Analysis

### Air Quality

- F.1** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2009 and not the monitoring period 2009/10.
- F.2** Monitoring of nitrogen dioxide (NO<sub>2</sub>) concentrations across the borough is done by a network of diffusion tubes and two continuous monitoring stations. The diffusion tube network sampling sites are all background, being more than five metres from the kerb and all at least two metres above ground level. However, Site 1 is placed closest to a busy road whereas the others are more true background sites.
- F.3** Table 68 shows the results for the four sites that have been included in the diffusion tube monitoring network for the most recent years in the borough. However, the results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEF programme. The factor used for 2001 was 1.36 and for 2002 was 1.37. These factors indicate that the diffusion tube results under read in comparison with chemiluminescence monitoring. As Gradko Scientific supplied the Council's diffusion tubes, with analysis undertaken by Casella Stanger, the national bias adjustment was applied to data for 2003, 2004, 2005, 2006, 2007, 2008 and 2009 these were 1.10, 1.08, 1.18, 1.06, 1.01, 1.12 and 1.00 respectively.

**Table 68 Results of bias adjusted NO<sub>2</sub> diffusion tube results monitoring (µg/m<sup>3</sup>) 2001 - 2009**

Site	2001	2002	2003	2004	2005	2006	2007	2008	2009
Site 1	38.8	36.5	43.9	42.2	46.1	40.3	39.4	40.1	40.4
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6	22.6	20.0
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4	23.1	23.8
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0	26.9	28.8
<b>Average</b>	29.9	29.7	33.1	30.7	33.2	26.7	26.6	28.2	28.3

Source: Harrow Council, Environmental Health

- F.4** The bias adjusted results are presented in Table 68 indicate that the majority of sites meet the projected annual mean objective for 2005 (40 µg m<sup>-3</sup>). The sites are all locations that are considered to represent relevant public exposure. The biased results indicate that the sites 3, 4 and 5 met the annual mean concentration objective in the years from 2001 to 2007, these were all either intermittent or background locations.
- F.5** Site 1, the location closest to the roadside, was below the mean objective level of 40 µg m<sup>-3</sup> in 2001 and 2002, however the annual mean concentration since 2003 has been above the annual level, except for the annual mean in 2007. The annual concentration was 39.4 µg m<sup>-3</sup> for Site 1 for 2007 this was only 0.6 µg m<sup>-3</sup> less than the mean objective concentration of 40 µg m<sup>-3</sup>.

- F.6** However, for the first time since 2003 the annual bias adjusted concentration for Site 1 in 2007 was less than the 2005 objective limit. The annual concentration of  $40.1 \mu\text{g m}^{-3}$  for 2008 was again above the 2005 annual mean objective, only by  $0.1 \mu\text{g m}^{-3}$ . This slight increase over the mean concentration for 2007 would not be significant and could be part of the natural variation. The annual mean concentration for Site 1 for 2009 was slightly above the 2005 annual mean object, only by  $0.4 \mu\text{g m}^{-3}$ , again this difference would not be significant.
- F.7** The last four years annual mean concentrations, from 2006 to 2009, indicate a flattening out of the roadside  $\text{NO}_2$  concentrations. The difference between the annual average concentrations for the four sites between 2008 and 2009 are not great, with the largest difference at Site 3, a difference of 11.6% and the lowest at Site 1 with a difference of 0.6%.
- F.8** Using the correction factors given in the new technical guidance (09) on the 2009 data to estimate the annual average  $\text{NO}_2$  concentrations for 2010, Site 1 (roadside) modelled predictions for 2010 give an annual mean concentration of  $38.1 \mu\text{g m}^{-3}$ . This modelled annual concentration would be below the objective limit. Further modelled predictions from the 2009 annual average concentrations give concentrations of  $31.1 \mu\text{g m}^{-3}$  for 2015 and  $26.01 \mu\text{g m}^{-3}$  for 2020. These modelled values indicate a steady reduction in the annual average concentration for roadside  $\text{NO}_2$ .
- F.9** The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2009 were  $25.7 \mu\text{g m}^{-3}$  (94% data capture) and  $43.8 \mu\text{g m}^{-3}$  (99.7% data capture), respectively. This was a  $0.6 \mu\text{g m}^{-3}$  increase on the annual mean concentration for Harrow 1 in 2008 and a  $3.5 \mu\text{g m}^{-3}$  increase on the 2008 annual mean concentration for the Harrow 2 site. The annual mean concentration for 2009 indicates that there is a possibility that some of the roadside areas within the borough could exceed the annual objective limit ( $40 \mu\text{g m}^{-3}$ ) during 2009.
- F.10** The  $\text{PM}_{10}$  monitoring within the borough is done at the continuous monitoring sites Harrow 1 (background) at Aylward School in Stanmore and Harrow 2 (roadside) on Pinner Road, North Harrow .
- F.11** There were no exceedences in 2009 of the  $50 \mu\text{g m}^{-3}$  24-hour mean for  $\text{PM}_{10}$ , for Harrow 1 (background continuous monitoring station). The annual mean concentration for Harrow 1 indicated a slight downward trend in background concentration for the borough (Table 69) seen between 2007 and 2009. However, there was a reduction in the annual background concentration of  $1.0 \mu\text{g m}^{-3}$  between 2008 and 2009.

**Table 69 Annual mean concentration for PM<sub>10</sub> (µg/m<sup>3</sup>) and number of days above exceedence limit at Harrow 1**

LAQN Site	2001	2002	2003	2004	2005	2006	2007	2008	2009
Days mean $\geq 50 \mu\text{g m}^{-3}$	6	8	16	0	1	5	6	2	0
Annual mean $\mu\text{g m}^{-3}$	21.0	23.0	24.0	19.7	20.2	21.2	19.8	18.2	17.2
<b>Note:</b> This table is for continuous monitoring at Harrow 1 (background).									
<small>Source: Harrow Council, Environmental Health</small>									

**F.12** The 2009 mean average annual concentration for the background monitoring station (Harrow 1) was  $17.2 \mu\text{g m}^{-3}$  (with 99.2% data capture) and the mean annual concentration for the roadside monitoring station (Harrow 2) was  $25.0 \mu\text{g m}^{-3}$  (with 99.7% data capture) after the interim default adjustment factor of 1.3 was used, as TEOM monitors are employed at both sites. These annual mean PM<sub>10</sub> concentration values for the background (Harrow 1) and roadside (Harrow 2) were considerably below the annual mean concentration limit for December 2004 of  $40 \mu\text{g m}^{-3}$ .

**F.13** Harrow 2 (roadside) continuous monitoring station data showed there were only 6 exceedences during 2009, which was considerably lower than the 35 permitted (Table 62). The exceedences during 2009 were 3 less than those recorded in 2008, and the mean annual concentration had decreased by  $1.0 \mu\text{g m}^{-3}$  during the same period.

**F.14** As can be seen from Table 70, the annual mean concentrations of PM<sub>10</sub> measured at the roadside continuous monitoring station had remained around the  $29 \mu\text{g m}^{-3}$  value between 2004 and 2008. There was a slight increase during 2006, however this decreased again during 2008. The  $4.3 \mu\text{g m}^{-3}$  decrease in annual mean concentration changes between 2004 and 2009 would be significant and could be accounted for in a reduction in vehicle use during the current economic downturn or an improvement in the general fleet emissions. There was over 99% data capture during 2007, 2008 and 2009 compared with only 94.5% data captured during 2006, 94% in 2004 and 98.6% in 2005.

**Table 70 Annual mean concentration for PM<sub>10</sub> (µg/m<sup>3</sup>) and number of days above exceedence limit at Harrow 2**

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18	9	6
Annual mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0	28.1	25.0
<b>Note:</b> This table is for continuous monitoring site (roadside).						
<small>Source: Harrow Council, Environmental Health</small>						

**F.15** The Department of Environment Farming and Rural Affairs (DEFRA) released provisional statistics for 2009 related to the air quality indicators for sustainable development. These data showed an annual national average urban background particulate (PM<sub>10</sub>) level of  $19 \mu\text{g m}^{-3}$  this compared to  $24 \mu\text{g m}^{-3}$  in 2006. Compared



to the Harrow background continuous monitoring data of  $17.2 \mu\text{g m}^{-3}$ , Harrow is below the national average. The national data indicates that the national concentrations have followed a downward trend from the late 1990's, apart from a rise in 2003 and 2006. The background concentrations for Harrow has remained relatively constant, around  $20 \mu\text{g m}^{-3}$  over the last eight years with only elevated concentrations during 2002 and 2003. These elevated concentrations are probably linked to very warm summers and the re-suspension of particulates.

- F.16** The provisional statistics for 2009 from DEFRA also give a roadside particulate mean value of  $22 \mu\text{g m}^{-3}$ , this was very similar to the Harrow roadside concentration of  $25.0 \mu\text{g m}^{-3}$ . This difference between the measured annual mean concentration for Harrow and the DEFRA data shows that the Harrow roadsides are potentially greater than the national average.
- F.17** Overall, both monitoring sites indicate that the concentrations of particulate  $\text{PM}_{10}$  would be below the current 24-hour mean and annual mean objective limits for the UK.
- F.18** Overall, both monitoring sites indicate the concentrations of particulate  $\text{PM}_{10}$  would be below the current 24-hour mean and annual mean objective limits for the UK.
- F.19** Monitoring of  $\text{PM}_{2.5}$  began within the borough at the background site (Harrow 1) at the end of 2008. The end of 2009 has just given one full year of data, but has given an annual average concentration of  $12.2 \mu\text{g m}^{-3}$ . The provisional objective limit for  $\text{PM}_{2.5}$  is  $25 \mu\text{g m}^{-3}$  and the result of the first year annual average concentration from the Harrow 1 site indicates that generally across the borough the concentrations are considerably below the provisional objective limit for  $\text{PM}_{2.5}$ .
- F.20** The results indicate lower concentrations monitored during the summer months than the winter months for 2009, however, the yearly data collection figure was only 88.5%. The majority of the data lost was during the July and August months and this could have had an effect to produce the lower concentrations monitored during these months.
- F.21** The highest mean concentration of  $\text{PM}_{2.5}$  was recorded during April 2009, at  $19.8 \mu\text{g m}^{-3}$  but this did not equate to high concentrations monitored at the background site (Harrow 1) and roadside site (Harrow 2) in April 2009. There was not a strong relationship between the average monthly concentrations for  $\text{PM}_{10}$  and  $\text{PM}_{2.5}$  for the Harrow 1 site with an R2 of 0.51.
- F.22** Overall, the Harrow 1 monitoring site indicates that the concentrations of particulate  $\text{PM}_{2.5}$  would be below the current provisional annual mean objective limits for the UK.



# Glossary Appendix G

Annual Monitoring Report 2009-10

### Appendix G Glossary

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

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

**Business Improvement Districts (BIDs):** Business Improvement Districts are a Government initiative to encourage businesses to regenerate trading environments by working together, in ways they decide themselves. These improvements could include extra marketing, festive events, additional cleaning and security.

**Communities and Local Government (CLG or DCLG):** The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system.

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

**Confidence Interval:** Statisticians use a confidence interval to express the degree of uncertainty associated with a sample statistic. Confidence intervals around a sample mean estimate the likely difference between the sample mean and the population mean. They specify a region where the population mean is likely to lie using the standard error of the mean.

**Conservation Area:** An area of special architectural or historic interest, the character of which is desirable to preserve or enhance. There are a total of 28 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the council, although the Secretary of State can also designate them.

**Core Output Indicators (COI):** This is a set of indicators devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance, such as housing employment and the environment.

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

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

**Development Plan:** This will consist of the spatial development plan for London (London Plan 2004) and Development Plan Documents contained within the Local Development Framework.

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

**Economically Active:** People of working age who are either in employment or unemployed.

**Employment Use Classes:** B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2- General Industry; B8 Storage or Distribution.

**Equivalised Income:** An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.

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

**Harrow Local Indicators (HLI):** Indicators that have been identified by the Local Planning Authority to monitor and assess the performance of the council in achieving policy targets.

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

**Harrow Unitary Development Plan (HUDP):** The UDP is a borough-wide statutory development plan for Harrow, adopted on 30th July 2004, which sets out the council's policies for the development and use of land. The Government intends to replace Unitary Development Plans with Local Development Frameworks.

**Independent Examination:** The local authority must arrange for an independent examination of a submitted Development Plan Document whether or not representations have been received. The reason for this is that the independent examination must consider the "soundness of the plan".

**Listed Building:** A building that is of national, architectural or historic importance. The Secretary of State (Department of Media, Culture and Sport) is responsible for the Statutory List of Buildings of Architectural or Historic Interest. Any building they deem to be of national historic and architectural value can be added to this list, and therefore becomes a listed building.

**Listed Building Consent:** Express consent that needs to be obtained before work is carried out on a listed building.

**Local Development Documents (LDD):** These include Development Plan Documents and Supplementary Planning Documents, and the Statement of Community Involvement (SCI).

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

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

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

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

**Micrograms ( $\mu\text{m}$ ):** A measurement of weight equivalent to one millionth of a gram.

**Microgram per Cubic Metre of Air ( $\mu\text{g}/\text{m}^3$  or  $\mu\text{g m}^{-3}$ ):** A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per cubic metre of air. This is used to define the concentration of air pollutants in the atmosphere, as a mass of pollutant per unit volume of air. A concentration of  $1 \mu\text{g m}^{-3}$  means that one cubic metre of air contains one microgram of pollutant.

**Micro Particles ( $\text{PM}_{10}$ ):** Particles in the air can be from a variety of sources, the most harmful are often those as a result of human actions. These particles can vary widely in size and composition.  $\text{PM}_{10}$  are particles that measure 10 micrograms ( $\mu\text{m}$ ) or less. This standard was designed to identify those particles likely to be inhaled by humans, and  $\text{PM}_{10}$  has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.

**Office of National Statistics (ONS):** The national office responsible for monitoring and reporting, the production and publication of all official statistics in the UK.

**Office of the Deputy Prime Minister (ODPM):** The Government department with responsibility for planning and local government – now CLG or DCLG.

**Planning Advice Team (PAT):** A consultative team made up of officers from a range of disciplines who receive proposals from developers before a planning application is formally submitted and provide written advice and feedback on planning matters.

**Planning Application:** An application to the Local Planning Authority for express planning permission to undertake development.

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

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

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

**Population Projections:** The Greater London Authority (GLA) produce an annual round of demographic projections and two projection variants are produced. The low projection variant (PLP low) is dwelling constrained and takes account of the latest London Plan targets for Harrow (essentially up to 2016/17). The high projection variant (PLP high) is a migration trend and is therefore more akin to the Government's projections. The Office for National Statistics (ONS) 2006-based long-term Sub-national Population Projections for England (SNPP) were published

on 12 June 2008. They give an indication of future trends in population for the period 2006-2031. These projections are consistent with the mid-2006 population estimates published on 22 August 2007 and the 2006-based national population projections published on 23 October 2007.

**Post HUDP Indicators:** Indicators identified after the adoption of the Harrow UDP in 2004. Some of these indicators are formerly national COIs that are still monitored and reported on by the Local Planning Authority.

**Pre-Application Meeting (PAM):** One on one meetings between developers and planning officers to discuss a proposal before an application is submitted.

**Proposals Map:** A graphical illustration of the policies and proposals contained in Development Plan Documents and saved policies.

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

**Public Transport Accessibility Level (PTAL):** This is a method used in transport planning to assess the access level of geographical areas to public transport. It is used to calculate the distance from any given point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

**Regional Spatial Strategy (RSS):** This is prepared by the regional planning body. The Regional Spatial Strategy sets out the policies in relation to the development and use of land in the region and is approved by the First Secretary of State. In London, the spatial development strategy prepared by the Mayor is the equivalent of a Regional Spatial Strategy. GOL Circular 1/2000 provides advice in respect of the spatial development strategy.

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

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

**Statement of Community Involvement:** A document setting out how and when stakeholders and other interested parties will be consulted and involved in all decision making processes.

**Strategic Environmental Assessment/ Sustainability Appraisal:** A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term Strategic Environmental Assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the LDF.

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



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

**Tapered Element Oscillating Microbalance (TEOM):** This method of measuring air quality records particles in the air. Air is sucked in through the sampling head which restricts the size of the particle entering the device (for instance a PM10 sampling head will only allow particles with a diameter less than or equal to 10 micro-metres). Some of the air then passes through a filter and as the number of particles deposited increases the natural frequency of the vibration of the element decreases. There is therefore a direct relationship between the change in the vibrating frequency and the mass on the filter.

**Use Classes Order (UCO):** This is an official schedule which classifies uses of land and buildings in various categories, as defined by the '*Town and Country Planning (Use Classes) (Amendment) (England) Order 2005*'.