

The London Borough of Harrow (Grange Farm Estate Regeneration Phases 2 and 3) Compulsory Purchase Order 2020 - Council's update table on London Plan 2021

| London Plan 2016 | London Plan 2021 | Compliance | Comment |
|---|---|-------------------|--|
| 3.1 – Ensuring equal life chances for all | GG1 Building strong and inclusive communities | Yes | |
| 3.3 – Increasing housing supply | H1 – Increasing Housing Supply | Yes | |
| 3.4 – Optimising housing potential | H9 – Ensuring best use of stock | Yes | |
| 3.5 – Quality and design of housing developments | D6 – Housing quality and standards | Yes | |
| 3.6 – Children and young people's play and informal recreation facilities | S4 Play and informal recreation | Yes | The development provides a total of 2,675sqm of dedicated play space across the site, which is a vast improvement on the existing quantum of 385sqm, and exceeds both the quantum's required by the GLA (10sqm) and Harrow Council (4sqm). |
| 3.7 – Large residential developments | | N/A | |
| 3.8 – Housing choice | D7 – Accessible Housing | Yes | |
| 3.9 – Mixed and balanced communities | GG1 – Building strong and inclusive communities | Yes | |
| 3.10 – Definition of affordable housing | H6 -Affordable housing tenure | No | The mix is not strictly in accordance with policy. However, this mix is weighted more in favour of socially rented products and therefore contributes more to the product with most need. |
| 3.11 – Affordable housing targets | H4 – Delivering affordable housing H6 -Affordable housing tenure | Yes | Public sector land should be 50% AH. Scheme is 50% by habitable room following. |

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| 3.13 – Affordable housing thresholds | H4 – Delivering affordable housing | Yes | |
| 3.16 – Protection and enhancement of social infrastructure | S1 – Developing London’s social infrastructure | Yes | |
| 5.1 – Climate change mitigation | S1 2 – Minimising greenhouse gas emissions | No | Residential development now required to be zero carbon. 35% delivered on site and then the rest can be cash in lieu. Secured by S.106 (£95 x 30 years) |
| 5.2 – Minimising carbon dioxide | SI 2 – Minimising greenhouse gas emissions | No | Now requires zero carbon, but this can be addressed at reserved matters stage – as per Condition 8 |
| 5.3 – Sustainable design and construction | | | |
| 5.5 – Decentralised energy networks | SI 3 – Energy infrastructure | Yes | |
| 5.6 – Decentralised energy in development proposals | SI 3 – Energy infrastructure | Yes | |
| 5.7 – Renewable energy | SI 3 – Energy infrastructure | Yes | |
| 5.8 – Innovative energy technologies | SI 3 – Energy infrastructure | Yes | |
| 5.9 – Overheating and cooling | SI 4 – Managing heat risk | Yes | |
| 5.10 – Urban greening | G5 – Urban greening | Unknown as calculation has not been done. | Urban Greening Factor has not been calculated – (table 8.2 of LP 2021). |
| 5.11 – Green roofs and development site environs | G5 – Urban greening | | |
| 5.12 – Flood risk management | SI 12 – Flood risk management | Yes | |
| 5.13 – Sustainable drainage | SI 13 – Sustainable drainage | Yes | |
| 5.14 – Water quality and wastewater infrastructure | SI 5 – Water infrastructure | Yes | |

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| 5.15 – Water use and supplies | SI 5 – Water infrastructure | Yes | |
| 5.16 – Waste self-sufficiency | SI 5 – Water infrastructure | Yes | |
| 5.17 – Wate capacity | SI 5 – Water infrastructure | Yes | |
| 5.18 – Construction, excavation and demolition waste | T7 – Deliveries, servicing and construction | Yes | |
| 5.21 – Contaminated land | | | |
| 6.1 – Strategic Approach | T1 – Strategic approach to transport | Yes | |
| 6.2 – Providing public transport capacity and safeguarding land for transport | T2 – Healthy Streets T3 – transport capacity, connectivity and safeguarding | Yes | |
| 6.3 – Assessing effects of development on transport capacity | T4 – Assessing and mitigating transport impacts | Yes | |
| 6.7 – Better streets and surface transport | T2 – Healthy Streets T3 – transport capacity, connectivity and safeguarding | Yes | |
| 6.9 – Cycling | T5 - Cycling | Unknown | Cycle provision has increased for 2 person 1 bedroom unit to 1.5 spaces. This can be addressed through reserved matters. |
| 6.10 - Walking | T1 – Strategic Approach T2 – Healthy Streets | Yes | |
| 6.11 – Smoothing traffic flow and tackling congestion | T2 – Healthy Streets | Yes | |
| 6.12 – Road network capacity | T3 – transport capacity, connectivity and safeguarding | Yes | |
| 6.13 – Parking | T6 – Car Parking T6.1 – Residential parking | Yes | |

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| 7.1 – Lifetime Neighbourhoods | GG1 – Building strong and inclusive communities | Yes | |
| 7.2 – An inclusive environment | D5 – Inclusive design | Yes | |
| 7.3 – Designing out crime | D11 – Safety, security and resilience to emergency | Yes | |
| 7.4 – Local Character | D1 – London’s form, character and capacity for growth | Yes | |
| 7.5 – Public realm | D8 – Public realm | Yes | |
| 7.6 – Architecture | D3 – Optimising site capacity through the design-led approach D4 – Delivering good design | Yes | |
| 7.14 – Improving air quality | SI1 – Improving air quality | Yes | |
| 7.15 – Reducing noise and enhancing soundscapes | D14 - Noise | Yes | |
| 7.18 – Protecting local open space and addressing local deficiency | G4 – Open space | No | The permitted development results in a loss of open space, not supported by either plan. However the mitigation of this was found to be acceptable. |
| 7.19 – Biodiversity and access to nature | G6 – Biodiversity and Access to nature | Yes | |
| 8.1 – Implementation | DF1 – Delivery of the Plan and Planning Obligations | Yes | |
| 8.2 – Planning Obligations | DF1 – Delivery of the Plan and Planning Obligations | Yes | |
| 8.3 – Community infrastructure levy | DF1 – Delivery of the Plan and Planning Obligations | Yes | |

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| 8.4 – Monitoring and review for London | M1 – Monitoring | Yes | |
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| London Plan (2021) – Relevant new policies | Compliance | Comments |
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| GG2 making the best use of land | Yes | |
| GG4 Delivering the homes Londoners need | Yes | |
| D9 – Tall buildings | Yes | Harrow has a definition of what a tall building is (Footnote 23 Core Strategy (2012)) |
| D12 – Fire safety | Unknown | A fire safety assessment would need to be carried out. |
| H8 - LOSS of existing housing and estate redevelopment | Yes | |
| SI 7 Reducing waste and supporting the circular economy | Unknown | Assessment not undertaken. |

Date: 29 June 2021