

Harrow Local Plan

Authority's Monitoring Report

Monitoring Periods

1 April 2019 - 31 March 2020 &

1 April 2020 - 31 March 2021

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1 Introduction

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

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

1.3 The latest AMR provides an analysis of performance for the period 1st April 2019 to 31st March 2020 and 1st April 2020 to 31st March 2021. In doing so, it also draws upon the data gathered since 2005 where indicators are similar to the ones used to monitor Harrow's saved UDP policies, which enables trends to be identified and conclusions to be reached about whether individual policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited. For ease of use each indicator is colour coded as to whether it is on target.

- **Green** = On target
- **Amber** = Working towards target
- **Red** = Target not met

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

Key Findings

1.5 The following provides a brief summary of the main findings in the 2019/20 and 2020/21 AMR:

- 1,192 new homes (net) were completed in the borough in 2019/20 and 770 net additional homes in 2020/21, against a nominal target of 593 net additional homes per annum. 2019/20 saw the second highest number of completions achieved in any year during the current plan monitoring period (2009/10 to 2025/26). This brings the total number of new dwellings delivered to 8,410 since 1st April 2009.
- Within the Harrow & Wealdstone Opportunity Area 910 additional new homes were delivered over the past two monitoring years, bringing the total number of net completions in this area to 3,355 since 2009/10. 2020/21 saw the second highest number of completions over this period, with the provision of 516 additional homes.
- Housing delivery targets are being met both Borough-wide and in sub-areas including the Harrow & Wealdstone Opportunity Area. Harrow passed the National Government's Housing Delivery Tests (HDTs) for 2020 and 2021 with results of 189% and 179% (houses delivered/target) respectively.
- The Housing Trajectory shows an overall potential housing supply for the borough of 13,805 dwellings (including non-conventional supply) between 2009/10 and 2025/26, showing the potential Local Plan target of 9,768¹ could be exceeded by 4,037 dwellings.
- There are 5,261 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,880 net units, while 1,381 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 4,010 (4,211 including the NPPF 5% buffer) by 1,251 units (or by 1,050 taking into account the 5% buffer).
- In 2020/21 117 net affordable dwellings were completed and 140 in 2019/20, bringing the net number of new affordable homes delivered between 2009/10 and 2020/21 to 1,454. In respect of the plan target, which equates to a minimum of 3,364 new affordable homes (40% of new homes from all sources) by 2020/21, there is currently a shortfall of 1,910 units.
- There continues to be a loss in the amount of office floorspace in Harrow Town Centre, totalling around 50,900 m² since 2009/10. This, loss in office floorspace, is likely to continue due the change of use of existing office space to residential as permitted development under an amendment to the General Permitted Development Order (GPDO) which came into effect in May 2013. As at the end of 2020/21 permissions resulting in a loss of 57,471 m² of office space have been granted for a change to residential in Harrow Town Centre and 129,521 m² of office floorspace borough-wide.
- There was a significant amount of new Class (B1a) office floorspace, totalling 4,848 m², delivered during 2019/20 and a smaller amount of 737 m² in 2020/21. However, there was a net loss of 24,981 m² across the borough in 2019/20, 9,381 m² of which was in Harrow Town Centre, not including A2 (Financial & Professional Services) of which there was a net gain of 501 m² borough-wide and 521 m² in Harrow

¹ Assumes a minimum target of 802 net additional units from 2021/22 onwards

Town Centre. In 2020/21 there was a net loss of 11,417 m² across the borough, 6,115 m² of which was in Harrow Town Centre not including A2 (Financial & Professional Services) of which there was a net gain of 299 m² borough-wide and a net loss of in Harrow Town Centre of 45 m². Office vacancy rates in Harrow Town Centre now stand at 16.4%, significantly higher than the previous six years but much lower than the peak level of 30.1% in 2010/11.

- The average vacancy rate within the borough's town centres now stands at 4.95%, with three centres having no vacancies, Kingsbury, Queensbury and Sudbury Hill (although Kingsbury and Sudbury Hill are only partially located in Harrow, and the figure only covers those units in Harrow). The noticeable reduction in vacancy rates from 7.5% in 2009/10 can in part be attributed to the ongoing improvement of the economy. Only two of the borough's town centres have had an increase of more than 5% over the last five years, these being Harrow Town Centre an increase of 8.08% and Hatch End (6.96%). Vacancy rates have only decreased by more than 5% over the last five years in Kingsbury.
- During 2019/20 £2,578,677 of CIL was received, while £2,176,385 was received during 2020/21. This compared to £1,450,152 and £2,174,922 respectively of s106 income. Overall, funding for infrastructure secured through development has increased substantially since the introduction of CIL, but varies year-to-year with variations in the development market.
- In 2019/20 and in 2020/21 no appeals were allowed for inappropriate developments on Green Belt land. However, in 2019/20 an appeal was allowed on Metropolitan Open Land at Harrow School Sports and Science Buildings, Off Football Lane, Harrow. An application proposing the demolition of a number of existing buildings and the construction of a new sports building and a new science building was approved by the council subject to legal agreement. This application was 'called in' by the Mayor of London and subsequently refused resulting in Harrow School lodging an appeal which was allowed following a Public Inquiry.
- Air quality targets for levels of nitrogen dioxide (NO₂) and PM₁₀ particulates have consistently met the national objective (40 µg/m³) at the borough's background monitoring site (Stanmore). At the roadside station (Pinner Road) there has been a gradual decrease in levels of NO₂ and PM₁₀ particulates. Both sites have achieved the Harrow Local Plan target of an annual mean value below 20 µg/m³ by 2020 for PM₁₀ particulates. Nitrogen dioxide levels at the roadside station (Pinner Road) have consistently been above the national objective, however in 2018 the annual mean value fell below the national objective for the first time and has continued to decrease to 23 µg/m³ in 2020.

Population Context

1.6 According to the Office for National Statistics (ONS) the borough had an estimated resident population of 252,300 in mid-2020. Over the past decade the borough's population has increased by 6.7% (14,900).

1.7 Looking at long-term trends (since the early 1980s) the borough's population has been steadily increasing, with the most growth occurring since the year 2000. There has been a slight slowing down in the borough's population growth recently, with an annual average increase of 0.53% from 2011/12 to 2019/20. This compares with an annual average increase of 1.43% from 2001/02 to 2010/11.

1.8 The 2020 Mid-Year Estimates (MYE) show that the borough has a slightly higher proportion of children aged 15 and under, compared with the UK and London levels: 21.3% of Harrow's residents are aged under 16 (53,800), compared with the overall London average of 20.6% and UK average of 19.2%. Harrow's working age population (age 16-64) comprises 62.6% of the borough population (157,900), which is the second lowest proportion since 2001. However, since 2001 Harrow's working age population group has increased by over 19,500 residents, with most of this growth occurring between 2001 and 2011. The proportion of 16-64 year olds is below the London level of 67.2% but above the level for the UK of 62.3%. The number and proportion of older people in Harrow continues to increase steadily, with 16.1% (40,600) of residents now aged 65 and over. This compares with 12.2% in London overall and 18.5% for the UK.

1.9 Harrow's population growth (from June 2019 to June 2020) can largely be attributed to natural change with 1,500 more births than deaths. However, this was a lower level of natural change than seen in recent years, due to a substantial increase in the number of deaths, combined with a slowing down in the number of births in 2019/20. Internal migration resulted in a net loss of 2,100 people, whilst international migration showed a net gain of 1,700 people i.e. overall there was a net loss of over 300 people though internal and international migration over this period. Population churn through internal migration is significant - between mid-2019 and mid-2020 15,500 people moved to Harrow from other parts of London and elsewhere, whilst 17,600 moved out of the borough to other parts of London and the UK.

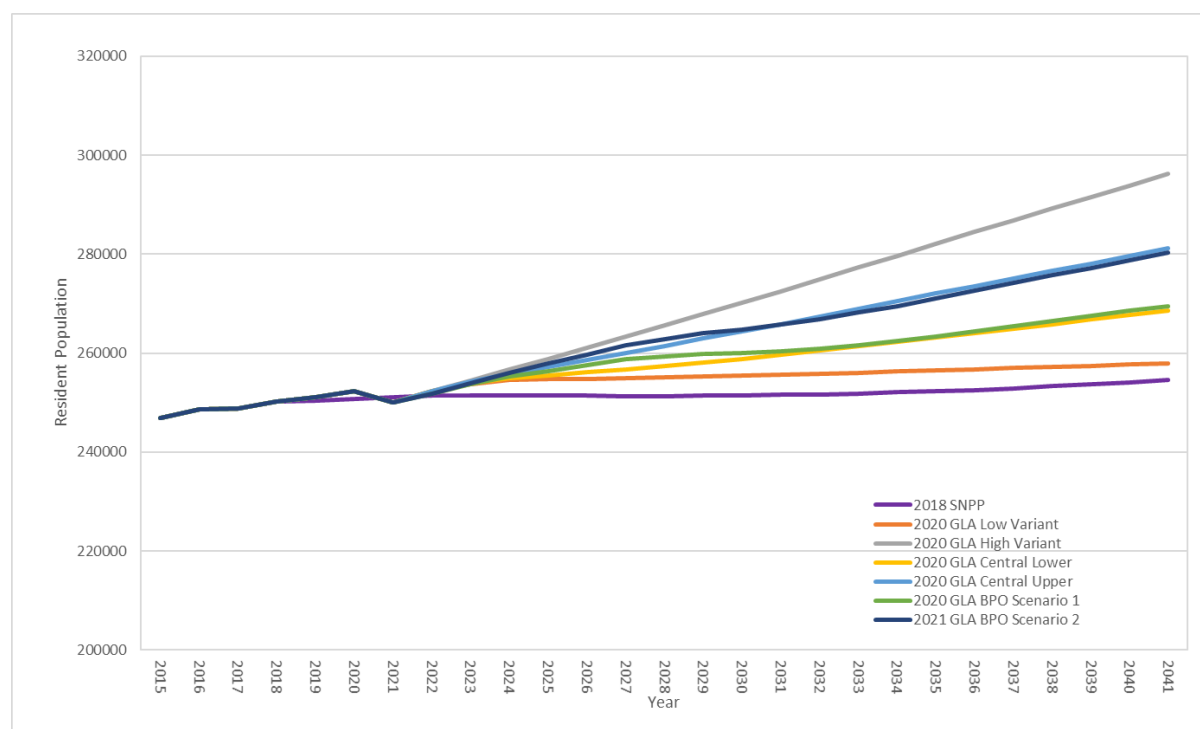
1.10 The GLA's projected households from the 2020-based Central Lower variant (taking GLA population projections and converting them to households using the 2018-based ONS Household Model) show that there could be around 93,300 households in Harrow in 2020, with an average household size (AHS) estimated to be 2.68 persons, slightly below the 2011 AHS of 2.81. London's average household size was estimated to be 2.35 in 2020.

Ethnic Diversity

1.11 Harrow has one of the most ethnically diverse populations in the country. The 2011 Census shows that 69.1% of Harrow's residents are of ethnic minority, where ethnic minority is defined as all people who are non-'White British'. Based on this definition, Harrow now has the fourth highest proportion of residents from minority ethnic groups nationally, compared to a ranking of eighth in 2001. The Greater London Authority's (GLA) 2011 Census Ethnic Diversity Indices (based on the 18 ethnic group classification) show that Harrow is ranked seventh nationally for ethnic diversity. Diversity indices measure the number of different/distinct groups present in the population and the sizes of these groups relative to each other. Harrow's largest minority ethnic group is the Indian group and 2011 Census results show that 26% of Harrow's population is of Indian origin. Harrow's population is more diverse than West London's and London overall with 69.1% from minority ethnic groups, in comparison to 64.3% in West London and 53.7% in London. The first results from the 2021 Census are due to be released in June 2022.

Population Projections

Chart 1.1: Population Projections for Harrow (2015-2041)



Source: 2018-based Sub-National Populations Projections (ONS) & 2020-based Population Projections (GLA)

1.12 Trend-based population projections for Harrow (GLA 2020-based population trends and ONS 2018-based Sub-National Population Projections [SNPP]) both indicate that the borough's population will continue to grow for the next 20 years. The ONS 2018-based SNPP and the GLA's Low Variant show a very slow rate of growth in comparison to the other projections. By 2041 Harrow's population could be as high as 296,200 (according to the GLA's 2020-based High Variant) i.e. 17% higher than the 2020 MYE population level. The GLA's two housing-led projections (BPO Migration Scenarios 1 & 2) suggest population levels of between 269,500 and 280,000 by 2041, based on Harrow's current housing trajectory.

1.13 Looking at future age distribution based on the GLA's BPO Migration Scenarios 1 projection, by 2041, 22.9% (61,600) of Harrow's residents could be aged 65 and over, compared with the 2020 MYE level of 16.1% (40,600). Around 11,800 residents (4.4%) could be aged 85 and over by 2041, almost double the current 2020 estimate of around 6,100 people (2.4%). At the opposite end of the age spectrum, the borough is currently experiencing a growth in the under 15 age group, with under 15s comprising 21.3% of the total population (53,800) in 2020. It is predicted that numbers in this age range may have now peaked and will start to decline

until 2036, when the number of under 15s could have fallen to around 48,100, comprising 15.4% of the total population of Harrow. From 2037 to 2041 the numbers could start to slowly rise again. All projection figures here are from the GLA's BPO Migration Scenarios 1 projection, compared with the 2020 MYEs as a base figure. It should be noted that the results of the 2021 Census will lead to a rebasing of the Mid-Year Estimates back to 2011 and new rounds of population projections.

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

Green Belt and Metropolitan Open Land

2.1 In total, the Green Belt within Harrow covers over 20% of the borough and is equivalent to 4.31 ha per 1,000 people. However, while there is a large area of Green Belt land, and public rights of way across many parts of the Green Belt, the majority of the land is located on the northern edge of the borough and much of it is still not accessible to the public. The most publicly accessible sites within the borough are: Stanmore Country Park, Stanmore Common, Bentley Priory Open Space, Grimsdyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.

Picture 2.1: Green Belt Open Grassland



Source: Harrow Council, Planning

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

2.2 In 2019/20 and in 2020/21 no appeals were allowed for inappropriate developments on Green Belt land. However, in 2019/20 an appeal was allowed on Metropolitan Open Land at Harrow School Sports and Science Buildings, Off Football Lane, Harrow. Planning permission was approved by the council subject to legal agreement but the application was then 'called in' by the Mayor of London and subsequently refused in February 2018. In August 2018 Harrow School lodged an appeal against the Mayor's refusal with the Secretary of State and a Public Inquiry was held in April/May 2019, the appeal was allowed in October 2019 giving permission for the development to proceed.

- P/1940/16/5397: Demolition of existing buildings: existing sports building, Peel House, Museum Cottage, gardeners compound, Boyer Webb Pavilion, pavilion next to the athletics track; and the construction of a new sports building over 3 levels (7,269 m²); new science building over 3 levels (3,675 m²); new landscaping core from existing chapel terrace to the athletics track at the base of hill; new visitors car parking on Football Lane adjacent to maths and physics school buildings; re-routing and regrading of private access road; alterations to landscaping and servicing for dining hall; relocation of multi-use games area for Moretons Boarding House to south west of dining hall.

The Inspector concluded that “the proposed development would accord with the adopted development plan for the area when considered as a whole and that there are no material considerations which indicate a decision otherwise than in accordance with it”.

2.3 There were no appeals allowed on Metropolitan Open Land in 2020/21.

Parks

2.4 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.

2.5 In 2019/20 and 2020/21 five of Harrow's 28 parks (18%) were managed to Green Flag standards. These are:

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 5	GMP2	Number of Parks managed to Green Flag award standard	77% of parks managed to Green Flag award standard (using 2010 as base year)	Target not met	Less than 55% by 2017/18 Less than 66% by 2021/22

2.6 It is proving difficult to maintain the requirements for Green Flag standards with the constraints on the current staffing resources in Parks. Currently it is not possible to achieve the target for more Green Flag parks. Whilst disappointing, Green Flag is a measure of the quality of open space/parks in the borough. In quantitative terms, the area of open space has increased in the borough (as detailed in section 3).

Picture 2.2: Pinner Memorial Park (Green Flag Park)



Source: Harrow Council, Planning

Areas of Special Character

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

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

2.8 In 2019/20 and 2020/21 there were no applications approved for development that would adversely affect an area of special character. However, in 2018/19 an appeal was allowed for a second storey extension (retrospective) to provide two flats and lift overrun at The Powerhouse in West Street (P/1604/18), which the council regarded as being out of keeping with the Harrow Hill Area of Special Character.

Local Views

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

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

2.10 Over the past five years there were no applications approved for development adversely affecting an identified local view.

2.11 Over the past five years there were no applications approved for development adversely affecting an identified local view of St. Mary's Church.

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

Heritage

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

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

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

Heritage Assets - General

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18 CS3 Objective 1 CS6 Objective 1 CS7 Objective 1	HER1	Heritage assets on the English Heritage at Risk register <ul style="list-style-type: none"> • Borough-wide • Harrow Hill • Pinner Hill • Harrow Weald Ridge 	None	Target not met	Additional heritage assets on the Historic England's 'at risk' register: <ul style="list-style-type: none"> • Borough-wide • Harrow Hill • Pinner Hill • Harrow Weald Ridge

2.14 The borough had 21 heritage assets on the 2021 Historic England at risk registers. The assets remaining on the list include the wall to the west and north of Springbok House, Wood Lane, Stanmore, Rayners Public House, Kenton Lane Farm, the former Wealdstone Police Station, Pinner Park Farmhouse, Old Stanmore Church, and sections of historic walls and earthworks including Grim's Ditch (sections of). Another of the heritage assets on the risk register is within Bentley Priory, on Harrow Weald Ridge (Bentley Priory Registered Park and Garden [grade II]). The preparation of the Bentley Priory Open Space Management Plan will address this remaining asset and seek to bring about its positive conservation and eventual removal from the risk register.

2.15 In 2019/20 and 2020/21 there were no applications approved for development adversely affecting the setting of Harrow Hill.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS3 Objective 1	HER2	Development adversely affecting the setting of Harrow Hill	No applications approved for development adversely affecting the setting of Harrow Hill	Target met	One application involving development adversely affecting the setting of Harrow Hill over a rolling five-year period

2.16 In 2019/20 and 2020/21 there were no applications approved for development adversely affecting a heritage asset.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER3	Development adversely affecting a heritage asset (except enabling development)	No applications approved for development adversely affecting a heritage asset	Target met	More than one application approved adversely affecting a heritage asset over five years

2.17 In 2019/20 and 2020/21 there were no applications approved for development within the Harrow part of Edgware Major Centre adversely affecting a heritage asset.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	HER4	Development in Edgware Major Centre (LB part) adversely affecting a heritage asset	No application approved for development adversely affecting a heritage asset	Target met	More than one application approved adversely affecting a heritage asset over five years

Heritage Assets - Listed Buildings

2.18 Harrow's local list of buildings of architectural or historic importance was updated in July 2017. There are over 700 buildings and structures on the Harrow local list. No additions were made to the local list in 2019/20 and 2020/21. Additional items are due to be considered 2021/2022.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER5	Up-to-date list of buildings of local architectural or historic buildings	Review list every five years	Target met	No review by end 2016/17 No further review by end 2021/22

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18	HER6	Up-to-date guidance leaflet for owners of locally listed buildings	Review guidance every five years	Working towards target	No review by end 2016/17 No further review by end 2021/22

2.20 In 2019/20 and 2020/21 there were no appeals dismissed and no appeals allowed for development or alterations adversely affecting listed buildings within the Rayners Lane District Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 6	HER7	Planning appeals dismissed for development or alterations adversely affecting listed buildings within Rayners Lane District Centre	100%	Target met	More than five appeals allowed for development adversely affecting Metroland and suburban character over a rolling three-year period

2.21 In 2019/20 and 2020/21 there were no applications approved for development adversely affecting the setting of Harrow Arts Centre. Harrow's Site Allocations Local Plan document was adopted on July 4th 2013 and sets clear parameters for the development of the Arts Centre car park and ancillary buildings (site G04). Initial master planning work occurred during 2015/16 regarding development opportunities on the site, but not progressed. A bid to the GLA Good Growth Fund (with match-funding from Harrow CIL receipts) was submitted during 2018/19 and subsequently successful. This process will include master planning for the overall site, as well as bringing existing buildings back into use and replacing existing portakabins with more permanent and architecturally appropriate buildings; any such master planning will need to balance the level of enabling development with any impact upon the setting of the Arts Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 6	HER8	Development adversely affecting the setting of Harrow Arts Centre	None	Target met	No site allocation setting clear parameters for development of car park site by 2012/13

Heritage Assets - Conservation Areas

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18 CS3 Objective 1 CS5 Objective 6 CS6 Objective 1 CS7 Objective 1	HER10	Conservation Areas with adopted SPDs and CAAMS	100% by 2017/18	Target met	Less than 70% by 2014/15

2.22 Harrow has a total of 29 Conservation Areas across the borough. As of 2022/2023 all of these have Conservation Area Appraisal and Management Strategies which are afforded weight as a material planning consideration through provision within adopted supplementary planning documents. This will be kept under review with respect to being up to date.

Heritage Assets - Parks & Gardens

2.23 In 2019/20 and 2020/21 none of Harrow's four historic parks & gardens were covered by an adopted management plan, representing coverage of 0%. No progress has been made on management plans for historic parks and gardens due to resourcing and as we added 11 new historic parks and gardens. The Parks team are aware of the designations.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 18 CS3 Objective 1	HER11	Historic Parks and Gardens with an adopted asset management plan	100% by 2025/26	Target not met	Less than 50% by 2016/17 Less than 75% by 2020/21

2.24 Harrow's local list of locally important historic parks and gardens was initially reviewed during the 2016/17 monitoring period. In February 2019 the locally listed park and garden of Paines Lane Cemetery was adopted and the local list description for Pinner Memorial Park was enhanced. In February 2019 an additional 15 parks and gardens were added to the Local List of Historic Parks and Gardens at Cabinet. The Parks team are aware of the designations.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	HER12	Up-to-date list of Historic Parks and Gardens	Review list every five years	Target met	No review by 2016/17 No further review by 2020/21

Local Character

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

2.26 On 11th April 2013, following consultation during the 2012/13 monitoring period, the council adopted the Harrow Garden Land Development Supplementary Planning Document (SPD) to better explain and amplify the Core Strategy policy on garden land development. Since adoption the position has been as follows:

- 2013/14: Two appeals were allowed for inappropriate garden development (P/1831/12 & P/0733/13)
- 2014/15: Two appeals were allowed for inappropriate garden development (P/1023/13 & P/2193/14)
- 2015/16: No appeals allowed for inappropriate garden development
- 2016/17: No appeals allowed for inappropriate garden development
- 2017/18: Two appeals were allowed for inappropriate garden development (P/4823/16 & P/5555/16)
- 2018/19: No appeals allowed for inappropriate garden development
- 2019/20: No appeals allowed for inappropriate garden development
- 2020/21: No appeals allowed for inappropriate garden development

2.27 Since the SPD adoption six appeals have been allowed which are regarded as garden land development. This perhaps indicates that the SPD has not always been interpreted correctly by Planning Inspectors, as some of these appeals are focusing more on the Character impact, rather than the cumulative, unplanned development argument as espoused in the SPD. Additionally, emphasis is being placed by Inspectors on the new Presumption in Favour of Sustainable Development as introduced in the NPPF. A review of this SPD may need to be undertaken in the future, taking into account a detailed analysis of all the appeal decisions.

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

2.28 In 2019/20 one appeal was allowed for a development considered to adversely affect Metroland and the suburban character. This development was at 164 Cannon Lane, Pinner (P/0241/18), a detached house and the council refused an application to redevelop the site to provide a pair of semi-detached two storey dwellings on the grounds that "The development would, not represent an appropriate high quality of design, would not maintain or enhance the character of the surrounding street scene and the visual interests of its surroundings and fails to appropriately respect and relate to its spacious context". In 2020/21 there were no appeals allowed for a development considered to adversely affect Metroland and the suburban character.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS1 Objective 8	LC2	Planning appeals allowed for development adversely affecting Metroland and suburban character	Less than 5	Target met	More than five appeals allowed for development adversely affecting Metroland and the suburban character over a rolling three-year period

2.29 In 2019/20 and 2020/21 there were no appeals allowed for works to protected trees. The total number of appeals allowed in the last five years is two, both allowed in 2015/16.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	LC3	Planning appeals allowed for works to protected trees	Less than 5	Target met	More than five appeals allowed for works to protected trees over a rolling five-year period

Biodiversity

2.30 Harrow's current Biodiversity Action Plan (BAP), identifies eleven broad habitat categories and six species (groups) as priorities for Harrow. It also catalogues the borough's areas of biodiversity and geodiversity interest. These include nationally important Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SINCs) and areas designated as Local Nature Reserves (LNRs) and Country Parks.

2.31 Selected BAP habitats:

Woodlands	Decaying Timber	Parks
Grassland	Wasteland (Brownfield)	Garden and Allotments
Heathland	Bare Ground	Built Environment
Standing and Running Water	Wildlife Corridors	

2.32 Selected species:

Bats (all species)	Hedgehog	Heath Spotted Orchid
Reptiles and Amphibians	Southern wood ant	Coralroot

2.33 The Harrow BAP may be downloaded from the Council website:
<https://www.harrow.gov.uk/downloads/file/23181/harrow-biodiversity-action-plan>.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1 CS3 Strategic Objective 2 CS6 Strategic Objective 2	BIO2	Sites of importance for nature conservation where positive conservation has been or is being implemented	80% of SINCs where positive conservation has been or is being implemented	Target not met	Fewer than 60% by 2016/17 Fewer than 70% by 2021/22 No increase in the number of SINCs in positive conservation management over a rolling three-year period

2.34 In the wake of the Environment Act 2021, a new BAP will be drafted and subject to consultation in 2022. This will seek to identify nature and climate positive actions that may be taken to support nature's recovery and enhance access to nature across the borough whilst furthering the aims of the borough's interim Climate and Nature Emergency strategy.

2.35 There are 44 locally designated SINC's, as adopted in the Harrow Local Plan Site Allocations document in July 2013. During 2019-2021, fewer than 50% of Harrow's local sites had some degree of positive management for nature conservation, reflecting limited capacity and the impact of Covid-19. The phased preparation of new or updated management plans will follow on from the publication of the new BAP. Funding constraints put biodiversity at risk, even at sites designated for conservation, and there is a need to resource management plan implementation and monitoring at site and borough level (and to report on national indicator SDL-060).

2.36 In 2019-2021 no applications that would adversely affect the functional flood plain (zone 3B) contrary to EA advice. However, the indicator does not present a true picture of the situation because of permitted development rights and larger-scale applications allowed on appeal.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	BIO3	Development adversely affecting the functional floodplain	No application approved for development adversely affecting the functional floodplain	Target met	More than 5 applications approved for development adversely affecting the functional floodplain over five years (rolling)

2.37 Flood mitigation works for Newton Park West were completed with Environment Agency support in 2019 and were followed by the major project at Headstone Manor Park in 2021. Proposed improvements at Newton Farm Ecology Park and Roxeth Recreation Ground have yet to come forward but natural flood management works at Bentley Priory and Stanmore Country Park in 2019/20 contributed to securing funds for the Defra-funded Silk Stream Flood Relief Scheme in partnership with LB Barnet. Harrow's popular Green Grid Fund continues to support biodiversity enhancement where practicable but this is constrained by the Fund's purpose and budget. The limited availability of revenue funding to support ongoing management puts capital projects at risk and hampers the ability to secure external funding. At present there is no Borough CIL funding for biodiversity but neighbourhood CIL monies were allocated to a small number of projects in 2019-2021.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 6	BIO4	Implementation of Biodiversity Action Plan programme of actions to improve Biodiversity at Newton Farm Ecology Park and Roxeth Park	Implementation by 2025/26	Working towards target	No delivery or no funded proposals for delivery by 2017/18

2.38 Although proposals in 2019-2021 came to nothing, the planned regeneration of the adjacent Byron Quarter seems likely to provide enhancement of sections of the Belmont Trail to offset development impacts and deliver net gain for biodiversity along part of the trail.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 3	BIO5	Implementation of Biodiversity Action Plan programme of actions to improve Biodiversity along the Belmont Nature Walk	Implementation by 2025/26	Target not met	No delivery or no funded proposals for delivery by 2017/18

Other Biodiversity Monitoring Data

International and National Sites

2.39 There are no Special Areas of Conservation (SACs) or Special Protection Areas (SPAs), international sites designated and protected under European law in Harrow and there are no proposals to designate any sites under international legislation. However, there are two nationally important Sites of Special Scientific Interest (SSSIs) - one biological, one geological - now designated under the Wildlife and Countryside Act 1981 (as

amended). National Nature Reserves (NNRs) sites are also included within this legislation, but there are no NNRs in Harrow.

2.40 There has been no change in the number or area of nationally designated sites in Harrow between the current and previous monitoring periods, nor are there proposals for new nationally designated sites in Harrow.

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

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

2.42 The two SSSI sites within the borough are:

Bentley Priory Open Space LNR which covers an area of 56.63 ha and comprises:

- 9.17 ha unimproved grassland;
- 19.55 ha neutral, unimproved grassland;
- 17.04 ha broadleaved, semi-natural woodland;
- 10.88 ha semi-improved neutral grassland.

These areas were resurveyed by Natural England and reported to be in favourable condition in July 2021, although attention was drawn to the need for certain interventions to be implemented (in accordance with the existing management plan) Harrow Weald Common, which covers an area of 3.5 ha:

- This former gravel pit designated for its geological value was reported to be in favourable condition when it was surveyed by Natural England on 25th February 2009 but not subject to any management to maintain this. A re-survey was scheduled for 2022.

Picture 3.1: Rare Breed Cattle Managing the Grassland Sward at Bentley Priory SSSI



Source: Harrow Council, Planning

Sites of Importance for Nature Conservation (SINCs)

2.43 SINCs, our local wildlife sites fall into three main categories:

- Sites of Metropolitan Importance - Harrow has five sites of London-wide importance totalling 284.71 ha
- Sites of Borough Importance (sub-divided into Grade I and Grade II) - In addition to six Grade I and 14 Grade II sites (totalling 443.95 ha) within Harrow, four Grade I sites and a single Grade II site in adjoining authority areas lie adjacent to or straddle the borough boundary.
- Sites of Local Importance - These are designated because of their intrinsic interest and they are of value to local schools and residents. Harrow has 19 such sites, amounting to 72.34 ha, plus one straddling the borough boundary.

2.44 The 44 borough SINCs were adopted in the Harrow Local Plan Allocations document in July 2013. They total 801.01 ha, or 15.92%, of the borough's surface area. Whilst there has been no significant change in area since the previous monitoring period, the survey data for are now significantly out of date and don't necessarily cover all sites that may be of importance in relation to the habitats, communities and species they support. Where, despite application of the mitigation hierarchy, development would have a negative impact on a SINC, this may constitute grounds for refusal or permission granted only if suitable, measurable net gain for biodiversity provided in accordance with the National Planning Policy Framework and local development policy.

Locally Designated Nature Conservation Areas

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

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

2.46 Whilst there has been no change in the number or area of LNRs in Harrow between the current and the previous monitoring periods, there are two areas of land to be added to the Bentley Priory LNR, secured via Section 106 agreements. The first, at Glenthorne, plays an important refuge role within an otherwise fully accessible site and was incorporated into the management of the LNR in 2019/20. Subsequent to transfer of the second area, presently part of the new Sandringham Care Home estate, the council will formally designate the expanded LNR.

Areas of Deficiency (AoD)

2.47 Areas of deficiency in access to nature have been mapped by GiGL. These are defined as built up areas more than one kilometre's 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 up through the central section of the borough; this equates to 1,323.11 ha or 26.30% of the borough's total area. Whilst the physical, social and mental health benefits provided by access to nature have long been recognised, such benefits and the need to address local deficiencies were clearly highlighted during the Covid-19 lockdown periods of 2020-2021.

Addenda

2.48 Following publication of *A Green Future*, the Government's [25 Year Plan for the Environment](#), the [2021 Environment Act](#) introduced a number of key initiatives/obligations including Local Nature Recovery Strategies, mandatory Biodiversity Net Gain and an extended and strengthened Biodiversity Duty for local authorities.

2.49 The new London Plan introduced an Urban Greening Factor in 2021 and, in combination with the gradual adoption of a biodiversity net gain approach, this should not only foster support for green infrastructure but ensure that this will have value for biodiversity too.

2.50 The adoption of the local interim strategy in response to the global climate and nature emergencies provides a framework for future decision making to support nature's recovery and to mitigate and adapt to climate change across all the Council's responsibilities as well as in relation to land use and natural capital stewardship within the borough. Future regeneration and development will be important in this regard and the development of a Green Infrastructure Strategy (integrated with the London LNRs) will be integral to Harrow's next local plan and to people's health and wellbeing.

2.51 In part meeting new obligations and maximising associated opportunities will depend on baseline mapping and ongoing monitoring and a new protocol for SINC (and other) site surveys was drafted in 2021. SINC

surveys and habitat assessments will be updated over the next few years, with funding support from Defra supplemented by administrative charges. This will help ensure that LBH will be in a position to deliver net gain for biodiversity in support of the London LNRS on various of its landholdings. Whilst there has been limited direct Council funding in Harrow's natural capital to date, investment in its improvement offers the potential to recoup such funds and provide multiple environmental benefits in support of nature, the local economy and people's well-being.

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

Investment and Community Infrastructure

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

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

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

Infrastructure - General

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 5	ICI1	Total annual public and private investment in the borough	18% growth to 2026 on 2009 as the base year	Target met	Less than 3% growth on a rolling three-year period

3.3 Contributions towards Infrastructure 2008/09 - 2013/14 shows that S106 contributions secured towards infrastructure have varied considerably over that period, peaking at £8,771,315.60 in the 2012/13 monitoring period. This is largely due to the Kodak site being granted permission, which secured the vast amount of the S106 obligations in that year. With the introduction of the Community Infrastructure Levy (CIL) in Harrow on 1st October 2013, most infrastructure funding is now coming from this source rather than S106. For example, a more intensified scheme for the Kodak site was granted permission in December 2015 but secured much less S106 funding as previous contributions secured in 2012/13 as these could no longer be justified under the CIL regime where S106 should be required only to make development acceptable in planning terms and the pooling of contributions limited (with such infrastructure being funded by CIL instead).

Table 3.1: Income received through S106 and CIL

Monitoring Year	S106 Income	CIL Income
2009/10	£986,667	£0
2010/11	£1,818,544	£0
2011/12	£756,062	£0
2012/13	£8,771,315	£0
2013/14	£3,618,556	£14,108
2014/15	£199,664	£195,701
2015/16	£1,134,692	£554,529
2016/17	£2,086,575	£5,457,774
2017/18	£1,146,822	£4,685,689
2018/19	£1,623,026	£3,623,409
2019/20	£1,450,152	£2,578,677
2020/21	£2,174,922	£2,176,385

Source: Harrow S106 Monitoring, Harrow Council

Note: 2014/15 onwards S106 figures are actual sums received in that monitoring period rather than those agreed through the grant of planning permission/S106 agreement. Years prior to that to be reviewed/confirmed to provide actual receipts so as to allow comparison with CIL receipts over the full Local Plan period.

3.4 In light of the above, from 2014/15 S106 contributions have been measured by actual receipt of funds rather than what has been secured by grant of permission/S106 agreement, as not all schemes will be implemented. This is also consistent with how CIL income is measured - namely when CIL is actually received upon commencement of development.

3.5 Combined contributions from CIL and S106 amounted to £3,776,691 in 2019/20 and £3,253,621 in 2020/21. Using 2009/10 as the baseline (as required by the indicator) the total contributions secured in 2017/18 is £5,321,637 from both CIL and S106. This represents a gain of 283% and 230% respectively on the 2009/10 baseline specified by the indicator. Combined contributions have been substantially higher than the target and 2009/10 indicator since 2015/16.

3.6 This is due in part to the borough introducing its Community Infrastructure Levy (CIL) in October 2013, which has now effectively replaced S106 contributions from development for the provision of strategic infrastructure and provides a standard amount of funding per m2 for chargeable development, which is anticipated to generate higher, more consistent infrastructure funding as it applies to a wider range of developments. The most recent figures are likely to represent a peak in funding however, as S106 receipts are typically linked to the progress of development (i.e. upon commencement, upon occupation) and take several years to filter through the system, whereas CIL is payable upon commencement. The respective peaks of these two different scales are likely to have coincided in 2016/17 as the infrastructure funding system transitions from a purely S106 one to a CIL/S106 hybrid system. There has been a marked decrease in CIL funding received since 2016/17, reflecting a variety of development trends in the borough including the increased quantum of affordable housing (which is zero rated for CIL purposes).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 17	ICI2	Planning appeals allowed for development not demonstrating adequate infrastructure capacity to serve the development	Less than 20%	Target met	More than 20% appeals allowed for development not demonstrating adequate infrastructure capacity to serve the development over three years (rolling)

3.7 In the last three years there were no appeals allowed for development not demonstrating adequate infrastructure capacity. This is considered to be due to the introduction of the Harrow CIL which applies to a wider range of development, is non-negotiable and helps deal with cumulative effect of smaller developments on infrastructure.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 5	ICI3	Harrow and Wealdstone Intensification Area maintained in future revisions of the London Plan	Harrow and Wealdstone included in the next replacement London Plan	Target met	Draft next replacement London Plan published with Harrow & Wealdstone Intensification Area excluded

3.8 Further Alterations to the London Plan published in 2015 indicated that the Intensification Area designation for Harrow and Wealdstone had been upgraded to an Opportunity Area designation as a result of detailed evidence base studies on site availability and development capacities for the Harrow & Wealdstone Area Action Plan (AAP) indicating the development potential of the area could sustainably accommodate a minimum of 3,000 jobs and 2,800 new homes. This meant that the Harrow & Wealdstone area meets the thresholds for designation as an Opportunity Area within the London Plan. The London Plan (2021) retains the Opportunity Area status, with housing capacity increasing to 5,000 new homes. The London Plan was adopted on 29 January 2021, so this indicator will no longer be monitored in the future.

Picture 3.2: Housing under construction in Palmerston Road, Harrow & Wealdstone Opportunity Area



Source: Harrow Council, Planning

Infrastructure - Schools

3.9 Cabinet agreed its School Organisation Strategy in September of 2020 to account for changes to school roll projections in the borough and significant investment in school places at primary and secondary level, as well as the creation of a number of new free schools in the borough. The local authority has a statutory responsibility to provide sufficient school places for its area. Like many boroughs, Harrow has experienced significant growth in the pupil population and has implemented strategies to increase the number of school places. Initially this rise in population was experienced in the primary sector and increasing pupil numbers are now emerging at secondary level as the pupils move from primary phase to secondary phase.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5	ICI4	Provision of additional primary school capacity	Approval for and construction of new and extended schools in accordance with Harrow's School Places Plan	Target met	No permanent expansion under construction by the end of 2012/13 and annually thereafter to 2015/16

3.10 Additional school places have been created in Harrow in phases to meet increased demand as it arises. The Local authority has delivered three phases of primary expansions, increased secondary places through an age range extension, the government free school programme and individual school increases in places. The special school places have been increased through school expansions and creation of provision at mainstream schools. The increase in school places has been delivered through the expansion of existing schools and the opening of new places through the government's free school programme.

3.11 Following the expansion and free schools programmes, in September 2016 there were 3,450 permanent reception places. There are vacancies in reception classes which are concentrated in a small number of schools. Given the significant increase in school places to meet rising demand there needs to be a period of time for the situation to settle and be monitored. Where there are instances where a reduction in number of places would be beneficial to a school to manage mobility and fluctuations officers have engaged with the schools on an individual basis.

3.12 The Central Primary Planning Area is the only planning area that is indicating a shortfall of places over time. This Primary Planning Area has the majority of housing development planned and the increase in projected pupils is aligned with the estimated timescale for the developments to come forward. Two new school sites have been identified within this area. Harrow View Primary School is planned to have 3 forms of entry and discussions have taken place with The Harrow Academies Trust with regards to possible specialist provision. The proposed school on the Poet's Corner regeneration site is planned to provide a further 2 forms of entry. These two schools will provide school places for the demand expected to come directly from the housing developments.

3.13 Over the medium and long term given the volume of housing development the situation will be kept under review because it will be important to bring forward places with demand arising from the developments and avoid surplus provision over the short term. The impact of the developments included in Harrow's 2018/19 trajectory is not expected to be immediate and surveys are likely to be needed to ascertain the occupancy and therefore potential impact on school places in the mid to long term future.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5	ICI5	Provision of additional secondary school capacity	1 x new secondary school from 2016/17 and before 2025/26	Target not met	No site identified for new secondary school by end 2016/17 No delivery or no funded proposals for delivery by end 2020/21

3.14 The 2020 projections for Year 7 places are overall in-line with the 2019 projections. The projections are set to continue increasing over the period covered in the Cabinet report (2020/21 to 2032/33). It is proposed that the situation in relation to secondary places and demand is monitored and that once there is greater clarity, we will develop local solutions to meet the growing need with the secondary schools.

3.15 A Special Education Needs and Disabilities (SEND) strategy was agreed by Cabinet in February 2019 in view of increased demand for this type of provision in the borough. The review focused on four priority areas: reviewing existing provision in view of changing demographics and organisational profile, reviewing current provision and need for young people with social, behaviour and mental health needs, and improving post-16 outcomes and outcomes generally for young people with SEND. The SEND strategy includes a priority to increase local provision. The plan is to increase the number of ARMS (Additional Resourced Mainstream Schools) over the next five years or so in primary and secondary schools. Finally, further work is being undertaken to develop longer term solutions to meet the shortfall in SEND provision, including potentially repurposing existing school land no longer needed for mainstream schools.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI6	Retention of Harrow School, John Lyon School and Whitmore High School in the borough	No relocation of Harrow School, John Lyon School and Whitmore High School out of the borough	Target met	Any proposal to relocate out of the borough

3.16 Harrow School, John Lyon School and Whitmore School continue to thrive in their current locations. In August 2013 Harrow School signed a Memorandum of Understanding with Harrow Council to jointly prepare a Supplementary Planning Document as a long-term development strategy for the Harrow School Estate. This was consulted on in spring 2015 and adopted in July 2015, Harrow School then submitted a planning application (P/1940/16) in April 2016 for a major development at the school. The scheme involves the demolition of a number of buildings and construction of a new sports building (7,269 m²) and a new science building (3,675 m²), as well as replacement car parking and extensive landscaping. Planning permission was approved by the council subject to legal agreement. However, the application was 'called in' by the Mayor of London and subsequently refused in February 2018. In August 2018 Harrow School lodged an appeal against the Mayor's refusal with the Secretary of State and a Public Inquiry was held in April/May 2019, the appeal was allowed in October 2019 giving permission for the development to proceed.

Infrastructure - Health

3.17 On 21st March 2013 the council granted planning permission for the comprehensive, phased redevelopment of the Royal National Orthopaedic Hospital (P/3191/12). The Hybrid Planning Permission included the comprehensive redevelopment of the RNOH site to include 56,871 m² of hospital development (C2 Use Class), 21,000 m² of multi-storey car park (Sui Generis) and 40,260 m² of residential development (C3 Use Class), including the provision of open space and wider ancillary development.

3.18 In 2015/16 reserved matters applications were approved for two development phases of the overall hospital redevelopment scheme. Phase One was for the development of a Biomedical Engineering Hub and Phase Two for the development of the Princess Eugenie House - a unit designed to house the hospital's new Independent Living Unit, as well as providing family accommodation and replacing the Graham Hill Unit. These permissions have subsequently expired. In July 2016 reserved matters were approved for Phase 2A of the overall hospital redevelopment and the RNOH announced in August 2016 that it had secured the funding to begin rebuilding facilities at the hospital. Construction started in August 2016, with the demolition of the Patient Centre to make way for the new £40 million Inpatient ward building (Phase 2A). Work commenced on The Stanmore Building in September 2016 and was completed in December 2018. It was officially opened by The Duke of York and Princess Eugenie in March 2019.

Picture 3.3: New Inpatient Accommodation Block at the Royal National Orthopaedic Hospital, Stanmore



Source: Harrow Council, Planning

3.19 Although the local plan target date for completion of Phase One of the new hospital has not been met, work is finally now underway on redeveloping and transforming this leading specialist orthopaedic hospital site.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	IC17	Completion of Phase One of the RNOH (Stanmore) redevelopment	Complete by end 2014/15	Target not met	Works stall by end 2014/15

3.20 No new GP-led surgeries or polyclinics were completed during 2019/20 and 2020/21. The NHS Harrow Clinical Commissioning will be replaced by the NHS North West London Clinical Commissioning Group on 1st April 2021. A new clinic is slated to be delivered on the Kodak East Site as part of a later stage of development.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5	ICI8	Provision of additional health services capacity	Provision of two additional polyclinics or GP-led surgeries by the end of the plan period in 2026	Working towards target	No site identified for new polyclinics or GP led surgeries by end 2015/16 No delivery or funded proposals for delivery by end 2020/21

3.21 The NHS will continue to invest in the primary care (GP) estate to ensure it is fit for purpose and able to meet the demand of the local population. In this respect the CCG will look for Community Infrastructure Levy (CIL) contributions to invest in the primary care estate from time to time.

3.22 Since the last AMR community access to the Sports facilities at Harrow School, John Lyon School and Whitmore High School has not changed. As part of the development of a replacement sports centre at Harrow School, a new community use agreement will be entered into that will include additional community access. This additional community access will be facilitated by the new centre being designed so as to enable use by both students and the public at the same time whilst ensuring safeguarding issues are adequately addressed.

3.23 Harrow School submitted a planning application (P/1940/16) in April 2016 for a major development at the school involving the construction of a new sports building and a new science building. Planning permission was approved by the council subject to legal agreement. However, the application was 'called in' by the Mayor of London and subsequently refused in February 2018. In August 2018 Harrow School lodged an appeal against this decision and a Public Inquiry was held in April/May 2019, the appeal was allowed in October 2019 giving permission for the development to proceed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 9	ICI10	Community access to sports facilities at Harrow School, John Lyon School and Whitmore High School	Maintain access	Target met	New PPG 17 study by 2017/18 identifies no loss of community access to facilities at Harrow School, John Lyon School and Whitmore High School

3.24 As well as being the new home to Barnet Football Club, with a capacity of 6,500 (5,419 seated), The Hive London is a community facility, working in partnership with Harrow Council, and offers the following facilities for hire: two full size 3G artificial turf pitches which can be split into 6 x 7-a-side football pitches; 14 various sized grass pitches for hire; wheeled portable goals; and changing rooms all at competitive rates. Also available for community use are a gym, the Hive Bar (bar/restaurant), the Amber Suite, capacity up to 600 guests, ideal for celebrations, events, weddings and conferences. Access to these facilities has been maintained.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	ICI12	Community access to sports facilities at The Hive	Maintain access	Target met	New PPG 17 study by 2018/19 identifies no loss of community access to facilities at The Hive

Infrastructure - Community

3.25 In 2019/20, based on permissions, there was a net gain of 1,353 m² of D1 (Non-residential Institution) floorspace and in 2020/21 there was a net loss of 839 m², compared to a net gain of 2,666 m² in 2017/18 and 4,930 m² in 2018/19. Over the same period there was a net gain of 17,468 m² of D2 (Assembly and Leisure) floorspace in 2019/20 and a net loss of 1,444 m² in 2020/21, compared to a net gain of 3,210 m² in 2017/18 and 3,471 m² in 2018/19 (see Table 3.2). Overall the net growth in D Class floorspace in 2019/20, 18,821 m², was the highest since 2015/16, and was comparable with the totals seen in the 11 years from 2005/06 to 2015/16, starting well before the life of the current Harrow Local Plan, which ranged between 11,674 m² and 23,329 m².

However, in 2020/21 there was a net loss of 2,283 m², the first time there has been an overall net loss. Although 6,972 m² of D1 floorspace was proposed in 2019/20 there was a loss of 5,619 m², while 17,468 m² of D2 floorspace was proposed with no lost floorspace. In 2020/21 there was 3,202 m² of D1 floorspace proposed with a loss of 4,041 m², while 3,863 m² of D2 floorspace was proposed and 5,307 m² lost.

3.26 In 2019/20 there were no schemes proposing a significant gain or loss of D1 floorspace, the biggest change in floorspace was a change of use of the former Rayners Lane Library, Imperial Drive, Rayners Lane to supported housing with ancillary offices and education plus a café, a loss of 800 m². Another scheme at Elmgrove Primary School and Nursery, Kenmore Avenue, Harrow proposed a net loss in floorspace of 284 m² (3,616 m² to 3,332 m²). The most significant scheme proposing D2 floorspace was at The Hive Football Centre, Camrose Avenue, Edgware where the erection of an indoor academy building with an indoor 3G pitch and other facilities would result in a gain of 16,141 m². In 2020/21 the two largest losses of D1 use class floorspace proposed were at the Safari Cinema, Station Road, Harrow, a loss of 1,563 m² from religious premises to housing and at the Middlesex New Synagogue, Bessborough Road, Harrow, a loss of 750 m² also to housing. The scheme at the Safari Cinema also accounted for the biggest net change in D2 floorspace (3,100 m² to 1,462 m²), a net loss of 1,638 m².

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5	IC113	Retention of community uses	No net loss of community facilities unless compensation is provided	Working towards target	Loss of more than one community facility to other non-community uses, without compensation (using 2010 as the base year)

Table 3.2: Net Losses/Gains for D1 & D2 Uses - based on Permissions

Use Class	2009/10	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
D1	10,857	9,871	15,960	20,039	22,451	1,734	2,666	4,930	1,353	-839
D2	838	3,243	-1,781	3,290	-2,457	-804	3,210	3,471	17,468	-1,444
Total (D)	11,695	13,114	14,179	23,329	19,994	930	5,876	8,401	18,821	-2,283

Source: Harrow Council, Planning

Picture 3.4: Greenhill Library, Perceval Square, College Road, Harrow



Source: Harrow Council, Culture and Leisure

3.27 Table 3.3 details the amount of floorspace proposed and delivered for a range of community uses in 2019/20 and 2020/21. The majority of these completions related to schools, the largest permitted scheme was allowed on appeal in 2019/20 and proposed a major redevelopment at Harrow School Sports and Science Buildings, Football Lane, Harrow to provide new buildings for sport (7,269 m²) and science (3,675 m²) plus new visitor car parking, improved landscaping and the relocation of the existing Multi-Use Games Area (MUGA). In 2019/20 the largest completed developments were the erection of a new three storey teaching block (2,547 m²) at Hatch End High School, Headstone Lane, Harrow and the construction of a new sports and social club house (1,104 m²), an artificial turf pitch and a MUGA along with 30 new dwellings at the Tithe Farm Social Club, Rayners Lane, Harrow. In 2020/21 the largest completed developments were the construction of a mixed use development of 101 residential assisted/independent living units (16,939 m²) and 70 residential units at Jubilee House & 39-45, Merrion Avenue, Stanmore and the redevelopment of the former Cumberland Hotel, 1-3 St. John's Road, Victoria Hall, Sheepcote Road and 1-4 Victoria Close, Harrow to provide new community facilities (1,254 m²), 204 residential flats and a flexible retail unit.

3.28 In 2015/16 permission was granted for the 51 College Road, Harrow development, which includes a new central library and town square. The new library was completed at the end of 2020 and opened to the public for the first time in April 2021 following the relaxing of Covid-19 restrictions. The new library named 'Greenhill Library' has been funded through a Community Infrastructure Levy (CIL) in-kind payment, with the developer providing the shell and core. It is located on the ground floor of a residential block as part of a residential and retail development in Harrow Town Centre and has a mezzanine floor, a separate library pavilion, and a library garden space. The Harrow Square development of which Greenhill Library is a part was selected as a winner of the 2021 Urban Land Institute (ULI) Europe Awards for Excellence.

Table 3.3: Community Floorspace by Type - Proposed and Delivered

Type of development	2019/20				2020/21			
	No. of permissions	Floorspace proposed (m ²)	No. of developments completed	Floorspace completed (m ²)	No. of permissions	Floorspace proposed (m ²)	No. of developments completed	Floorspace completed (m ²)
Care Home	5	1,320	-	-	2	251	2	17,031
Community Centre	1	695	-	-	3	315	2	1,254
Dance Studio	1	0	-	-	-	-	1	0
Day Centre	-	-	-	-	2	27	-	-
Day Nursery	5	850	-	-	1	25	-	-
Education	4	466	2	1,261	6	717	3	715
Gym	4	1,227	-	-	1	97	1	983
Hall	-	-	-	-	1	0	-	-
Health/ Medical Centre	7	678	4	258	5	405	3	234
Hospital	1	96	-	-	-	-	-	-
Leisure	-	-	-	-	3	3,430	-	-
Mother & Baby Centre	1	125	-	-	-	-	-	-
Nursing Home	1	0	-	-	3	6	-	-
Place of Worship	4	340	-	-	3	570	-	-
School	19	15,090	2	2,690	11	1,683	5	735
Scouts/Guides Premises	1	40	-	-	1	0	-	-
Sports Facilities	3	16,201	2	1,155	2	0	1	0
Therapy Centre	2	282	-	-	-	-	-	-
Total	59	37,410	10	5,364	44	7,526	18	20,952

Source: Harrow Council, Planning

3.29 The Library Service secured a grant of £20k from Arts Council England (ACE) in 2020 for the purchase of tablets for library staff to create online library content to help offset the loss the physical activities during the Covid-19 pandemic. The funding also enabled all library staff to undertake reader development online training from 'Opening the Book'.

3.30 Additional refurbishment works at Kenton Library were completed in 2020/21 including the refurbishment of all the windows, installation of roof insulation, and the fitting of a new front entrance door and screen.

3.31 The library service social media presence moved from Twitter and Facebook to include accounts with Pinterest, YouTube and Instagram. Online engagement has radically changed the way library members interact with the service. From an average of 8,000 Twitter impressions in 2019 there was an increase to 37,500 in 2020/21.

3.32 There was a significant increase of 169% in e-media issues (e-books, e-audio, digital newspapers and magazines) in 2020/21 compared to 2019/20.

3.33 North Harrow Community Library managed by North Harrow Community Library Group, a registered charity, and run by volunteers had approximately 2,000 members by the 31st March 2021 The independent community library opened in 2018 following the closure of the Council managed North Harrow Library in 2015.

3.34 The Harrow & Wealdstone Area Action Plan allocated one site (Lowlands Recreation Ground in Harrow Town Centre) to provide a new outdoor performance space. The new space was completed in September 2015 and is known as Arc House. Other outdoor public/performance spaces are also in the pipeline within the Harrow & Wealdstone Opportunity Area, two in Harrow Town Centre and one in Wealdstone (Wealdstone Square). In Wealdstone a new public square as been completed to create a dwell space near Trinity Church, Headstone Drive and a host space for potential events and a servicing space for parking and access. Within Harrow Town Centre one area of public space has been completed at Harrow Square, College Road. Another public realm space is currently under construction in St. John's Road, involving a change of use from car park to public square incorporating five food kiosks; an art display window and covered seating area; ancillary storage and street furniture.

Picture 3.5: Trinity Square, Wealdstone



Source: Harrow Council, Planning

Transport

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

Transport Infrastructure - Trains

3.36 Four London Underground lines serve Harrow: the Metropolitan, Bakerloo, Jubilee and Piccadilly lines; in addition the Edgware branch of the Northern line runs close to the eastern borough boundary and the London Overground network provides services in the borough which supplement the Bakerloo line.

Picture 3.6: Piccadilly Line Train, Rayners Lane



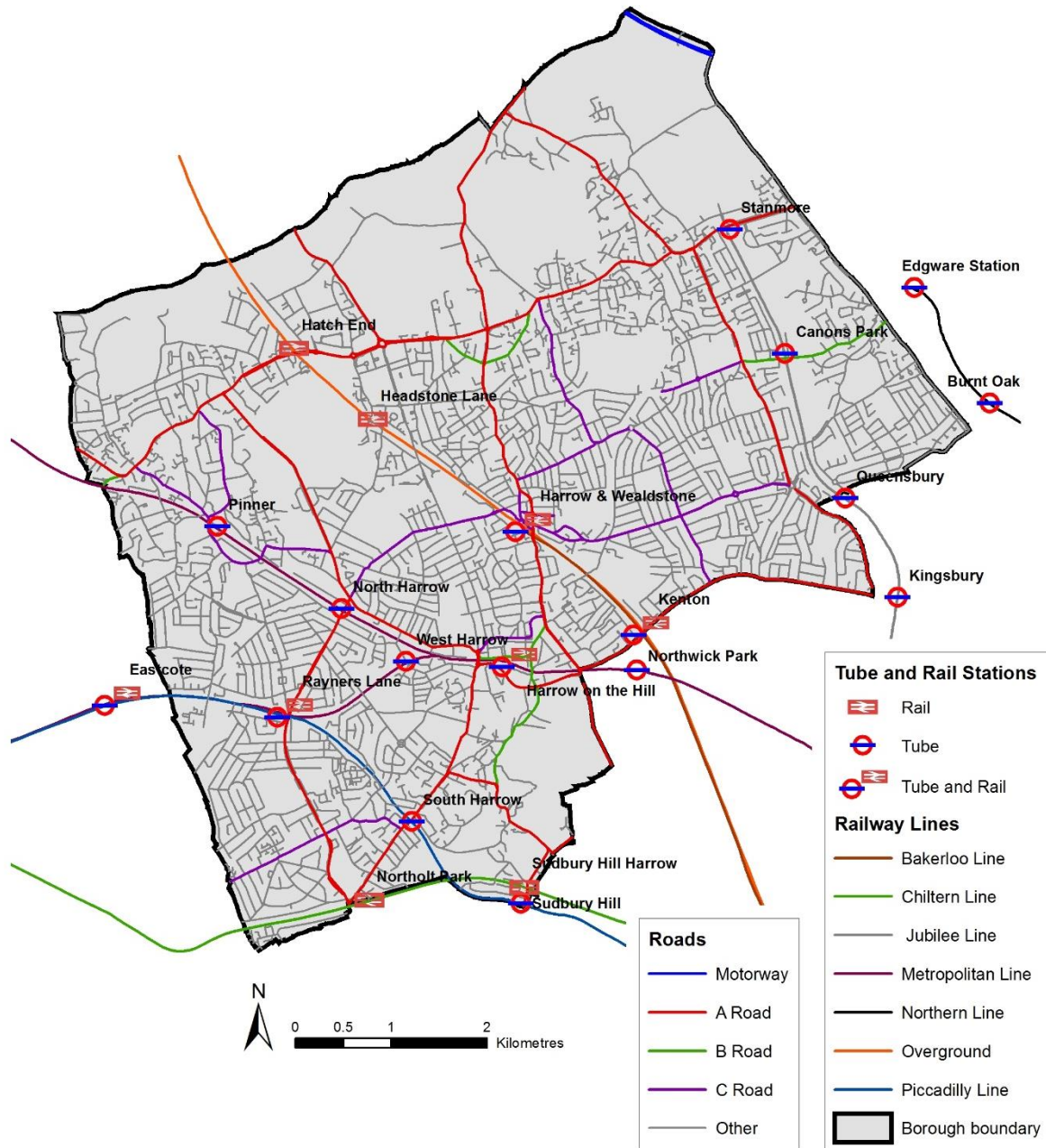
Source: Harrow Council, Planning

3.37 Mainline rail services connect the borough to London termini at Marylebone and Euston, and to Clapham Junction, Watford Junction, Aylesbury and Milton Keynes. Apart from the Southern Rail service towards East Croydon and Clapham Junction, all train services connect essentially radially with Central London. Away from London there are regular direct services to Aylesbury (Chiltern Line); Amersham, Chesham, Uxbridge & Watford (Metropolitan Line); Tring (London Northwestern); Milton Keynes (Southern); Watford Junction (London Overground) and Uxbridge (Piccadilly Line).

3.38 Whilst connectivity along these radial services routes is good, rail connections to other West London destinations, usually requires travel via Central London and/or multiple changes. Prospect of some limited improvement may be achieved via the proposed West London Orbital (WLO), a line currently used by rail freight. These proposals, which are under discussion between the boroughs, West London Alliance and TfL, connect Hendon through Old Oak Common (area) towards Hounslow, but offer no direct connectivity for Harrow nor to other destinations in West and South West London. An enhanced WLO potentially could provide direct connectivity from the borough and onto Ealing and Heathrow using existing freight links.

3.39 The provision of step-free access remains an issue at many of the borough's stations, currently including the busiest, Harrow-on-the-Hill Station.

Map 3.1: Rail and Road Networks in and around Harrow



Source: Harrow Council, Planning
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 12	TRA2	Successful lobbying of TfL to bring forward improved disabled access at Harrow-on-the-Hill Station	Inclusion in revised Mayor's Transport Strategy of upgrade to Harrow-on-the-Hill Station to secure full disabled access	Target met	Not included in the revised Mayor's Transport Strategy by end 2020/21

3.40 In 2017 following many years of lobbying, TfL formally announced that Harrow-on-the-Hill Station will have step free access. Subsequently enabling works started on site in 2019 with an expected completion date of late 2020. Four lifts are being installed at the station providing access to all platforms from College Road (Town Centre side). A fifth lift would be added and constructed as part of the proposed TfL housing development if and when approved. The housing development plans are currently being reworked by TfL.

3.41 In addition to Harrow-on-the-Hill Station, Sudbury Hill (Piccadilly Line) Station is also on the current phase of the step free access programme. Construction works started in late 2019 with expected completion due in 2020. At Stanmore Station, where there is currently substandard step free access (via the car park and vehicle ramp), there are TfL development proposals which would see a lift constructed within the development. The Council continues to lobby for step free access at other stations in the borough, in particular at Rayners Lane Station.

Transport Infrastructure - Buses

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 and 2 Objective 13	TRA4	Improved orbital bus routes	Additional orbital bus routes by 2025/26	Target met	No delivery or funded proposals for delivery of additional orbital bus routes by 2017/18

3.42 Harrow's Local Implementation Plan for the period 2019/20-2021/2 maintains a commitment that the council will work with Transport for London (TfL) to improve orbital bus links. The council has continued to lobby TfL to improve orbital bus connections. The X140, a new limited stops orbital route between Harrow and Heathrow Airport, commenced operations in December 2019.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 13	TRA6	Number of bus routes serving Harrow Town Centre and Wealdstone	Maintain and where possible increase the number of routes serving Harrow Town Centre and Wealdstone	Target met	Reduction by one or more routes

3.43 As noted in the previous indicator, in December 2019 a new limited stops route (the X140) commenced operations between Harrow and Heathrow Airport. There has been no reduction in bus routes in 2019/20 or 2020/21.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 5	TRA19	Improved pedestrian access from Harrow View to Headstone Museum and Manor	Improved access implemented by 2026	Target met	No funded proposals for improved access in place by 2020/21

3.44 In October 2015 the council granted a new outline planning permission for the comprehensive, phased redevelopment of the Kodak site and approved reserved matters for the former Kodak sports ground west of Harrow View. The approved scheme includes a green pedestrian link between Headstone Drive and Harrow View (i.e. across the main Kodak site) and between Harrow View and Headstone Manor (i.e. across the former sports ground). Works on this scheme are underway.

3.45 Changes are being developed for the Goodwill to All junction site (at Headstone Gardens/Harrow View/Headstone Drive, made up of four traffic lights) which will facilitate the introduction of an all red pedestrian phase at the junction to improve pedestrian access.

Transport Infrastructure - Public Realm Works

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6 CS4 Objective 1 CS5 Objective 4 CS6 Objective 5 CS7 Objective 4 CS8 Objective 3 CS9 Objective 1 CS10 Objective 1	TRA24	Renewal/rationalisation of street furniture and of highway signage in: Sudbury Hill Local Centre South Harrow & Rayners Lane centres Hatch End centre Stanmore District Centre Edgware District Centre Kingsbury and Queensbury centres Kenton and Belmont centres	Renewal/ rationalisation of street furniture and highway signage by end 2025/26	Target not met	No published programme for rationalisation/renewal by end 2017/18 No funded proposals for implementation by end 2020/21

3.47 The following scheme has not commenced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA26	Investment in public realm and way finder sign improvements between Kenton and Northwick Park Stations	Additional signs within 2 years as part of the Legible London scheme by end 2017/18	Target not met	No improvements or new way finder signs have been built.

3.48 The following scheme has not commenced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS10 Objective 2	TRA27	Secure agreement with LB Brent to work together to improve pedestrian connectivity between Kenton and Northwick Park stations	Agreement secured by end 2014/15	Target not met	No progress towards agreement by end 2014/15

Transport - Outcomes

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TRA28	Proportion of trips made by public transport	Reduce the number of trips made by car from a baseline (estimated at 51.9% of modal share) by a minimum of 5% over the period to 2026	Target met	Less than a 1% reduction in the periods 2014/15, 2016/17, 2019/20 & 2022/23

3.49 The latest data available from TfL is the three year average covering 2017/18 to 2019/20. 46.4% of trips by Harrow residents are by car/motorcycle i.e. 5.5% below the baseline figure. This puts this indicator on track. More recent data shows significant increases in local trips, often by walking, during and following COVID-19 which will likely lead to further improvements in this indicator.

3.50 More context is provided by the table below, which compares more detailed more share data for Harrow with the broader Outer and Inner London areas. Harrow has a relatively high proportion of travel by private transport and a relatively low proportion by public transport compared to both Inner and Outer London (this result

is in keeping with Harrow's location on the edge of Greater London). Despite this, only around half of trips in Harrow are made by private transport.

Table 3.4: Trip-Based mode share for active, efficient and sustainable modes, by borough of residence LTDS 3 year average, 2016/17 - 2018/19

	Public Transport	Cycle	Walk	Private Transport
Harrow	22%	0%	28%	50%
Outer London	27%	1%	26%	46%
Inner London	37%	4%	38%	21%

Source: TfL

Green Grid

3.51 The Harrow Green Grid was approved by Cabinet in July 2011. It is part of the London-wide Green Grid project managed by the GLA and forms part of the spatial vision for Harrow as set out in the Core Strategy. The project has been supported through capital funding of £150,000 per annum, with this sum being matched by contributions from developers, grants and work in-kind provided by volunteers.

Picture 3.7: Headstone Manor Recreation Ground Project Works in Progress



Source: Harrow Council, Planning

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

3.52 The Green Grid project aims to combine the energy and enthusiasm of Harrow's residents and voluntary groups with strategic planning and funding from the council and developers to bring about better and more co-ordinated management of the borough's green spaces, and the linkages between them. Green Grid projects over

the last eight years have promoted volunteering across the borough and involved the planting of over 27,000 bulbs, nearly 45,195 trees and shrubs, wildlife attracting perennials, ferns, water loving plants, orchard trees and some street trees across the borough. Installation of new seats, picnic benches, footpaths, cycleways, bridges, bollards, fencing, decking, boardwalks, gates, noticeboards, interpretation panels and leaflets plus control of invasive plant species including Japanese Knotweed, Himalayan Balsam and Parrots Feathers are underway.

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

Table 3.5: Green Grid Projects

Project Number and Name	Status
11.1.01 Belmont Trail	No further progress at 04/21
11.1.02 Links at north end of trail to Green Belt	No further progress at 04/21
11.1.03 Harrow Town Centre, Byron and Kenton Recreation Grounds	Part completed. New works opening up Bonnersfield Lane, installation of new footpath, bollards, signage, interpretation and new native planting.
11.1.04 Kenton Recreation Ground	New footpath constructed, green gym, work ongoing
11.1.06 Temple Pond	Outstanding
11.1.07 Bernays Gardens	Improvement works to the public gardens, majority of new planting, seating, picnic benches works completed in collaboration with volunteers and works ongoing
11.1.08 Lowlands Recreation Ground	Whole new park improvement including welcoming entrances and enhancements to the park, raised table for level crossing for pedestrians/car turning area, a new paths, removal of perimeter fence to increase public safety and access, new tree and shrub planting and orchard, installation of benches and bins, opening up the area, thinning of trees, removal of dense shrub planting to improve safety and light levels and visibility/permeability for park users. Earthshaping to create seating/outdoor performance area and new sitting area. Installation of a small café sitting area, play equipment, green gym to support the open space and its attractiveness as a destination.
11.1.10 Harrow on the Hill	New gantry to replace the missing historic gantry and sign, in collaboration with Harrow Hill Trust.
11.2.01 River Crane: The Yeading, The Roxbourne and Roxbourne Return Arm	Biodiversity Improvements, some Himalayan Balsam removal, new footpath, signage and bins. Newton Park West project completed for biodiversity and flood improvements. River diverted and new desedimentation ponds and reed beds to clean the water as the river flows through. Aquatic planting and native planting to enhance the biodiversity.
11.2.02 Yeading Walk trail system	New orchard planted, entrance improvements and cycleway complete at Yeading Walk and Roxbourne Park and new steps, gate and footpath at Roxbourne Rough and Roxbourne Park complete. New interpretation panels. Roxbourne Rough new steps constructed. Roxbourne Park new cycleway constructed.
11.2.03 River Crane: Yeading Brook and Roxbourne Park (regeneration and restoration)	Clearance of overhanging branches and Himalayan Balsam removal in partnership with London Wildlife Trust and the Crane Valley Partnership. Roxbourne Rough ecology managed and enhanced, new pond, entrance and access point improvements and renewed circular footpath.
11.2.04 Smarts Brook	Outstanding
11.2.05 Headstone Manor Recreation Ground	Stage 1 report complete to deculvert and divert river flow, works to commence in 2018 - outstanding. Headstone Manor Parks for People HLF application made for Stage 1 funding. Round 2: Development Stage of HLF funding bid completed and HLF Delivery Phase of project underway with funding allocated for the project works. Works continuing on site. Flood alleviation scheme and new football pitches under construction. Works ongoing on site.
11.2.06 River Pinn: Celandine Route links	Biodiversity Improvements, new path and signage completed in 2011/12
11.2.07 Pinner Park Farm corridor and Woodridings Brook	Outstanding

Project Number and Name	Status
11.2.08 Pinner Park Farm	Ongoing management of old hedges for biodiversity and archaeology
11.2.09 Harrow Arts Centre	Planting work undertaken in 2011/12
11.2.10 Montesole Playing Fields and Grim's Ditch	Works completed
11.2.11 Harrow and West Harrow Recreation Grounds	Outstanding
11.2.12 Harrow Recreation Ground	New footpath and signage. Play facilities and green gym installed.
11.2.13 Roxborough Bridge	Hard and soft landscaping complete
11.2.14 St George's Field	Works completed and park opened in 2020
11.2.15 Woodlands Open Space and Green Lane 2000	Outstanding
11.2.16 Kodak	The Green Link on the Kodak site and the open space under construction to 2021, at Harrow View West. Harrow View East Kodak site under construction and ongoing beyond 2021
11.2.17 Roxeth Recreation Ground	Habitat creation on former bowling green, development of picnic site and interpretation, green gym completed
11.3.01 Edgware Brook paths	Outstanding
11.3.02 Edgware Brook link to Belmont trail	Outstanding
11.3.03 Stanmore Marsh	Biodiversity improvements 2011/12 and flood relief, landscaping and play area scheme completed 2017. New footpath link through woodland to north completed.
11.3.04 Canons Park and Lakes	Habitat creation in railway woodland 2011/12. Entrance improvements to Canons Park extension and new path aside Canons Drive completed. New Canons Park Spinney footpath link completed and interpretation panels.
11.3.05 Dalkeith Open Space	Lake Grove Park new footpath and picnic area constructed. Partial woodland thinning to regenerate woodland area 2017
11.3.06 Queensbury Recreation Ground	New fencing and footpath 2012/13, new pond, watercourse realignment and improvements scoped to commence in 2014 works completed. New riverside planting. Security enhanced. New planting of trees, shrubs and marsh plants.
11.3.07 Chandos Recreation Ground Play Area	Green Gym. Play area improvements completed.
11.3.08 Stanmore Place, Public Art	Completed
11.4.01 Stanmore Common	New boardwalk, clearance of woodland ride and installation of nature trail and interpretation by Harrow Nature Conservation Forum
11.4.02 Stanmore Country Park and Pear Wood	Nature trail, new steps, bridges and footpath, signage, other works ongoing. Prepared 40 acre field for cattle grazing. Installation of new benches. New orchard tree planting in addition to heritage orchard trees completed. Installation of new benches in orchard and water butt.
11.4.03 Caesar's Pond management	Completed
11.4.04 Old Redding Complex (includes: Harrow Weald Common, The City and Grimsdyke Open Space)	Further improvements to footpaths. Working in partnership with Grim's Dyke Hotel and Froglife further improvements to Grim's Dyke Lake were completed. Interpretation and planting of new orchard trees in Lady Gilbert's Orchard. Installation of new picnic benches at Old Redding.
11.4.05 Land at Bentley Priory	Management Plan drafted for Bentley Priory open space including SSSI & Registered Park and Gardens - completed. Implementation of capital works recommended under management plan for Bentley Priory Open Space and SSSI, including scrub clearance, increased grazing, new fencing, nature trail, habitat creation. Bentley Priory Circular Walk refurbished or renewed. New boardwalks over very boggy areas, new steps, kissing gates, waymarking and interpretation (signage and leaflets). New self closing kissing gate at Old Lodge Way and new kissing gates to improve access for all.
11.4.06 Oxhey Lane	Oxhey Lane flood storage area and control structure
11.4.07 Pinner Hill Golf Course	Outstanding

Project Number and Name	Status
11.4.08 Grimsdyke Open Space	New orchard planting
11.4.09 Watling Farm Woodland	Outstanding
11.4.10 London Loop	New stiles and gates - ongoing
11.4.13 RNOH	Outstanding
11.4.14 Bentley Old Vicarage & All Saints Church	New footpath and signage ongoing
11.5.01 Street Tree Planting	Planting undertaken on Canons Drive, Carlton Ave, Pinner Road. Remaining programme ongoing. Christchurch Ave, Old Lodge Way, West End Lane - ongoing

Source: Harrow Council, Planning

3.54 By 2020/21 work had commenced on the delivery of 69% of Harrow's Green Grid projects.

3.55 Further information on the Green Grid can be viewed on the Harrow Council website via the following link: <https://www.harrow.gov.uk/downloads/file/23179/green-grid-what-is-it-all-about-pdf>

Town Centres and Retail Development

3.56 Harrow Town Centre is classified as a Metropolitan centre and is one of only 14 such centres across London as designated in the London Plan, the others being Bromley, Canary Wharf, Croydon, Ealing, Hounslow, Ilford, Kingston, Romford, Shepherds Bush, Stratford, Sutton, Uxbridge and Wood Green. They serve wide catchments which can extend over several boroughs and into parts of the wider South East. Typically they contain at least 100,000 m² of retail, leisure and service floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions. Many have important clusters of civic, public and historic buildings. In addition to Harrow Town Centre, the borough's network of town centres comprises: one Major centre; nine District centres; and five Local centres².

New Retail Floorspace

Table 3.6a: Retail Floorspace (gross floorspace based on permissions)

Retail Type	Floorspace (m ²)								
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Convenience	4,676	3,498	6,086	367	1,248	711	1,610	4,419	22,615
Comparison³	185	1,435	261	1,013	344	605	1,289	1,494	6,626
Total	4,861	4,933	6,347	1,380	1,592	1,316	2,899	5,913	29,241

Source: Harrow Council, Planning

3.57 Since 2009/10 (the start of the plan period) a total of 57,839 m² of retail floorspace has been proposed across the borough (29,241 m² since 2013/14), based on planning permissions, resulting in a net increase of 5,120 m² since 2009/10 and a net decrease of 2,599 m² since 2013/14 (see Tables 3.6a & 3.6b). The only major retail scheme to be completed in the recent years was the new Morrisons at Neptune Point, Pinner Road, Harrow, completed in 2012/13, which accounted for the majority of the net increase that year. Retail schemes that have gained planning approval but have not yet commenced, and are, therefore, included as pipeline supply, include the Kodak, Headstone Drive/Harrow View development site (up to 2,171 m²) which was granted

² Major centres serve a borough-wide catchment, comprise over 50,000 m² of retail, leisure and service floorspace with a relatively high proportion of comparison goods and may also have significant employment, leisure, service and civic functions. Edgware Major Centre is predominantly located in the London Borough of Barnet but with some secondary frontage and tertiary components extending into the London Borough of Harrow. District centres provide convenience goods, services and social infrastructure for more local communities and are easily accessible by public transport, walking and cycling. They comprise 5,000-50,000 m² of retail, leisure and service floorspace or provide specialist shopping functions. Burnt Oak District Centre straddles the boundary with the London Borough of Barnet (also part of Brent) and Kenton District Centre straddles the boundary with the London Borough of Brent. Kingsbury District Centre is predominantly located within the London Borough of Brent but with some secondary frontage and tertiary components extending into the London Borough of Harrow. South Harrow, Rayners Lane, North Harrow, Pinner, Stanmore and Wealdstone District centres are all wholly contained within Harrow. Local centres serve a localised catchment and provide mainly convenience goods and other services. They may include a small supermarket (up to around 500 m²), sub-post office, pharmacy, laundrette and other useful local services. Sudbury Hill Local Centre straddles the boundary with the London Borough of Ealing. Hatch End, Harrow Weald, Queensbury and Belmont local centres are all wholly contained within Harrow.

³ Retail goods that are not bought on a frequent basis e.g. clothing, footwear, household goods, furniture, carpets, and electrical appliances.

permission in 2015/16. Further retail schemes include Anmer Lodge, Coverdale Close in Stanmore which was granted permission in 2014/15 for a new supermarket of 1,692 m² and 120 residential units, plus associated car parking. Here the original buildings have been demolished and a temporary replacement car park constructed. A scheme at the former Post Office, 51 College Road proposing residential, a library and a unit suitable for a number of uses including retail (805 m²) was completed in 2018/19, although the flexible unit has not yet been occupied.

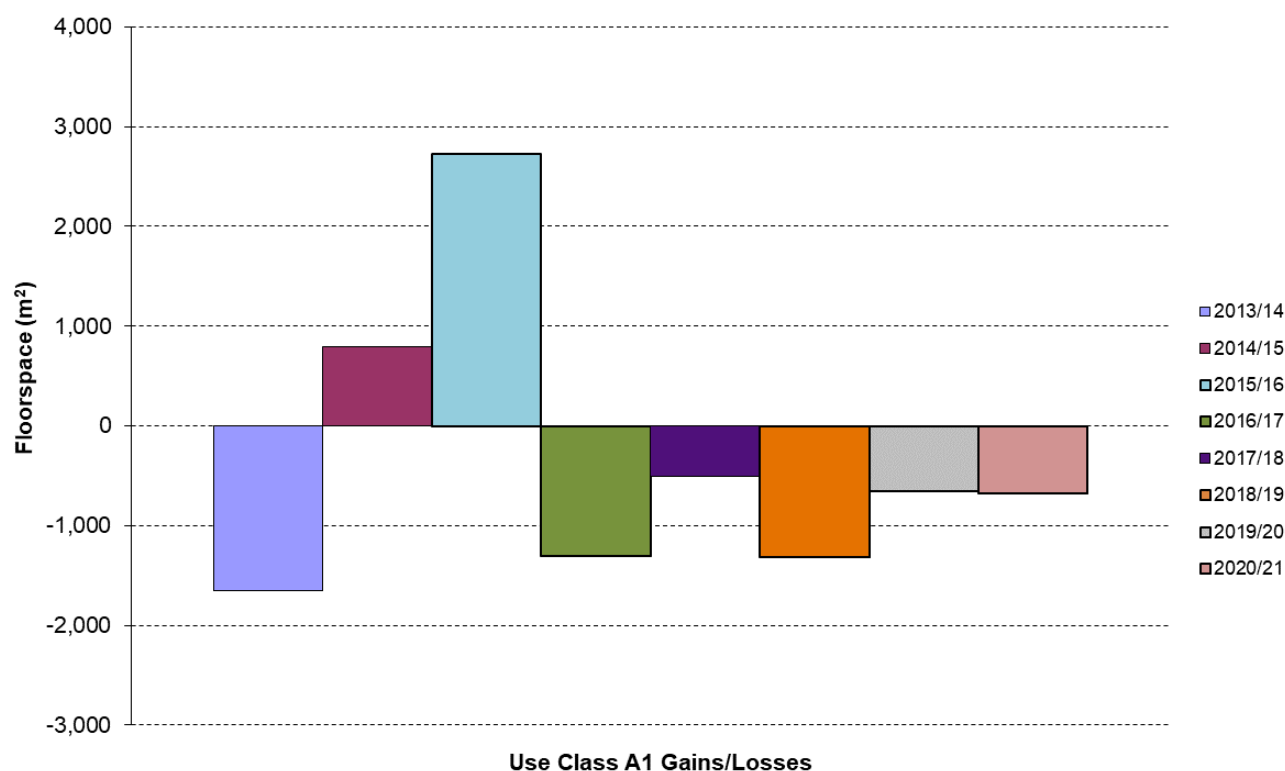
Table 3.6b: Retail Floorspace (net gain/losses based on permissions)

Retail Type	Floorspace (m ²)								
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Convenience	-205	1,086	3,034	-1,268	369	-80	-479	450	2,907
Comparison	-1,450	-292	-305	-38	-875	-1,234	-180	-1,132	-5,506
Total	-1,655	794	2,729	-1,306	-506	-1,314	-659	-682	-2,599

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR1	Pipeline supply of new retail floorspace (comparison and convenience)	44,000 m ² net additional retail floorspace by 2026	Target not met	Less than 15,000 m ² by end 2016/17 Less than 29,000 m ² by end 2020/21

Chart 3.1: Retail Floorspace



Source: Harrow Council, Planning

3.58 The losses in previous years are mainly down to changes of use from A1 (Retail) to A3 (Restaurant and Cafes), reflecting the changing nature of our high streets from predominantly retailing destinations to a more mixed leisure and retailing offer. The current Local Plan was based on a Retail Study completed in 2009. This study forecast sufficient expenditure growth within the catchment of the borough's town centres to support up to 38,912 m² net comparison retail floorspace and 5,261 m² net convenience retail floorspace over the period 2009 - 2025. The Local Plan therefore identifies a potential supply of 17 sites providing over 50,000 m², this is sufficient to accommodate the 38,912 m² of comparison floorspace required. As part of the Local Plan Review, a new Economic Development Needs Assessment (2017) (EDNA) was completed. This identified potential capacity for 14,345 m² of retail and leisure floorspace. This identified floorspace capacity would meet 90% of floorspace projections to 2026 and 28% to 2036. The study recommends the LPA seek to identify opportunities to

accommodate around 16,000 m² gross of Class A retail uses by 2026 and explore longer term opportunities to accommodate an additional 35,000 m² gross of Class A retail uses between 2026 and 2036. Such requirements will need to be monitored in the context of changes in retail/town centre markets generally, as well as the limited delivery of retail floorspace in the borough since 2009/10, including the net loss of comparison goods floorspace.

Retail Floorspace Pipeline Supply

3.59 To date, in Harrow Town Centre, there has been an additional 6,340 m² of new comparison floorspace delivered, slightly short of the target of 7,000 m² by 2016/17 and well below the target of 14,500 m² by 2020/21. There was no additional retail floorspace provided in Harrow Town Centre in 2017/18. However, in 2018/19 there were two schemes completed providing flexible uses including retail at Harrow Square, College Road, Harrow and at 322 Station Road, Harrow. As the first of these was unoccupied at the end of this monitoring period and the second has been occupied by a betting shop neither of these schemes have been included in the totals. In 2019/20 there were two completed schemes, one providing flexible uses including retail at Lyon House/Equitable House, Lyon Road, now known as Lyon Square and one proposing retail in a mixed use development at the former public conveniences in Greenhill Way. In 2020/21 there was a completed scheme providing residential and flexible uses including retail on the site of the former Cumberland Hotel, 1-3 St. John's Road, now known as Harrow One. As none of the of these premises were occupied at the end of this monitoring period these schemes have also not been included in the totals.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 9	TCR2	Pipeline supply of new retail floorspace (comparison only) in Harrow Town Centre	22,500 m ² net additional retail floorspace by 2026	Target not met	Less than 7,000 m ² by 2016/17 Less than 14,500 m ² by 2020/21

3.60 During 2019/20 and 2020/21 there were no applications approved for major retail development in out of centre locations as was the case in the previous five years.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2	TCR3	Number of applications approved for major retail development in out of centre locations	None	Target met	One or more applications approved for major retail development in out of centre locations over a rolling five-year period

Hotel Development

3.61 There was no increase in the number of hotel bedspaces within Harrow Town Centre during 2019/20 or 2020/21. The newest hotel in Harrow Town Centre is the Travelodge Hotel, built on the site of Temple House, 221-225 Station Road and the associated car park, providing 102 bedrooms this hotel opened in December 2017.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objection 11 CS2 Objective 2	TCR4	Number of hotel bedspaces in Harrow Town Centre	Increase the number of hotel bedspaces to 500 within the town centre by 2026 (using Sept 2011 as the base year)	Target not met	Less than a 20% increase (i.e. 410 hotel bedspaces) by end 2015/16 Less than a 35% increase (i.e. 460 hotel bedspaces) by end 2020/21

3.62 A number of completed schemes have resulted in the loss of hotel bedspaces in Harrow Town Centre. Planning permission was granted for the redevelopment of the Cumberland Hotel, St. John's Road, which closed

in late 2015. This scheme was for residential, community facilities and flexible commercial uses, it did not include any replacement hotel floorspace. This scheme (P/4332/17) resulted in a loss of 84 hotel bedrooms in Harrow Town Centre and construction work was completed in February 2021. Kempsford House Hotel, St. John's Road was demolished and construction of a five storey building providing 27 residential units was completed in January 2018. This scheme (P/4885/15) resulted in a loss of 40 hotel bedrooms in Harrow Town Centre. A scheme at the former Quality Hotel, Pinner Road is just outside Harrow Town Centre, work on this scheme was completed in September 2019.

3.63 There was no increase in the number of hotel bedspaces within Wealdstone District Centre during 2019/20 or 2020/21 and no plans for any new hotel development coming forward.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 9	TCR5	Number of hotel bedspaces in Wealdstone town centre	Increase the number of hotel bedspaces to 50 within Wealdstone town centre by 2026 (using Sept 2011 as the base year)	Target not met	Less than a 40% increase (i.e. 20 hotel bedspaces) by end 2015/16 Less than a 80% increase (i.e. 40 hotel bedspaces) by end 2020/21

Town Centre Health

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS2 Objective 3 CS4 Objective 2 CS5 Objective 1 CS7 Objective 5	TCR6	Vacancy rate for each centre (total measured retail frontage): Borough-wide Wealdstone Centre South Harrow North Harrow Stanmore	No increase of vacancy rates in Primary Shopping Frontage from 2009 to 2026 (Borough-wide) No more than 10% vacant frontage (in centres)	Working towards target	An increase in vacant retail frontage of more than 5% in any centre over a rolling five-year period

Table 3.7: Percentage of Frontage Vacant in Primary Shopping Areas

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant
	2009/10	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Harrow	4.18	6.78	5.74	8.09	7.66	5.65	8.34	13.98
Burnt Oak (part)	8.51	4.25	16.95	9.34	9.34	18.27	20.43	14.96
Edgware (part)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kenton (part)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kingsbury (part)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
North Harrow	40.48	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Pinner	4.53	6.25	3.42	2.36	1.60	2.36	7.02	8.36
Rayners Lane	5.68	1.21	1.20	5.39	0.00	3.71	6.48	3.01
South Harrow	5.95	2.09	1.02	3.24	0.00	0.90	3.10	2.02
Stanmore	0.00	0.00	5.86	0.00	0.00	2.80	2.80	0.00
Wealdstone	14.55	11.77	9.35	5.88	1.53	4.12	8.20	12.64
Average Vacancy Rate	7.63%	2.94%	3.96%	3.12%	1.83%	3.44%	5.12%	5.00%

Source: Harrow Council, Planning

3.64 Table 3.7 shows the vacancy rates in the Primary Shopping Frontage for all of the borough's Metropolitan, Major and District centres. In 2019/20 vacancy rates reached 5.12% compared to 3.44% the previous year and 1.83% in 2017/18 which was the lowest level recorded in the twelve years of observations. In 2020/21 the rate fell slightly to 5% continuing the trend of the yearly rates always being below the 2009/10 baseline figure of 7.63%. Since 2018/19 there has been an increase in primary frontage vacancy rates in Pinner, South Harrow and Wealdstone with the highest increase being in Wealdstone, 4.12% to 12.64%, primarily due to the closure of Peacocks, 67-71 High Street and the completion of a mixed use development including a ground floor retail unit at 19 High Street which has yet to be occupied. In Burnt Oak, Rayners Lane and Stanmore the vacancy rates have fallen since 2018/19 with Stanmore having no vacant units in 2020/21. In Burnt Oak the vacancy rate is very high at 14.96%, primarily due to the vacant former NatWest Bank, 53 Burnt Oak Broadway (Burnt Oak is only partially located in Harrow, and the figures only cover those units in Harrow). In Harrow Town Centre the vacancy rate in 2020/21 of 13.98% is by far the highest since 2009/10 and compares to a vacancy of 5.65% in 2018/19 which was the lowest rate since 2011/12.

Table 3.8: Vacancy Rates in Town Centres (Borough-wide)

Town Centre	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Frontage Vacant	% Change Over Rolling 5 Year Period
	2009/10	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2015/16 - 2020/21
Harrow	7.77	4.94	6.74	8.43	8.47	8.84	13.02	8.08
Burnt Oak (part)	8.21	9.71	5.35	5.35	10.46	12.65	9.53	-0.18
Edgware (part)	7.33	3.96	5.81	2.31	9.81	7.13	1.62	-2.34
Kenton (part)	8.29	4.02	6.15	4.02	4.02	8.27	3.96	-0.06
Kingsbury (part)	0.00	7.83	0.00	0.00	0.00	0.00	0.00	-7.83
North Harrow	23.09	3.91	4.27	4.27	4.85	5.52	7.26	3.35
Pinner	3.63	4.35	2.54	4.20	3.60	6.57	5.95	1.60
Rayners Lane	11.83	3.93	4.45	2.52	5.18	6.90	3.72	-0.21
South Harrow	4.34	2.51	2.59	1.65	3.96	4.14	1.62	-0.89
Stanmore	0.80	5.75	4.85	3.33	2.83	10.00	4.83	-0.92
Wealdstone	10.44	9.53	6.11	4.63	5.93	8.44	7.70	-1.83
Belmont	12.66	0.00	3.27	1.66	1.66	4.41	4.41	4.41
Harrow Weald	3.21	3.79	3.42	2.32	2.32	2.18	5.87	2.08
Hatch End	7.13	2.76	2.16	4.06	3.15	12.15	9.72	6.96
Queensbury	5.06	1.16	1.21	0.00	0.00	1.21	0.00	-1.16
Sudbury Hill (part)	6.27	0.00	0.00	0.00	2.50	2.50	0.00	0.00
Average Vacancy Rate	7.50%	4.26%	3.68%	3.05%	4.30%	6.31%	4.95%	0.69%

Source: Harrow Council, Planning

3.65 Table 3.8 shows the vacancy rates for all of the borough's town centres. In 2019/20 the average vacancy rate increased to 6.31% from 4.30% the previous year, with only Kingsbury having no vacancies (Kingsbury is only partially located in Harrow and the figures only cover those units in Harrow). In 2020/21 the average vacancy rate was 4.95%, with three centres having no vacancies, Kingsbury, Queensbury and Sudbury Hill (Sudbury Hill like Kingsbury is only partially located in Harrow, and the figures only cover those units in Harrow). The overall reduction in vacancy rates over the twelve year period from 7.5% in 2009/10 can in part be attributed to the improving economy. It does not appear that the Covid-19 pandemic has had an effect on vacancy rates in Harrow, although many shops were not permitted to open during the lockdowns. The rates in Harrow Town Centre have previously remained steady but in 2020/21 there was a significant increase as a result of the closures of Debenhams, Station Road, Frankie & Benny's, St. George's Centre, St Anns Road, Halfords, Sheepcote Road and Argos, St Anns Road. The indicator remains green as generally all the centres are under the indicator threshold, and most have shown either a decrease in vacancy rates or remained at the same level. The exceptions to this trend are Harrow Town Centre (8.08%) and Hatch End (6.96%) which have both had an increase of more than 5% over the last five years. Vacancy rates have only decreased by more than 5% over the last five years in Kingsbury.

3.66 Table 3.9 shows the results for pedestrian counts in the key town centres in the borough excluding Harrow Metropolitan Centre (see below). There were no surveys in 2020/21 due to the Covid-19 pandemic and

the resulting lockdowns, therefore the table shows the last two years for which data is available, 2018/19 and 2019/20 along with the 2009/10 baseline. In 2018/19 surveys were only carried out in six of the nine centres, primarily as a result of a reduction in funding available to carry out the surveys. Of these only Pinner had a rise in footfall compared to the previous year to a level of 1.6% above the 2009/10 baseline. Wealdstone had the biggest decline in footfall to 19.9% below the baseline. The remaining four centres, Hatch End, Rayners Lane, South Harrow and Stanmore were all below the 2009/10 threshold.

Picture 3.8: Harrow Metropolitan Centre



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS2 Objective 3 CS4 Objective 2 CS5 Objective 1 CS7 Objective 5	TCR7	Average footfall in Metropolitan and District centres: Borough-wide Wealdstone South Harrow North Harrow Stanmore	Not to fall more than 10% below 2009/10 levels	Working towards target	Footfall more than 10% below 2009/10 levels in: any centre over five years (rolling) Wealdstone District Centre over five years (rolling) South Harrow District Centre over five years (rolling) North Harrow District Centre over five years (rolling) Stanmore District Centre over five years (rolling)

3.67 In 2019/20 surveys were only carried out in four of the nine centres, Hatch End, South Harrow, Stanmore and Wealdstone, also as a result of funding not being available to carry out surveys in the other centres. The Wealdstone survey took place just before the first Covid-19 lockdown in March 2020, whereas the other three centres were surveyed in November 2019. Three of these centres, South Harrow, Stanmore and Wealdstone had a higher footfall than the previous year, but only South Harrow had a higher footfall than the 2009/10 baseline, an increase of 4.5%. Hatch End had a lower footfall compared to the previous year, down to a level of 11.9% below the baseline. Wealdstone with a footfall level 12.4% lower than the baseline is also below than the 10% threshold. This overall general decline in footfall may be representative of a shift away from the high street to online shopping, and monitoring over subsequent years may reveal more of a trend. In this case, policies may

need to be revisited to ensure an appropriate mix of retail is supported within centres. It is recommended that a new Retail Study be commissioned to understand the reasons for the decline in footfall across the borough's town centres. The methods used to collect footfall data are changing with the increasing use of technology, such as mobile phone data and fixed cameras replacing the manual footfall collection used previously.

Table 3.9: Pedestrian Counts by Centre 2009/10 - 2019/20 (Percentage Change)

Town Centre	2009/10	2018/19	2018/19	2018/19	2019/20	2019/20	2019/20
	Baseline	Total	Change from Baseline	% Change from Baseline	Total	Change from Baseline	% Change from Baseline
Burnt Oak	180,885	n/a	n/a	n/a	n/a	n/a	n/a
Hatch End	68,085	63,900	-4,185	-6.1	59,970	-8,115	-11.9
Kenton	86,940	n/a	n/a	n/a	n/a	n/a	n/a
North Harrow	127,545	n/a	n/a	n/a	n/a	n/a	n/a
Pinner	247,020	250,875	3,855	1.6	n/a	n/a	n/a
Rayners Lane	195,060	175,740	-19,320	-9.9	n/a	n/a	n/a
South Harrow	259,710	240,600	-19,110	-7.4	271,515	11,805	4.5
Stanmore	139,320	131,445	-7,875	-5.7	132,810	-6,510	-4.7
Wealdstone	260,310	208,425	-51,885	-19.9	228,060	-32,250	-12.4

Source: Harrow Council, Planning

3.68 In the Harrow Metropolitan Centre footfall is measured using an automated counting system introduced in November 2014. Cameras were initially installed in two locations within the centre, Station Road and College Road with a third location, St. Anns Road, added later in June 2015.

3.69 In 2019/20, the week commencing 16th December 2019 had the highest footfall with 453,578 visitors (compared to a high of 573,847 in 2017/18 and 539,216 in 2018/19). Saturday 21st December 2019 being the busiest day that week with 81,318 visitors (compared to a high of 98,466 in 2017/18 and 100,027 in 2018/19). Monday 23rd December 2019 was the busiest day of the year with 92,407 visitors. The lowest footfall recorded was in the week commencing 20th January 2020 with 343,199 visitors (compared to a low of 351,311 visitors in 2017/18 and 346,225 in 2018/19).

Table 3.10: Footfall in busiest and quietest periods in Harrow Metropolitan Centre

	2017/18	2018/19	2019/20	2020/21
Footfall in Busiest Week	573,847	539,216	453,578 (Week commencing 16 th December 2019)	424,335 (Week commencing 14 th September 2020)
Footfall on Busiest Day	98,466	100,027	92,407 (Monday 23 rd December 2019)	73,562 (Saturday 26 th September 2020)
Footfall in Quietest Week	351,311	346,225	343,199 (Week commencing 20 th January 2020)	120,175 (Week commencing 11 th January 2021)

Source: Harrow Council, Planning

3.70 It can be seen, from these figures and those in the previous AMR, that peak footfall levels in Harrow Town Centre were lower in 2019/20 than in the preceding four years when footfall levels had increased significantly with more people visiting, shopping and eating in the town centre. A wide range of shops and restaurants, lower vacancy rates had improved the image of the centre, the improved public realm and a variety of events such as the 'International Summer Market' all helped to making Harrow Town Centre a more attractive venue for Harrow's residents. However, falling household disposable income, competition from out-of-town centres and supermarkets, and internet shopping have all contributed to a decline in visitors to Harrow Town Centre.

3.71 In March 2020 the UK went into the first of three lockdowns, ordered by the Government, as an intervention to help reduce the spread of the Covid-19 virus. This resulted in most shops not being permitted to open and a dramatic decline in the number of visitors to Harrow Town Centre. 2020/21 footfall levels are therefore significantly affected by these restrictions and comparisons with totals from previous years would not provide any meaningful conclusions, although comparisons going forward will be a good indication of the

recovery being made following the pandemic. In 2020/21 weekly footfall data was not available until Sept 2020, although monthly data was available throughout the year which showed much lower figures compared to the previous year, as you would expect, ranging from -78.1% in April to -0.2% in September. In 2020/21, the weekly footfall data showed that the week commencing 14th September 2020 had the highest footfall with 424,335 visitors and Saturday 19th September 2020 was the busiest day that week with 73,231 visitors. The busiest day of the year was Saturday 26th September 2020 with 73,562 visitors. The lowest footfall recorded was in the week commencing 11th January 2021 with 120,175.

Strengthening Harrow Town Centre's Role

3.72 In May 2013 the Government amended the General Permitted Development Order (GPDO) to allow the change of use of existing office space to residential as permitted development for a for a temporary period of three years. However, on 6th April 2016 these permitted development rights were made permanent. While the council sought to have the Harrow & Wealdstone Intensification Area (now the Harrow & Wealdstone Opportunity Area), including Harrow Town Centre, excluded from this change, this request was not successful. Under permitted development the council cannot apply its Local Plan policies and, therefore, cannot negotiate a proportion of existing office floorspace be retained/re-provided. This will significantly impact on the ability to meet this Local Plan target over the coming years. It is, therefore, proposed that this target be amended in subsequent AMR's to monitor the loss of office floorspace via Prior Approval.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 8	TCR8	Number of applications for development on sites with existing B1 use in Harrow Town Centre	80% to include re-provision of office floorspace through redevelopment	Working towards target	Less than 50% over a rolling five-year period

3.73 As at the end of the 2020/21 monitoring period 133 permissions had been granted for 2,665 residential units in the borough resulting in a loss of 129,521 m² of office floorspace if they were all implemented. Of this total 1,531 units are in the Opportunity Area resulting in a loss of 72,270 m² of office floorspace and 1,195 units are in Harrow Town Centre resulting in a loss of 57,471 m² of office floorspace. Of these proposed units, 1,554 have been completed in the borough, 606 in the Opportunity Area and 476 in Harrow Town Centre (Table 3.11).

Table 3.11: Permissions for Prior Approval for Change of Use from Office to Residential

	Permissions	Site area (ha)	A2/B1(a) office floorspace lost (m ²)	Proposed units	Completed units
Harrow Borough	133	7.93	129,521	2,665	1,554
Opportunity Area	63	3.53	72,270	1,531	606
Harrow Town Centre	40	2.37	57,471	1,195	476

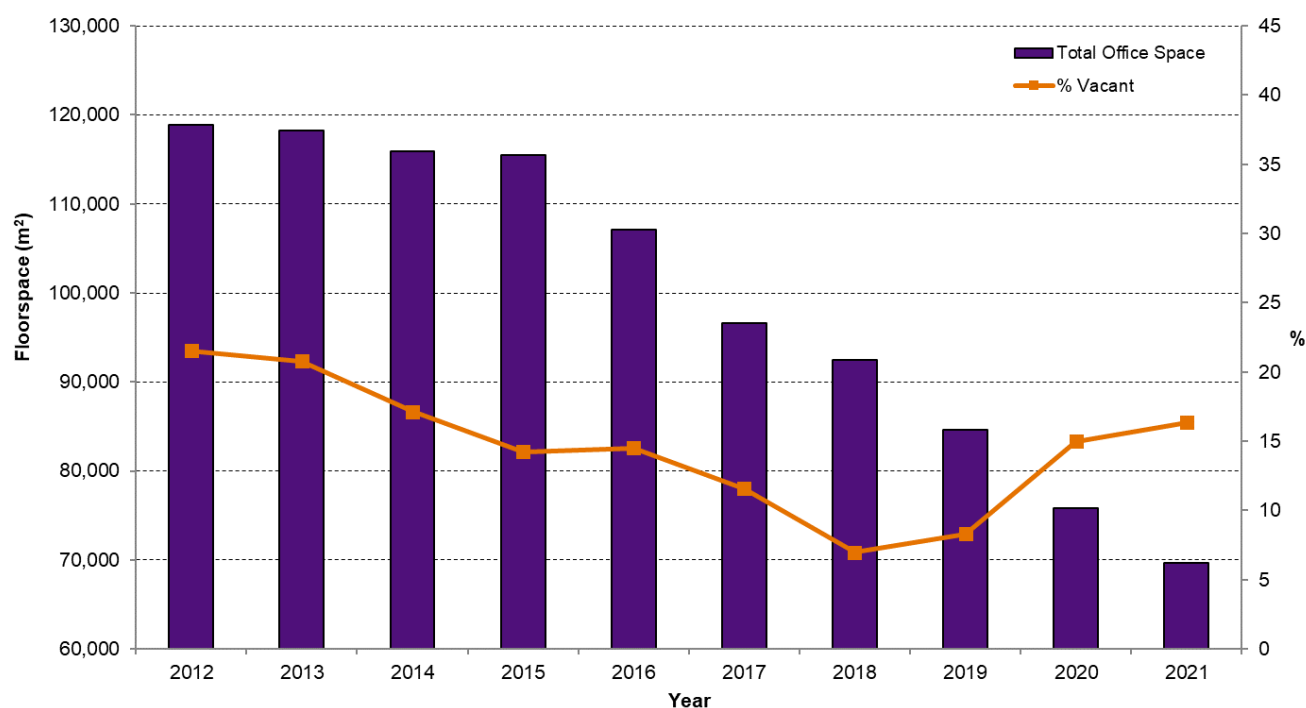
Source: Harrow Council, Planning

3.74 Table 3.12 shows office vacancy rates in Harrow Town Centre since March 2010. The vacancy rates of 15.0% in March 2020 and 16.4% in March 2021 are significantly higher than the previous two years, 7.0% in March 2018 and 8.3% in March 2019. These newest rates are similar to those seen between 2014 and 2016 and are well above the target vacancy rate of 10% sought over the life of the Local Plan. However, these rates have decreased significantly from the peak level of 30.1% in March 2011 mainly as a result of changes to PD rights which allow changes of use from office to residential. It was anticipated that the level of vacancies would continue to decrease over the next few years as developers and landowners continue to look to take advantage of this relaxation of planning policy and replace vacant office space and buildings with residential units.

3.75 The Covid-19 pandemic has had a significant impact on office working since March 2020 with many employees working from home and as a result the need for businesses to occupy office space, particularly in town centres, has decreased potentially resulting in more vacant office space which may or may not be converted to residential in due course. However, the vacancy rates in Harrow Town Centre were already on the increase prior to the pandemic due a number of new office developments being completed in 2019/20 but not fully occupied e.g. Lexicon, Gayton Road, Harrow; 14 Havelock Place, Harrow; and Lyon Square, Lyon Road, Harrow.

The tailing off in the number of completed office to residential conversions has also had a negative impact on vacancy rates with no completed schemes in 2019/20 and two completed schemes in 2020/21.

Chart 3.2: Total Office Space and Vacancy Rates in Harrow Town Centre



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 11 CS2 Objective 2 CS2 Objective 8	TCR9	Office Vacancy rates in Harrow Town Centre	Reduce vacancy rates to 10% by 2026	Target not met	Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

Table 3.12: Amount of Office Floorspace and Vacancy Rates in Harrow Town Centre

Year	Occupied Office Space (m²)	Vacant Office Space (m²)	Total Office Space (m²)	% Vacant
2010	97,599	22,916	120,515	19.0
2011	83,699	36,048	119,747	30.1
2012	93,248	25,618	118,866	21.6
2013	93,632	24,576	118,208	20.8
2014	96,009	19,878	115,887	17.2
2015	98,631	16,431	115,062	14.3
2016	91,596	15,562	107,158	14.5
2017	85,377	11,200	96,577	11.6
2018	86,035	6,465	92,500	7.0
2019	77,596	7,045	84,641	8.3
2020	64,422	11,359	75,781	15.0
2021	58,235	11,386	69,621	16.4

Source: Harrow Council, Planning

3.76 Over the past five monitoring years 2016/17 to 2020/21 four major new build schemes in Harrow Town Centre have been approved for 100% residential development. These schemes are:

- 2016/17: In June 2016 planning permission was approved for 27 flats on the site of the former Kempford House Hotel at 23 St. John's Road. In March 2017 a 32 bedroom HMO was approved at the rear of

Kirkfield House in Station Road. 23 of these units are fully self-contained, so have been counted as housing units, whereas the remaining nine rooms are non self-contained with shared kitchen facilities.

- 2017/18: A scheme for 42 flats was granted permission on the site of the former car park on the north side of Greenhill Way
- 2020/21: In October 2020 permission was granted for the redevelopment of the Middlesex New Synagogue in Bessborough Road to provide a part 5/part 6 storey building comprised of 40 flats

This therefore indicates that the council is no longer meeting the target for Indicator TCR10. The Prior Approval legislation, which resulted in an amendment to the General Permitted Development Order (GDPO) came into force in May 2013 allowing the change of use from Class B1(a) office to Class C3 residential without the need for planning permission. This legislation was approved after the Harrow Local Plan was adopted, so the numerous Prior Approval consents which have subsequently been allowed in Harrow Town Centre have therefore been excluded from the monitoring of this indicator.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	TCR10	Number of applications for 100% major residential development in Harrow Town Centre	None	Target not met	More than three applications approved for 100% major residential development in Harrow Town Centre over a rolling five-year period

3.77 In 2019/20 there were two completed schemes proposing retail floorspace in Harrow Town Centre, one providing 1,606 m² of flexible uses including A1 (retail) at Lyon House/Equitable House, Lyon Road (Lyon Square) and one proposing retail (90 m²) in a mixed use development at the former public conveniences in Greenhill Way. In 2020/21 there was a completed scheme providing residential and flexible uses including retail (79 m²) on the site of the former Cumberland Hotel, 1-3 St. John's Road (Harrow One). None of these units were occupied as at the end of March 2021.

3.78 Overall there was a net gain of 834 m² of retail floorspace borough-wide in 2019/20 and a loss of 1,219 m² in 2020/21. In 2019/20 a scheme proposing a mix of residential units and retail floorspace (496 m²) at 19 High Street, Wealdstone was completed, the retail unit was still vacant as at the end of March 2021. In 2020/21 there were no significant increases in retail floorspace in any of the other town centres in the borough. One scheme completed on the site of the former George Public House, Marsh Road, Pinner proposed 209 m² of flexible commercial uses including A1 (retail), but following a later change of use permission these premises opened as a health centre. In Harrow Weald a new Lidl supermarket opened replacing a Homebase store, there was no additional floorspace provided on this site. The overall situation may improve in future monitoring periods with the delivery, for example, of new retail floorspace at Anmer Lodge, Coverdale Close, Stanmore where a scheme proposing 1,692 m² of retail floorspace was granted permission in August 2014. The original buildings have been demolished and temporary replacement car park constructed. There are currently no other major retail schemes in the pipeline for Harrow's town centres. However, there are two major mixed use schemes under construction that propose flexible uses including retail at 43 Church Road, Stanmore and 5-11 & 37-41 Palmerston Road, Wealdstone.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	TCR11	Amount of retail and office floorspace built/delivered in Harrow Town Centre annually	70% of all new retail and office floorspace to be provided in Harrow Town Centre	Target not met	Less than 40% of overall retail and/or office floorspace provided in Harrow Town Centre over a rolling three-year period

3.79 In 2019/20 there was a net loss of 8,860 m² of office floorspace (Class B1(a) and A2 Financial & Professional Services) within Harrow Town Centre and in 2020/21 there was a net loss of 6,160 m². In 2019/20 there were three completed schemes proposing office floorspace in Harrow Town Centre, these were at Lyon Square, Lyon Road, Harrow (1,832 m²), Lexicon, Gayton Road, Harrow, 478 m² of flexible uses including Class B1(a) and A2 Financial & Professional Services and a change of use from a gym to B1(a) offices (1,170 m²) at 14

Havelock Place, Harrow. In 2020/21 there was no new office space provided in Harrow Town Centre. A high proportion of the floorspace lost was to residential conversions under Permitted Development (PD) rights which allow changes of use from Class B1(a) office to Class C3 residential without the need for planning permission. In previous years there have been some significant losses of office floorspace in Harrow Town Centre resulting from changes to PD rights.

3.80 Overall borough-wide there was a net loss of 19,439 m² of office floorspace in 2019/20, the biggest losses were as a result of the redevelopment of Lyon House/Equitable House, Lyon Road, now known as Lyon Square, Lyon Road (12,200 m²) and a Prior Approval scheme at Middlesex House, 29-45 High Street, Edgware (5,505 m²). In 2020/21 there was a net loss of 11,118 m² of office floorspace, this included a loss of 5,378 m² at Queens House, Kymberley Road, Harrow (Prior Approval scheme) and a loss of 5,040 m² at Jubilee House & 39-45 Merrion Avenue, Stanmore. This trend, in loss of office floorspace, is expected to continue with the delivery of more Prior Approval PD schemes for change of use from office to residential and less demand for office space as a result of the increase in home working.

3.81 In September 2015 papers were presented to the council's Cabinet, where it was agreed to move from the current Civic Centre site in Station Road to the Peel Road Car Park site within Wealdstone District Centre. Work has been ongoing as part of the council's Regeneration Programme to finalise the specification and design of a new Civic Centre, and to determine the land use for the redevelopment of the existing Civic Centre site.

3.82 This preferred location for the new Civic Centre now benefits from a planning consent (P/5737/17) granted in June 2018. However, the council will shortly appoint a partner who will likely reappraise the site and seek to obtain a fresh planning consent for a mixed use development. This is necessary to help with the financial viability of the new Civic Centre and will also enable the regeneration of the immediate area. Funded proposals through the appointment of the Harrow Strategic Development Partnership (HSDP) are due by the end of 2020.

3.83 The proposal for a new Civic Centre in Wealdstone is contrary to the Harrow and Wealdstone Area Action Plan which identified Harrow Town Centre as the preferred location for any new Civic Centre and consequently this indicator is red.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR12	Delivery of new Civic Centre within Harrow Town Centre	Provision of a new Civic Centre by end 2025/26	Working towards target	Site identified for a new Civic Centre 2016/17 No delivery or no funded proposals for delivery by end 2020/21

3.84 There are currently no plans to deliver a new polyclinic or surgery within Harrow Town Centre. NHS Harrow Clinical Commissioning Group declined an opportunity to develop a new health clinic during the redevelopment of the Equitable House/Lyon House, Lyon Road site (now Lyon Square, Lyon Road) when planning permission was granted in October 2012. Demand will be monitored closely over the next few years to assess the need for any additional capacity. The NHS Harrow Clinical Commissioning will be replaced by the NHS North West London Clinical Commissioning Group on 1st April 2021.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR13	Delivery of new polyclinic or GP-led surgery within Harrow Town Centre	Provision of an additional polyclinic or GP led surgery by end 2025/26	Target not met	No site identified for a new polyclinic or GP-led surgery by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

3.85 The Harrow & Wealdstone Area Action Plan was adopted in July 2013. Allocated Site 17 (17-51 College Road) identifies the potential of the site to deliver a new central library within Harrow Town Centre. Planning permission (P/0737/15) was granted in 2015/16 for a mixed use scheme on part of this site (the former post

office), which includes a new library and library garden. The library was funded by way of Community Infrastructure Levy (CIL) in-kind payment to the council from CIL liabilities arising from the scheme. Building work on this development which includes several apartment buildings, up to 20 storeys, started in 2016/17 and was completed in March 2019. The new library was completed at the end of 2020 and opened to the public for the first time in April 2021 following the relaxing of Covid-19 restrictions.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 10	TCR14	Delivery of new central library within Harrow Town Centre	Provision of new central library by end 2025/26	Target met	No site identified for a new central library by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

Enhancing Other Centres

3.86 There have been no major applications approved for 100% residential development in Rayners Lane District Centre over the past five monitoring years. Prior Approval office to residential conversions have been excluded from the monitoring of this indicator.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 2	TCR16	Number of applications for 100% major residential development in Rayners Lane District Centre	None	Target met	More than 5 applications approved for 100% major residential development in Rayners Lane District Centre over five years (rolling)

3.87 In 2012/13 the council's Estate's Team undertook to tender the redevelopment of the Stanmore car park and Anmer Lodge site and a successful bidder was appointed by the council. Planning permission (P/0412/14) was granted for the redevelopment of the site in August 2014, the granting of this permission completed the required sales arrangements.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 5	TCR17	Disposal of Stanmore car park/Anmer Lodge for development	Complete sale by end of 2012/13	Target met	Marketing of site not complete by end 2011/12

3.88 The planning permission for the redevelopment of the site was granted in August 2014 providing 1,692 m² of retail floorspace for a supermarket, decked car parking and 120 units plus sui generis floorspace. The original buildings have been demolished and temporary replacement car park constructed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 5	TCR18	Planning permission granted for the comprehensive mixed use redevelopment of the Stanmore car park/Anmer Lodge site in accordance with an adopted site allocation and brief	Planning permission granted by end 2017/18	Target met	No planning application by end 2016/17

3.89 During 2019/20 and 2020/21 there were no consultations from the London Borough of Barnet on major retail development proposals within Edgware Major Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 1	TCR19	Positive responses to consultations from LB Barnet on proposals for appropriate retail development in Edgware Major Centre	100% positive response on appropriate proposals	Target met	Negative response on proposals for appropriate retail development

3.90 During 2019/20 and 2020/21 there were no consultations from the London Boroughs of Barnet and Brent on major retail development proposals within Burnt Oak District Centre.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 2	TCR20	Positive responses to consultations from LB Barnet and LB Brent on proposals for appropriate retail development	100% positive response on appropriate proposals	Target met	Negative response on proposals for appropriate retail development

Employment Land Management

Overall Supply

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM1	Amount of industrial land released for redevelopment to other uses	Not more than 11.2 hectares between 2009 and 2026	Target met	More than 11.2 hectares released for redevelopment to other uses

Table 3.13: Loss of Industrial Land Borough-wide (Completions)

Use Class	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)	2014/15 Area (ha)	2015/16 Area (ha)	2016/17 Area (ha)	2017/18 Area (ha)	2018/19 Area (ha)	2019/20 Area (ha)	2020/21 Area (ha)
B1(c)	0.00	-0.111	-0.008	0.000	-0.079	0.000	-0.005	0.004	-0.036	0.000
B2	0.00	0.002	-0.085	-0.118	-0.063	-0.043	0.000	-2.414	0.000	0.000
B8	-0.010	-0.853	-0.106	-0.000	-0.037	-0.016	0.000	-0.238	-0.090	-0.057
Total	-0.010	-0.962	-0.199	-0.118	-0.179	-0.059	-0.005	-2.648	-0.126	-0.057
Overall loss since 2009/10 = 4.841 ha										

Source: Harrow Council, Planning

Table 3.14: Loss of Industrial Land in Designated Employment Areas (Completions)

Use Class	2011/12 Area (ha)	2012/13 Area (ha)	2013/14 Area (ha)	2014/15 Area (ha)	2015/16 Area (ha)	2016/17 Area (ha)	2017/18 Area (ha)	2018/19 Area (ha)	2019/20 Area (ha)	2020/21 Area (ha)
B1(c)	0.000	0.000	-0.008	0.000	0.000	0.000	0.000	0.051	0.000	0.000
B2	0.000	0.000	0.000	0.000	-0.063	0.000	0.000	-1,912	0.000	0.000
B8	0.000	0.000	-0.013	0.000	0.000	0.000	0.000	0.000	-0.087	0.000
Total	0.000	0.000	-0.020	0.000	-0.063	0.000	0.000	-1.862	-0.087	0.000
Overall loss since 2009/10 = 2.099 ha										

Source: Harrow Council, Planning

3.91 Tables 3.13 and 3.14 show, based on completions, the amount of industrial land lost annually to other uses since 2011/12 and the overall total lost to other uses since 2009/10, the indicator baseline. Table 3.13 gives the losses borough-wide including losses on designated industrial land and shows that since 2009/10 there has been a decline of 4.841 ha. The highest yearly figure during this period was a loss of 2.648 ha in 2018/19, primarily as a result of the redevelopment of ColArt, Whitefriars Drive, Harrow followed by a loss of 0.962 ha in 2012/13, mostly as a result of the Neptune Point development on the former Travis Perkins site. On designated

industrial land only, there has been a loss of 2.099 ha, which is in line with policy objectives (Table 3.14). As these figures are based on completions it is worth noting that in future AMRs there will be a large increase in the loss of designated employment land to reflect the approved Kodak development on Wealdstone Strategic Industrial Land.

Strategic Industrial Land

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 3	ELM2	Post adoption of the Area Action Plan, the amount of Strategic Industrial Land in Wealdstone released to uses not within the definition and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any limit permitted through the area action plan	Target met	More than five applications approved for redevelopment of SIL land to uses not within the definition and exceptions of Policy 2.17 of the London Plan over five years (rolling)

3.92 The Harrow & Wealdstone Area Action Plan (AAP) provides for the release of Strategic Industrial Land (SIL) from the Wealdstone Preferred Industrial Location. This release reflects the approved redevelopment of the Kodak site in Wealdstone. The Harrow & Wealdstone AAP was adopted on 4th July 2013. In 2019/20 and 2020/21, as well as the periods 2016/17, 2017/18 and 2018/19, there were no planning applications approved for non-conforming uses on land forming the Wealdstone SIL (other than the Kodak site).

3.93 In 2019/20 and 2020/21 there were no planning applications approved for non-conforming uses on land forming the Honeypot Lane SIL as was the case in the previous five years. However, in August 2019 a Prior Approval application was allowed on appeal at 2 Dalston Gardens, Stanmore for the change of use from Class (B1a) office floorspace (631 m²) to 24 self-contained flats, this scheme was completed in November 2020.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM3	Hectares of allocated strategic industrial location land at Honeypot Lane released for redevelopment to uses not within the definition and exceptions of Policy 2.17 of the London Plan	No release of SIL land over and above any extant permissions	Working towards target	More than five applications approved for redevelopment of SIL land to uses not within the definition and exceptions of Policy 2.17 of the London Plan over five years (rolling)

3.94 No work to develop a strategy for the environmental improvement of the Honeypot Lane SIL has been undertaken so far. It is anticipated that this work will commence in the next financial year. Redevelopment of part of Honeypot Lane SIL (Stanmore Place) made a S106 contribution to the flooding and biodiversity improvement of the nearby Stanmore Marsh. These works were completed in June 2016.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 8 CS9 Objective 2	ELM4	Develop a strategy for the environmental improvement of Honeypot Lane SIL in Partnership with the mayor of London/GLA	Strategy adopted by end 2017/18	Target not met	No strategy undergoing preparation by end 2018/19

3.95 No new floorspace was delivered on SIL designated land in 2019/20 or 2020/21 as was the case in the previous two years. The Kodak East site was granted an outline planning permission in December 2015 and includes re-provision of up to 31,000 m² of new business, industrial and storage floorspace. This is likely to be developed out in the latter stages of the scheme and, therefore, towards the end of the current plan period. However, in December 2017 details (P/4610/17) were approved for Phase A (London & Quadrant Housing Trust)

for residential, care home, health centre, food store, energy centre and 832 m² of flexible uses (A1-A5, B1 & D1), work started on this phase in January 2020. Full planning permission (P/3944/19) was granted in November 2020 for the development of Plots D1, D2, D4, D5 and D6 for residential dwellings (including an extra care facility), café/restaurant space (93 m²) and 132 m² of flexible active uses (A1, A2, B1(a) and D1).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM5	Square metres of new floorspace on SIL land for uses within the definition of Policy 2.17 of the London Plan	25,000 m ² (gross) by 2026	Working towards target	Less than 3,500 m ² (gross) by 2017/18; Less than 11,000 m ² (gross) by 2020/21

Allocated Business and Industrial Use Land

3.96 In 2019/20 there was 132 m² of new floorspace delivered on designated business use and industrial & business use land for economic development uses as a result of the creation of a mezzanine floor for use as ancillary storage at Unit 3, Barratt Way Industrial Estate, Barratt Way, Wealdstone. There was no new floorspace delivered on designated business use and industrial & business use land for economic development uses in 2020/21. In 2018/19 the redevelopment of ColArt, Whitefriars Drive, Harrow was completed. Although some new or refurbished floorspace was provided for economic development uses totalling 2,921 m², there was a net loss overall following the demolition of the existing industrial buildings. Known as Whitefriars Studios & Gallery this location provides flexible workspace for creative industries. New floorspace is expected to be provided towards the latter end of the plan period from the Kodak redevelopment, and the renewal of other designated estates premises. However, the target is currently red as the total of 2,500 m² was not delivered by 2020/21.

Picture 3.9: Whitefriars Studios & Gallery, Whitefriars Drive, Harrow



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM6	Square metres of new floorspace on business use and industrial and business use land for economic development uses	4,000 m ² (gross) by 2026	Target not met	Less than 1,000 m ² (gross) by 2015/16 Less than 2,500 m ² (gross) by 2020/21

3.97 The Harrow & Wealdstone Area Action Plan, adopted in July 2013, designates 5.2 hectares of business use and industrial & business use land for redevelopment. Only two applications have been approved on designated employment land in Wealdstone for non-economic development uses in the last five years. A scheme at 55-59 Palmerston Road, Wealdstone (P/2555/18) was approved in January 2019. Currently known as The Collective this development comprises 222 self-contained co-living apartments, as well as a number of communal facilities, including co-working areas. This development is currently under construction and is expected to be completed in 2021/22. A planning application (P/1619/16) for a redevelopment at 5-11 & 37-41 Palmerston Road & 27-33 Masons Ave and land adj. to 47 Masons Ave, Wealdstone to provide 186 residential units, office floorspace (1,165 m²) and flexible commercial and community floorspace (695 m²) was granted permission in August 2019. This development is also currently under construction and is expected to be completed in 2022/23.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 3	ELM7	Post adoption of the Area Action Plan, the amount of designated employment land in Wealdstone released to non economic development uses	No release of designated employment land over and above any limit (hectares) permitted through the area action plan	Target met	More than five applications approved for redevelopment of designated employment land to non economic development uses over five years (rolling)

3.98 In 2016/17 planning permission was granted, at Brember Road industrial estate, for a first floor extension for use as storage, addition of second floor for use as retail showroom and ancillary offices at Premier House, Brember Road. The proposed floorspace was 364 m² of A1 (Retail) and 170 m² of B8 (Storage or Distribution). This scheme was not implemented and no new or refurbished floorspace for economic development uses at Brember Road industrial estate was completed during 2019/20 or 2020/21.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8	ELM8	Square metres of new/refurbished floorspace at Brember Road estate for economic development uses	A minimum of 1,000 m ² new/refurbished floorspace by 2020/21	Target not met	No planning permission or pre-application proposal by 2017/18

3.99 There are 18 units within the Brember Road Industrial Estate and, of these, two were vacant on 31st March 2020 and on 31st March 2021, which represents a vacancy rate of 11.1% for both years. This is an increase on the previous two years where there were no vacant units in 2018 and one in 2019 (5.6%).

3.100 There were 57 units within the South Harrow Arches on 31st March 2020 and, of these, seven were vacant which represents a vacancy rate of 12.3%. Following some alterations there were 56 units on 31st March 2021 and, of these 10 were vacant giving a vacancy rate of 17.9%. These rates, although showing an overall increase compared to 2018 (12.3%) and 2019 (8.8%) still compare favourably to the rates seen in 2016 (27.8%) and 2017 (24.6%).

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 8 CS4 Objective 3	ELM9	Percentage of premises that are vacant within: Brember Road Industrial Estate South Harrow Arches	Less than 10%	Target not met	More than 10%

3.101 The Stanmore Business & Innovation Centre (the incubator space at Honeypot Lane) opened in November 2013, and includes 58 incubator units (comprising a total of 1,644 m² floorspace for business use). Of these, 20 were vacant on 31st March 2021. This represents an occupancy rate of 71.2% (vacancy rate of 28.8%), slightly below the trigger of 80% occupancy.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 7	ELM10	Incubator units vacancy rate at Stanmore Place	No vacancy	Target not met	Occupancy below 80%

Office

3.102 There was a significant amount of new Class (B1a) office floorspace, totalling 4,848 m², delivered in 2019/20. A number of completed schemes contributed to this total, the largest of these were at Lyon Square, Lyon Road, Harrow, 14 Havelock Place, Harrow and Central Depot, Forward Drive, Harrow. In 2020/21 a total of 737 m² Class (B1a) office floorspace was provided, this was primarily as a result of the completion of a new two storey office building in Stanley Road, South Harrow. However, there was a net loss across the borough of 19,941 m² in 2019/20, 9,381 m² of which was in Harrow Town Centre not including A2 (Financial & Professional Services) of which there was a gain of 521 m² (501 m² net) borough-wide and 521 m² (gross and net) in Harrow Town Centre. In 2020/21 there was a net loss of 11,417 m² across the borough, 6,115 m² of which was in Harrow Town Centre not including A2 (Financial & Professional Services) of which there was a gain of 400 m² (299 m² net) borough-wide and none in Harrow Town Centre which had a net loss of 45 m².

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	ELM11	Gross change in square metres of office (B1a) floorspace	40% reprovion (new or refurbished) upon redevelopment of existing office floorspace within the town centre	Target not met	Less than 40% over a rolling three-year period

3.103 Table 3.15 shows office vacancy rates in the borough since March 2010. In 2019/20 and 2020/21 the vacancy rates were around 11%, the highest rates since 2013/14 when the rate was 14.7%. The five monitoring periods prior to 2019/20 had shown a sharp drop in the amount and proportion of vacant office floorspace compared to previous years. This was mainly down to a reduced amount of office floorspace stock (both occupied and available to buy or let), reflecting an increase in demand for office accommodation in the borough, and the recent Prior Approval conversions to residential use resulting in less supply. It is anticipated that this trend of loss of office space will continue. There have been some new office developments completed in the last two years but occupation of these has been slow, in part due to the Covid-19 pandemic, with the lockdown significantly increasing the amount of home working. With fewer people working in offices it is likely that new business did not start up, some businesses closed and some which may have relocated to Harrow did not.

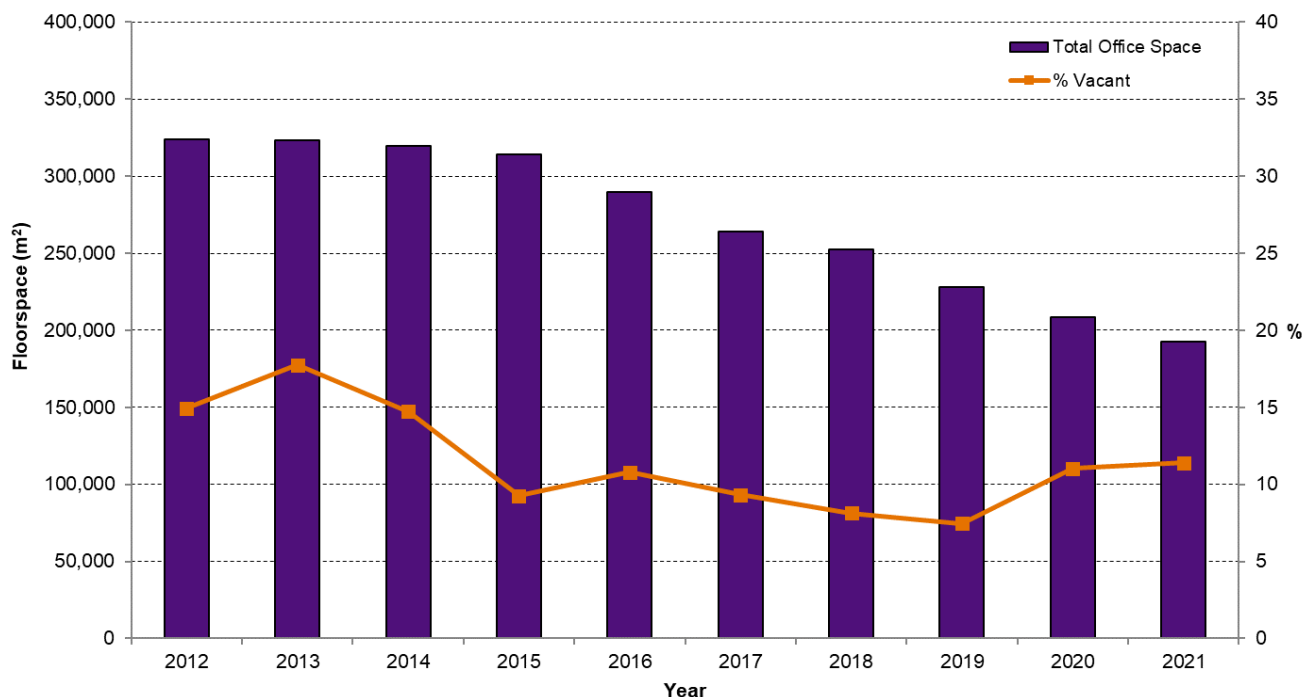
Table 3.15: Amount of Office Floorspace and Vacancy Rates in Harrow

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	% Vacant
2010	288,131	46,186	334,317	13.8
2011	278,079	52,257	330,336	15.8
2012	275,705	48,468	324,173	15.0
2013	265,942	57,336	323,278	17.7
2014	272,713	47,156	319,869	14.7
2015	285,089	29,113	314,202	9.3
2016	258,608	31,278	289,886	10.8
2017	239,635	24,600	264,235	9.3
2018	231,793	20,508	252,301	8.1
2019	211,186	17,006	228,192	7.5
2020	185,700	23,053	208,753	11.0
2021	175,684	21,951	197,635	11.1

Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM12	Office (B1a) vacancy rates in the borough	Not greater than 10% by 2025/26	Working towards target	Not greater than 15% by 2015/16 Not greater than 12% by 2020/21

Chart 3.3: Office Space and Vacancy Rate Borough-wide



Source: Harrow Council, Planning

3.104 Since 2009/10, when monitoring of this indicator began, there has only been one application approved for residential enabled development for economic uses within the Northolt Road business use area, North Harrow District Centre, Rayners Lane District Centre and Ballards Mews. This development was Carmine Court, Imperial Drive in Rayners Lane District Centre, built on the site of the former Rayners Hotel car park. Planning permission (P/1083/11) was approved in February 2012 for the conversion of the former Rayners Hotel to education use (D1(c)) and construction of a ground floor plus four storey building, with parking spaces, and refuse storage at lower ground floor level; 448 m² of mixed use floorspace (A1/A2/A3/A5/B1/D1(c)), three residential units at ground floor level; and 28 residential units above. The ground floor employment use is currently educational.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 7 CS4 Objective 4 CS5 Objective 3 CS8 Objective 6	ELM13	Residential development enabled optimum provision of new floorspace for appropriate economic uses: Northolt Road business use area North Harrow and Rayners Lane offices Ballards Mews	Provision of new floorspace for economic uses by 2026	Working towards target	No floorspace approved for economic uses by 2020/21

3.105 There was no new or refurbished floorspace for economic development uses at Spring Villa Park, Edgware proposed or completed during 2019/20, 2020/21 or any of the previous years since this indicator was introduced.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 5	ELM14	Square metres of new/refurbished floorspace at Spring Villa estate for economic development uses	A minimum of 1,000 m ² new/refurbished floorspace by 2020/21	Target not met	No planning permission or pre-application proposal by 2017/18

3.106 There is 5,287 m² of office floorspace within Spring Villa Park, Edgware and, of this, 737 m² was vacant in March 2020, a vacancy rate of 13.9% and 788 m² was vacant in March 2021, a vacancy rate of 14.9%. Prior to this 186 m² (3.5%) was vacant in March 2018 and 737 m² (13.9%) was vacant in March 2019.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS8 Objective 5	ELM15	Percentage of premises within Spring Villa estate that are vacant	Less than 10%	Target not met	More than 10%

Housing Delivery and Supply

3.107 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 95,860 dwellings in Harrow (March 2022), 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, many of which have been extended now. In recent years one and two bedroom flats have accounted for the bulk of new residential development. High house prices in Harrow mean that much of the existing stock is unaffordable for families on low incomes, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing the council.

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

Housing Delivery

3.109 Based on the London Housing Capacity Study 2009, Harrow's Core Strategy establishes a minimum housing target of 6,050 net additional homes to be provided over the period 2009/10 to 2025/26. Tables 16a & 16b show the number of new homes completed each year since 2009/10 (excluding non-conventional supply and long-term vacant properties brought back into residential use). However, the Mayor's London Plan (2021), as informed by the Strategic Housing Land Availability Assessment (2017) established a minimum housing target of 8,020 net additional homes to be provided in Harrow from 2019/20 to 2028/29, although this target effectively starts from 2021/22.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 6	HOU1	Number of net additional dwellings built each year as monitored through the AMR	Deliver a minimum of 6,050 net additional dwellings over the plan period to 2026	Target met	Where the cumulative total completions (as measured from 2009/10) falls below more than 30% of the cumulative London Plan target for a period of two consecutive years, or by more than 300 units in the first year, according to the housing trajectory in the AMR (see Appendix B)

3.110 In 2019/20 1,192 net new homes were completed in the borough from conventional supply and a further 770 net additional units were completed in 2020/21, bringing the number of homes delivered within the current Local Plan period to 8,410, exceeding the cumulative minimum housing target of 6,050 homes by 2,360 homes. 2018/19 saw the highest number of completions in the borough in any year over the plan period, closely followed by 1,192 net completions in 2019/20, which was the second highest level. The 1,192 net homes delivered in 2019/20 comprised 878 homes from new build development, which is 74% of all net completions, with the remainder from changes of use and conversions. In 2020/21 73% (564) of completions were from new build development. These are by far the highest percentages coming from new build developments since 2012/13, when 93% of completions were new build units (Tables 16a & 16b). The results of Prior Approval legislation which permits changes of use from offices to residential has had a marked effect on the ratio of new build/conversions and changes of use since it was introduced in May 2013. With the supply of office buildings diminishing, it now looks as though the amount of residential coming from office changes of use is slowing down.

Table 3.16a: Net additional dwellings (excludes losses and long term vacant bought back into use)

Type of Development	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
New Build								
Total no. of existing units	42	106	201	80	34	101	113	23
Total no. of completed units (gross)	490	467	537	767	200	294	794	388
Net no. of completions	448	361	336	687	166	193	681	365
No. of sites	42	31	36	35	21	28	32	38
Conversions/Change of Use								
Total no. of existing units	49	42	35	34	38	36	34	53
Total no. of completed units (gross)	129	121	131	85	155	160	444	343
Net no. of completions	80	79	96	51	117	124	410	290
No. of sites	57	49	43	38	58	53	63	74
Total								
Total no. of existing units	91	148	236	114	72	137	147	76
Total no. of completed units (gross)	619	588	668	852	355	454	1,238	731
Net no. of completions	528	440	432	738	283	317	1,091	655
No. of sites	99	80	79	73	79	81	95	112

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

Table 3.16b: Net additional dwellings (excludes losses and long term vacant bought back into use)

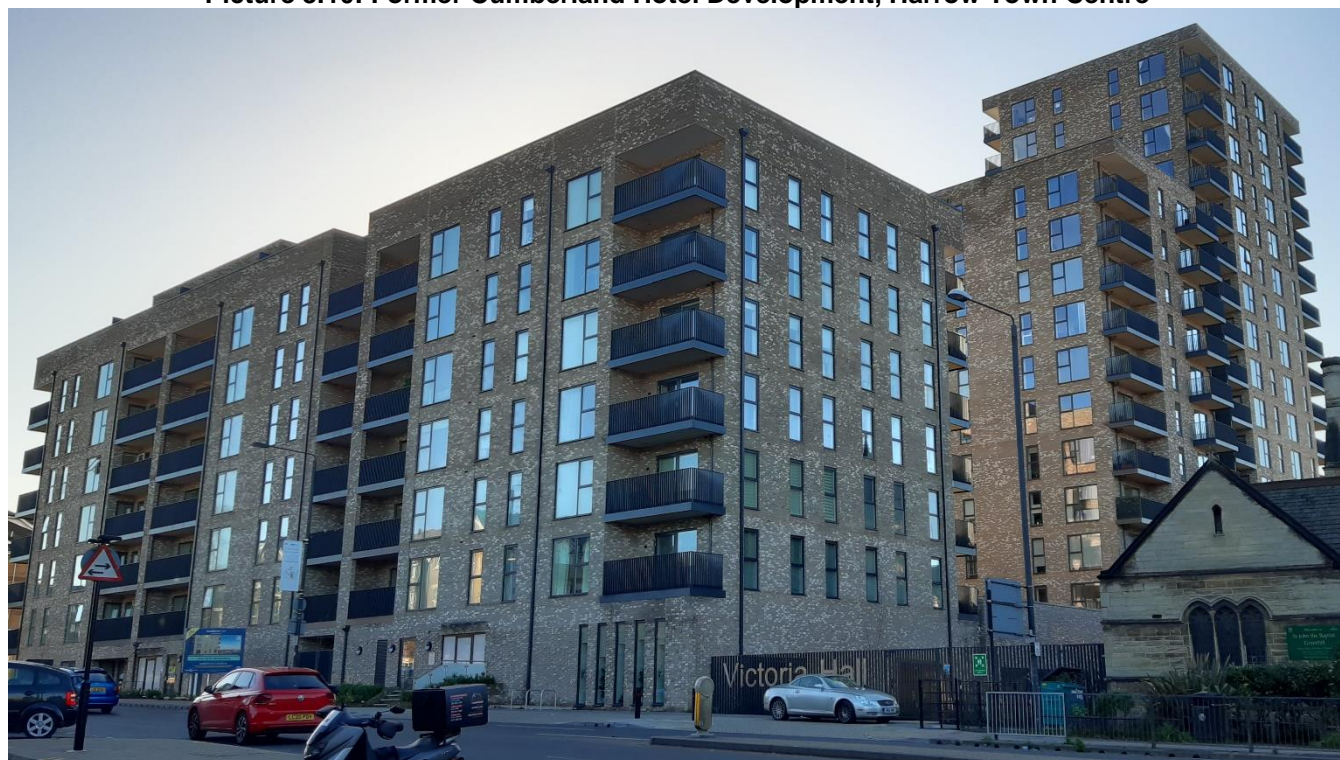
Type of Development	2017/18	2018/19	2019/20	2020/21	2009/21
New Build					
Total no. of existing units	38	50	23	26	837
Total no. of completed units (gross)	499	872	901	590	6,799
Net no. of completions	461	822	878	564	5,962
No. of sites	30	38	38	29	398
Conversions/Change of Use					
Total no. of existing units	65	62	69	51	568
Total no. of completed units (gross)	342	466	383	257	3,016
Net no. of completions	277	404	314	206	2,448
No. of sites	76	69	78	60	718
Total					
Total no. of existing units	103	112	92	77	1,405
Total no. of completed units (gross)	841	1,338	1,284	847	9,815
Net no. of completions	738	1,226	1,192	770	8,410
No. of sites	106	107	116	89	1,116

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

3.111 Major new build developments fully completed in 2019/20 were: Echo House, Northolt Road (116 units on the site of the former Eaton House and Townsend House); 64 units on the site of the former Harrow Hotel, Pinner Road and 64 units at Matrix Court, Alexandra Avenue (site of the former Matrix PH). In addition, 101 units were completed at The Landsby retirement development (Merrion Avenue, Stanmore) and the remaining 227 units were completed at the Lexicon development in Gayton Road. 138 further units were completed on the Kodak site in 2019/20 - a further 60 units were completed by Persimmon Homes at the Harrow View West development and the first 78 units were completed by Barratts on the Harrow View East site.

3.112 2020/21 saw the delivery of 204 new residential units on the site of the former Cumberland Hotel in St. Johns Road, Harrow Town Centre. This was the largest new build scheme to be completed in the last financial year. Elysian Residences completed the Landsby in Stanmore in 2020/21, winning the Gold award for the development in the 'Best Retirement Development' category at the What House Awards 2021. The whole development is comprised of 101 residential assisted/independent living units (Class C2) and 70 apartments (Class C3) in Taona House adjacent. Development continued on the Kodak site with a further 94 units completed by Persimmon Homes on the former Zoom Leisure site and 78 units by Barratts in Phase D7 of the Harrow View East development.

Picture 3.10: Former Cumberland Hotel Development, Harrow Town Centre



Source: Harrow Council, Planning

3.113 The majority (239, 76%) of the 314 additional units completed through changes of use and conversions in 2019/20 were achieved by way of Prior Approval office (B1) conversions. 165 of these units were delivered through this form of development at Middlesex House, High Street, Edgware; 28 units at ATS House in Northolt Road, South Harrow; and 23 units at Buckingham House East, The Broadway, Stanmore.

3.114 In 2020/21 72% (148) of all completions for changes of use were delivered through Prior Approval office conversions. The largest of these schemes was at Queens House, Kymberley Road, Harrow Town Centre which has currently been converted into 92 flats. Other sizable schemes include: 25 new units at 102 College Road in Harrow Town Centre; and 2 Dalston Gardens, Stanmore, now 24 flats.

3.115 59 additional bedspaces were provided through non-conventional supply in 2019/20 and a further 44 bedspaces in 2020/21. The most significant development in 2019/20 was the completion of the new Anita Dorfman House, a 64-bed care home on part of the site of the former Princess Alexandra Care Home in Common Road, Harrow Weald. However, the previous care home offered 72 beds, so there was a net loss of eight care beds in this development. The remainder of the development on this site completed in 2020/21 in the form of 66 independent living flats and suites. A further 30 bedspaces were lost at Atkins House in 2019/20 in the conversion of the former children's home to nine flats. Gains in bedspaces were largely through the conversion of properties to HMOs at: 62-64 Kenton Road (+11 beds); 36-38 Spencer Road (+42 beds); 1 Constable Gardens (+11 beds); and 142 Whitchurch Lane (+12 beds). In 2020/21 the most significant gains in bedspaces were again

through the conversion of properties to HMOs at Ferrari House, College Road, where 19 new HMO units were created through an office change of use and extension and 10 HMO bedspaces were completed at 341A/B Station Road, Harrow from the conversion of two flats.

Picture 3.11: Anita Dorfman House, part of Jewish Care's Sandringham Campus, Common Road



Source: Harrow Council, Planning

Borough Sub-Area Housing Delivery

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

3.117 Between 2009/10 and 2020/21, 224 net new homes were completed within the Harrow on the Hill and Sudbury Hill Core Strategy sub-area. Only eight of the 224 new homes were added in the last two monitoring periods.

3.118 Work is well underway on the regeneration of the council's Grange Farm Estate. A detailed planning application for Phase 1, with 89 (35 net) new units, was granted permission in March 2019 and completion of this phase is expected in 2022/23. Outline planning permission was also approved at the same time for Phases 2 & 3, with 485 units (257 net). The nominal figure of 250 additional new homes in this sub-area will certainly be surpassed when the new Grange Farm Estate development starts to deliver new units.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 2	HOU2	Net additional dwellings in Harrow on the Hill and Sudbury sub-area from 2009	In excess of 250 net additional dwellings by end 2025/26	Target met	Less than 80 by end 2015/16 Less than 175 by end 2020/21

3.119 844 net new homes have been completed since 2009/10 within the South Harrow Core Strategy sub-area. 251 net new dwellings were completed in total in 2019/20 and a further 29 new dwellings in 2020/21. The completion of: Echo House, Northolt Road (116 units) on the site of the former Eaton House and Townsend House); 64 units at Matrix Court, Alexandra Avenue (site of the former Matrix PH); and 30 new dwellings at the Tithe Farm Social Club in Rayners Lane have provided the bulk of the completions in this area over the past two years. In previous monitoring years the final completions on the Rayners Lane Estate were adding to the housing stock in this sub-area.

3.120 Work is still underway on the site of the former Eastcote Arms Public House, which will provide 36 new apartments. In addition, 30 new units will be provided through an office conversion at 190-194 Northolt Road. A large new housing scheme was granted permission, subject to legal agreement, in 2020/21 on the site of Units 1, 1a and 2 Northolt Road Retail Park, currently occupied by Dunelm, HomeSense and Sports Direct. This redevelopment, adjacent to the Grange Farm Estate, will provide a further 191 new apartments. Delivery has already exceeded the trigger milestones set against the overall housing target for this sub-area.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 7	HOU3	Net additional dwellings in South Harrow sub-area from 2009	In excess of 456 net additional dwellings by end 2025/26	Target met	Less than 120 by end 2015/16 Less than 260 by end 2020/21

3.121 Within the Pinner Core Strategy sub-area a total of 324 net new homes have been completed between 2009/10 and 2020/21. The vast bulk of completions have come from the estate renewal of Mill Farm Close, which was all completed by 2015/16. In 2019/20 an additional 26 new units were delivered and a further 25 in 2020/21. The largest development completed in 2020/21 was Trinity Court (on the site of The George PH), a mixed-use housing scheme of 25 flats. Delivery has already exceeded the trigger milestones against the overall housing target for this sub-area and will continue to do so. Work is nearing completion on 20 new houses on the site of the former Waxwell Lane car park and 22 new flats (net) at 653-659 Uxbridge Road.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 8	HOU4	Net additional dwellings in Pinner and Hatch End sub-area from 2009	In excess of 161 net additional dwellings by end 2025/26	Target met	Less than 40 by end 2015/16 Less than 90 by end of 2020/21

3.122 Within the Harrow & Wealdstone Opportunity Area a total of 3,355 net new homes have been completed between 2009/10 and 2020/21. 2018/19 saw the highest number of completions in this area since the start of the recording period, with 736 net completions. The second highest number of completions was in 2020/21 when 516 additional homes which were completed in the Opportunity Area. Prior Approval office conversions accounted for 121 of the 516 (23%) of the new housing units delivered in the Opportunity Area in 2020/21, compared to 0.5% (2) in 2019/20 and 5% (39) in 2018/19. The higher figures in 2020/21 are largely due to the conversion of Queen's House in Kimberley Road into 92 units.

Table 3.17: Net additional dwellings completed in the Harrow & Wealdstone Opportunity Area

Financial Year	Total Net Additional Dwellings	Units delivered through Prior Approval Office Conversions	Percentage of units delivered through Prior Approval Office Conversions
2009/10	78	N/A	N/A
2010/11	44	N/A	N/A
2011/12	12	N/A	N/A
2012/13	275	N/A	N/A
2013/14	122	5	4%
2014/15	19	11	58%
2015/16	436	141	32%
2016/17	333	167	50%
2017/18	390	120	31%
2018/19	736	39	5%
2019/20	394	2	0.5%
2020/21	516	121	23%
Total	3,355	606	18%

Source: Housing Monitoring Database, LB Harrow

3.123 The largest new build scheme completed in the Harrow & Wealdstone Opportunity Area in 2019/20 was the final completion of the Lexicon scheme in Gayton Road - in total 355 units (346 net) were completed on this site, 128 net units in 2018/19 and 218 net additional units in 2019/20. In addition, 138 units were completed on the Kodak site (60 by Persimmon Homes and 78 by Barratt Homes).

3.124 The redevelopment of the Cumberland Hotel (304 gross units, 300 net) was the largest scheme to be completed in the 'Heart of Harrow' Opportunity Area in 2020/21. There were a further 172 completions on the Kodak site (94 by Persimmon Homes and 78 by Barratt Homes).

3.125 Delivery has now exceeded the minimum target and there are a number of sites in the pipeline currently underway which will continue to provide a good supply of units over the next five years and beyond. In July 2021 Harrow Council entered into a partnership with Wates Residential to deliver 1,500 quality affordable homes, a new civic centre, commercial space as well as green public spaces on three core council-owned sites within the Harrow & Wealdstone Opportunity Area. These sites are: Poet's Corner, currently the site of the Council's Civic Centre; Peel Road, off Wealdstone High Street; and Byron Quarter, next to Byron Park and including the site of an old driving test centre.

3.126 Major new build schemes underway include 222⁴ new units in Palmerston Road in a development currently known as The Collective. This is a new concept housing development for Harrow (sui generis use), comprising self-contained co-living apartments, as well as a number of communal facilities, including co-working areas. Adjacent to this site 186 units (182 net) are under construction for Origin Housing in four tower blocks; 78 new units are underway on the site of the former Safari Cinema in Station Road; and 73 units are nearing completion in an office conversion of Lowlands House in Lowlands Road. Other major developments soon to start construction are on the former Halford's site, Sheepcote Road (149 units) and an office conversion at The Heights, Lowlands Road, which will deliver 125 apartments. In addition, over 2,500 further units have planning permission on the Kodak East site and are under construction, in a phased delivery.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objectives 2 & 3 CS1 Objective 1 CS1 Objective 6	HOU5 & EFU1	Net additional dwellings in the Harrow and Wealdstone Opportunity Area from 2009	Minimum 2,800 new homes	Target met	Less than 1,400 delivered by 2018

Housing Delivery Test

3.127 The Housing Delivery Test (HDT) was introduced following changes to the National Planning Policy Framework (published July 2018 and updated in February 2019). The test measures net additional dwellings provided in a local authority area against the homes required (using national statistics and local authority data) over the previous three years. Results are published annually by Government.

3.128 Depending on the outcomes of each published HDT result, planning authorities are required to undertake a number of actions where delivery falls below the following thresholds (applicable for the '2018' test):

- Delivery less than 95% of target - prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery
- Delivery less than 85% of target - identified five year housing supply needs to include a 20% buffer (normally 5%) i.e. additional housing sites need to be identified. An action plan needs to be prepared as well.
- Delivery less than 75% of target - presumption in favour of sustainable development/'tilted balance' applies (i.e. Local Plan policies deemed 'out-of-date'). Increasing to 75% by 2020 (45% in 2019).

3.129 The 2020 and 2021 HDTs cover periods finishing in the 2019/20 and 2020/21 financial years covered by this AMR. The results for these HDTs are shown in the table below, along with the 2019 HDT which was released in February 2020 after the publication of the last AMR. In all cases substantially more housing was delivered in Harrow than the target, and so none of the penalties under the HDT apply for these periods.

⁴ Only 55% (123) of these 222 units will contribute towards the borough's housing targets for this scheme. This development is classified as a large-scale purpose-built shared living development and not regarded as conventional self-contained housing units. Policy H1 of The London Plan (GLA, March 2021) states that "All other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home".

Table 3.18: Housing Delivery Test (HDT)

Test Year	2019	2020	2021
Period covered	2016/17 - 2018/19	2017/18 - 2019/20	2018/19 - 2020/21
Total homes required	1,565	1,730	1,861
Homes delivered	2,646	3,270	3,328
Test result (% of target)	169%	189%	179%
Test consequence	None	None	None

Source: Harrow Council, Planning

Housing Supply

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

Five-Year Housing Supply

3.131 As of the end of March 2021, the council anticipates that completions over the identified Five-Year Housing Supply period (2022/23 - 2026/27) will again exceed current London Plan targets. There are 5,261 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,880 net units, while 1,381 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 4,010 (4,211 including the NPPF 5% buffer) by 1,251 units (or by 1,050 taking into account the 5% buffer). This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A. Harrow, therefore, has a supply of housing land over the next five years to meet nearly six and a half years of its annualised housing target, based on the London Plan target of 802 per annum. This picture is further improved when past over delivery of homes is taken into account. As set out in the Housing Trajectory, over the plan period to date (2009/10 to 2020/21) Harrow has exceeded its cumulative housing target requirement of 5,758 by 2,652 dwellings (excluding non-conventional supply and long-term vacant units brought back into use) since 2009/10.

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

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

- Net additional dwellings and non-self-contained units completed since 2009/10
- Net additional dwellings and non-self-contained units completed to the end of the current monitoring period 2020/21
- Long-term vacant stock returned to use
- Projected net additional units to 2026/27

3.134 The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. An assumption of windfall capacity is included within the borough's housing target, in line with the methodology agreed for the Strategic Housing Land Availability Assessment (SHLAA), on which the borough strategic housing requirements are based. For future provision, likely contributions to the Housing Trajectory are based on:

- Sites with planning permission as at 31/03/2021, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites where the principle of residential development has been accepted
- Sites with permission, but subject to legal agreement as at 31/03/2021
- Potential deliverable sites, based on the Harrow's adopted site allocations and Harrow's Regeneration Strategy

3.135 The Housing Trajectory shows an overall potential housing supply for the borough of 13,805 dwellings between 2009/10 and 2025/26, showing the potential Local Plan target of 9,768⁵ could be exceeded by 4,037 dwellings. These figures include conventional supply, non-conventional and long-term vacant units brought back into use. As outlined above, 8,410 new houses and flats have already been delivered between 2009/10 and 2020/21. The borough has a strong forecast of housing supply over the next five years (2022/23 to 2026/27), with an estimated 4,300 dwellings likely to come forward from sites with outstanding planning permission (as at 31st March 2021) or awaiting legal agreements. 3,148 (73%) of these new dwellings are expected to be delivered in the Harrow & Wealdstone Opportunity Area, with 1,152 (27%) spread out across the rest of the borough.

3.136 It should be noted that as of April 2015 Harrow's housing target went up to 593 units per annum and has increased to (a minimum of) 802 units per annum from 2021/22. Notwithstanding this, as previously mentioned, Harrow has identified sites with a capacity to deliver 4,037 more units than the London Plan targets and covering the period from 2009/10 to 2025/26.

Affordable Housing Supply

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 7	HOU6	Proportion of affordable housing from 2009	40% (2,420) of housing delivered between 2009 and 2026 to be affordable	Working towards target	Less than 500 by 2014/15 Less than 1,000 by 2018/19 Less than 1,600 by 2022/23

Picture 3.12: Affordable Housing on the site of the former Quality Hotel, Harrow



Source: Harrow Council, Planning

3.138 Table 3.19 shows the net number of affordable home completions for each monitoring year since 2009/10. The past three monitoring years have seen an upturn the number of affordable housing units delivered in the borough, from a low of just three net gains in 2016/17. The net number of new affordable homes delivered between 2009/10 and 2020/21 is 1,454. In respect of the plan target, the council has already delivered 8,410 net units overall, thus exceeding the minimum target of 6,050 net new homes between 2009 and 2026. With the

⁵ Assumes a minimum target of 802 net additional units from 2021/22 onwards

expectation that 40% of new homes (from all sources) should be affordable, then at this stage we ought to have delivered 3,364 affordable homes by the end of 2020/21, when 1,454 new additional affordable homes have actually been built, a shortfall of 1,910 units. In terms of the percentage of net new affordable homes as a proportion of all new housing delivered, this currently stands at 17.3%.

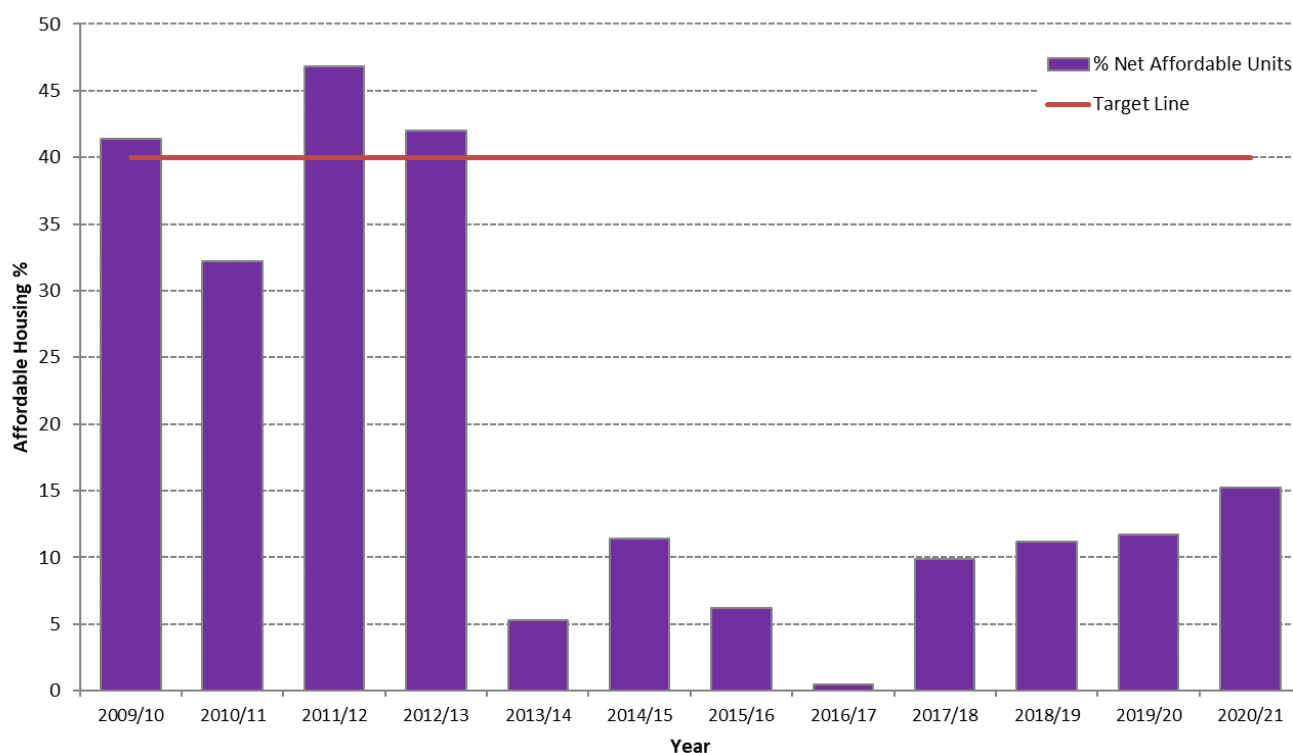
Table 3.19: Affordable Completions by year

Monitoring Year	Net Number of all Units Built	Gross and (Net) number of Affordable Units	% Net Affordable Units	Net % of Core Strategy Policy CS1J Target (140 affordable units per annum)
2009/10	528	237 (219)	41.4	137*
2010/11	440	227 (142)	32.2	88.8*
2011/12	432	369 (202)	46.8	144
2012/13	738	364 (302)	42	215.7
2013/14	283	33 (15)	5.3	10.7
2014/15	317	96 (36)	11.4	25.7
2015/16	1,093	161 (68)	6.2	48.6
2016/17	653	4 (3)	0.5	2.1
2017/18	738	92 (71)	9.6	50.7
2018/19	1,226	178 (137)	11.2	97.9
2019/20	1,192	140 (140)	11.7	100
2020/21	770	117 (117)	15.2	83.6
Total	8,410	2,020 (1,454)	17.3	84.5

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

Source: Harrow Council, Planning

Chart 3.4: Affordable Housing Delivery against Target of 40%



Source: Harrow Council, Planning

3.139 Financial viability issues have been hindering affordable housing delivery in recent years, particularly on some of the smaller development sites just over the ten-unit threshold, where affordable housing policies apply. The very low number of affordable housing completions in 2016/17 was largely due to the completion of the affordable housing element of some of the major housing development schemes in earlier years. The Stanmore Place and Artisan Place developments were finally completed in 2016/17, but all the affordable housing at

Stanmore Place was completed by 2012/13 and nearly 90% of the affordable housing at Artisan Place was completed in the previous monitoring year. However, the delivery of affordable housing has picked up over the past two monitoring years and with several major schemes currently under construction in the Harrow & Wealdstone Opportunity Area, there should be a steady supply of affordable housing coming forward over the next few years. In 2019/20 140 new affordable units were delivered in the borough, with the bulk being provided in three schemes: Former Quality Hotel, Pinner Road where all 64 units were affordable housing; Former Townsend House & Eaton House, Northolt Road (46 affordable units); and 12 units at Matrix Court, Alexandra Avenue. In 2020/21 a total of 117 affordable housing units were completed. 81 units were completed on the former Cumberland Hotel site and a further 27 affordable units were completed on the Kodak West site.

3.140 Table 3.20 summarises the number of affordable housing units granted planning permission over the past five years. Apart from the sites mentioned in the previous paragraph, substantial numbers of affordable housing units have been granted permission on the following sites: the Kodak East site; 5-11 Palmerston Road & Masons Avenue; Wolstenholme, Rectory Lane in Stanmore; Watkins House in Woodlands Road; the Lexicon development in Gayton Road, and at Grange Farm Estate. However, Grange Farm is an estate renewal scheme, so the net gain in affordable housing units is likely to be negligible, as 282 units (largely social housing) are being replaced by 241 social housing units and 333 private tenure units. With the exception of the redevelopment of the Wolstenholme sheltered housing scheme, all other sites were under construction, or completed, at the end of March 2021.

Table 3.20: Permissions for Affordable Housing (gross units), by year

Monitoring Year	Proposed No. of Affordable Units (gross)	% Gross Affordable Units	Proposed Total number of housing units (gross)	No. of schemes
2014/15	56	4.70%	1,196	2
2015/16	391	11.20%	2,477	14
2016/17	257	17.80%	1,443	9
2017/18	340	13.70%	2,480	7
2018/19	579*	25.70%	2,251	6
2019/20	143	16.14%	886	5
2020/21	476	22.07%	2,157	5
Total	2,242	17.39%	12,890	48

**Includes Grange Farm Estate Renewal*
Note: For permissions data there may be some double counting of sites between years

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU7	Proportion of 1, 2, 3, 4 and 5+ bedroom social/affordable rent units	Proportion in accordance with up-to-date target mix; currently: 12% one bedroom 48% two bedrooms 28% three bedrooms 7% four bedrooms 5% five bedrooms	Target not met	More than a 10% variance over a five-year rolling period to any target within an up-to-date target mix

3.141 Harrow's Core Strategy Policy CS11 requires new residential development to provide a mix of housing in terms of size and tenure. For affordable housing, the council's Planning Obligations and Affordable Housing SPD (2013) contains a target mix of provision based on current needs and priorities, within both social/affordable rent and intermediate housing tenures as outlined above. Table 3.21 provides a breakdown of the mix of affordable housing (social/affordable rent and intermediate homes) completed during the five-year period 2016/17 to 2020/21. These are gross figures, so do not take account of affordable housing lost on these sites, as part of estate renewals. As shown by the percentages in Table 3.21, the current mix of social/affordable rented units and intermediate units completed in the last five years only accord with the target mix regarding the provision of two-bedroomed units, with an over-provision of one-bedroom units and an under-provision of all other sized units.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU8	Proportion of 1, 2, 3 and 4+ bedroom intermediate units	Proportion in accordance with up-to-date target mix; currently: 20% one bedroom 50% two bedrooms 20% three bedrooms 10% four + bedrooms	Target not met	More than a 10% variance over a five-year rolling period to any target within an up-to-date target mix

Table 3.21: Affordable Housing Mix - Gross Completions 2016/17 to 2020/21

Size	Social/Affordable Rent		Intermediate	
	Units	%	Units	%
Studio	1	0.3	0	0.0
1 Bedroom	80	27.5	64	26.7
2 Bedrooms	161	55.3	146	60.8
3 Bedrooms	45	15.5	27	11.3
4 Bedrooms	4	1.4	3	1.3
5+ Bedrooms	0	0.0	0	0.0
Total	291	100.0	240	100.0

Source: Harrow Council, Planning

Supply of Family Housing

Picture 3.13: Family Housing nearing Completion at the Kodak West site



Source: Harrow Council, Planning

3.142 Table 3.23 provides a breakdown of the mix of all homes (private and affordable) completed from 2009/10 to 2020/21. Flatted developments make up a significant proportion of new housing development in the borough - a trend that began during the latter stages of the last plan period in the mid-2000's. Such flatted schemes have a significant bias towards one and two bedroom units which may be expected given the nature of the development, typically town centre locations and often constrained by site size. Land and property prices are

also likely to be a significant factor in the trend to build smaller units in recent years. However, they do generally offer a more affordable alternative to the three bedroom, two storey, semi-detached houses that make up the vast majority of Harrow's existing housing stock.

3.143 With regard to the mix of new houses delivered since April 2009, three bedroom or larger houses account for 81.3% of the new houses provided, although a number of the larger five and six bedroom houses constructed are simply larger replacement houses. However, the greater proportion of smaller flatted developments skews the overall completion figures and means that only 15.6% of new dwellings completed since April 2009 have three or more bedrooms, or 13.5% over the past five monitoring years. This level is below the 25% target in the Local Plan, which seeks to ensure that the mix of new development coming forward across the borough make sufficient provision for family sized accommodation.

3.144 Over the past five years to the end of March 2021 680 housing units (gross) have been completed comprising three or more bedrooms, which is 13.5% of the new units completed over this period. This means that the target of 25% of all housing to be three or more bedrooms is not being met (Strategic Objective 2, HOU9). In 2016/17 21% (153) of the 729 new units completed (gross) contained more than two bedrooms, which is the highest percentage achieved over the past five years. In both 2017/18 & 2018/19 fewer than 10% of the total dwellings completed contained three bedrooms or more. This position has improved over the past two years with 15% of new units provided, over both years, having three or more bedrooms. In numerical terms the highest number of family units were completed in 2019/20 when 191 units contained three or more bedrooms. In 2019/20 the majority of these new (non-replacement) family units were provided at the Kodak West site, as in previous years.

3.145 Table 3.24 gives a further breakdown of the number of dwellings completed over the past five monitoring years, since Prior Approvals office conversions legislation came into force on 30th May 2013. As Prior Approvals do not require the proposed residential development to meet any design standards or space standards the council has no influence on the size of units being delivered through this mechanism. The table shows that over the past five years no units with three or more bedrooms have been completed through Prior Approval schemes. Prior Approvals continue to largely provide small studio and one-bedroom flats. In 2017/18 97.5% of the 199 units completed through Prior Approvals were studio and one-bedroom flats. In 2018/19 89.4% (304) of the units coming from office conversions were studios and one-bedroom units. 94.1% of units provided through 'office' prior approvals in 2020/21 were studio flats (170) and one-bedroom units (55), with a slightly lower level in 2020/21, at 84.4%.

3.146 Overall, 13.5% (680) of the total number of new dwellings (5,040) provided over the past five monitoring years have three or more bedrooms. However, if completions delivered through Prior Approvals are disregarded, then the overall percentage of larger units (3+ bedrooms) completed over the past five years increases to 17.4%.

3.147 Another influencing factor affecting the overall delivery of larger housing units (in percentage terms) is number of permissions for housing conversions. Over the monitoring period from 2009/10 to 2020/21 approximately 1,132 (11.5%) new units (gross) delivered were through conversions (Table 3.22). This largely resulted in the loss of 519 traditional three and four-bedroom family houses to predominantly one and two bedroom flats.

Table 3.22: Conversions Completed from 2009/10 to 2020/21

Completion Year	Existing Units lost through Conversion	Proposed Units	Net Gain
2009/10	44	103	59
2010/11	41	102	61
2011/12	32	84	52
2012/13	33	68	35
2013/14	38	93	55
2014/15	31	68	37
2015/16	33	67	34
2016/17	44	86	42
2017/18	61	128	67
2018/19	56	115	59
2019/20	62	122	60
2020/21	44	96	52
Total	519	1,132	613

Source: Housing Monitoring Database, LB Harrow

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	HOU9	Proportion of private and affordable dwellings providing family accommodation	25% of all housing to be 3 or more bedrooms	Target not met	Less than 15% over a rolling five-year period

3.148 The council will need to monitor this indicator closely over the coming years to ensure this shortfall improves. It is hoped that future new developments will help to address the current trends.

Table 3.23: Bedroom Breakdown (gross) of all Completions (Conversions, Change of Use and New Build) from 2009/10 to 2020/21

	Flats		Houses		All Completions	
	Units	%	Units	%	Units	%
Studio	883	10.2	5	0.4	889	9.0
1 Bedroom	3,231	37.2	24	2.1	3,274	33.2
2 Bedrooms	3,962	45.7	183	16.1	4,151	42.2
3 Bedrooms	546	6.3	424	37.3	976	9.9
4 Bedrooms	48	0.6	348	30.6	392	4.0
5 Bedrooms	7	0.1	127	11.2	109	1.4
6+ Bedrooms	1	0.0	25	2.2	23	0.3
Totals	8,678	100%	1,136	100%	9,814	100%

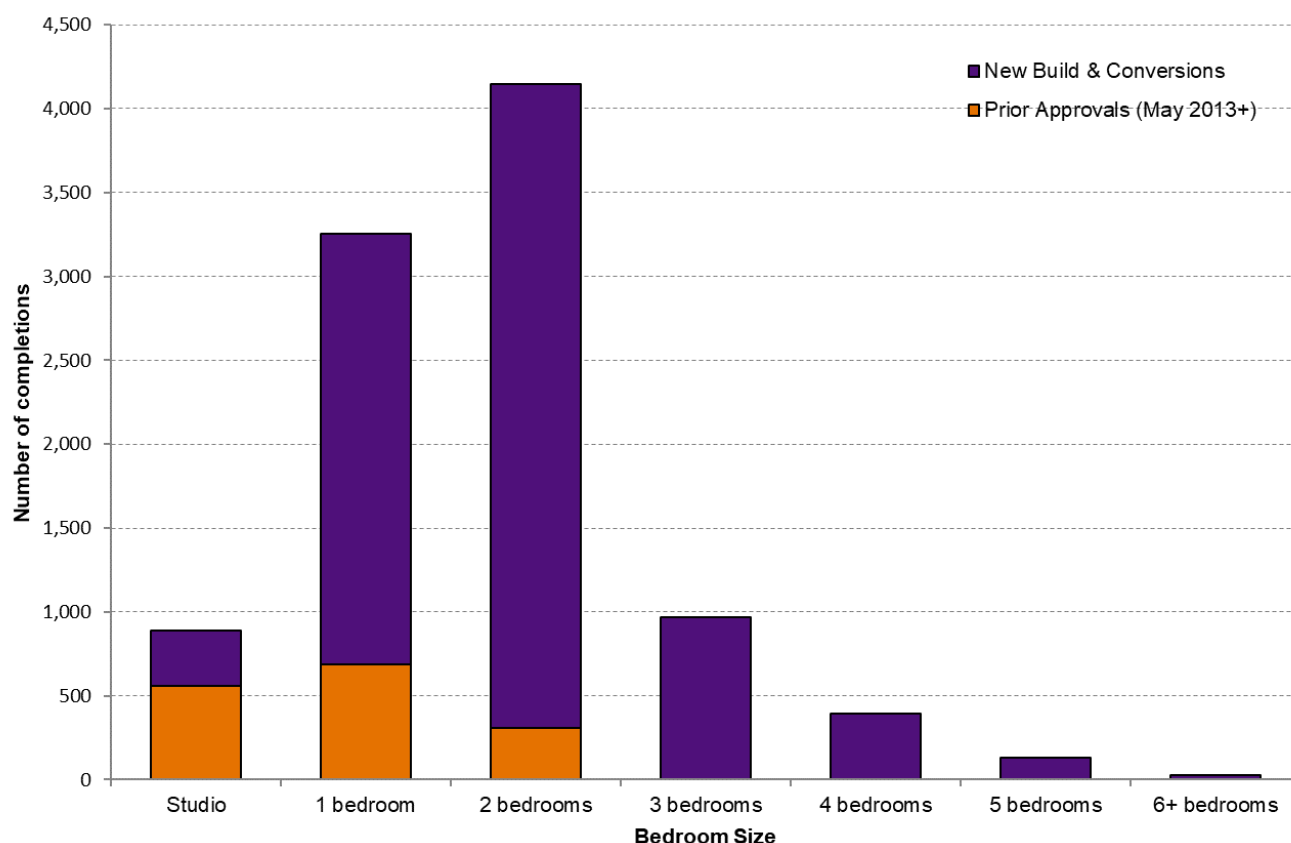
Source: Housing Monitoring Database, LB Harrow

Table 3.24: Bedroom Breakdown (gross) of Completions by Prior Approvals and New Build/Conversions, 2016/17 to 2020/21

	2016/17		2017/18		2018/19		2019/20		2020/21	
Prior Approvals										
Bedroom Size	Units	%	Units	%	Units	%	Units	%	Units	%
Studio	58	28.4	131	65.8	43	12.6	170	71.1	56	37.8
1 bedroom	59	28.9	63	31.7	261	76.8	55	23.0	69	46.6
2 bedroom	87	42.6	5	2.5	36	10.6	14	5.9	23	15.5
3+ bedroom	0	0	0	0	0	0	0	0	0	0
Total	204	100%	199	100%	340	100%	239	100%	148	100%
New Build & Conversions										
Bedroom Size	Units	%	Units	%	Units	%	Units	%	Units	%
Studio	32	6.1	24	3.7	31	3.1	42	4.0	52	7.4
1 bedroom	114	21.6	254	39.6	323	32.4	279	26.7	171	24.5
2 bedroom	228	43.3	283	44.1	515	51.6	532	51.0	350	50.1
3+ bedroom	153	29.0	81	12.6	129	12.9	191	18.3	126	18.0
Total	527	100%	642	100%	998	100%	1,044	100%	699	100%
All										
Bedroom Size	Units	%	Units	%	Units	%	Units	%	Units	%
Studio	90	12.3	155	18.4	74	5.5	212	16.5	108	12.8
1 bedroom	173	23.7	317	37.7	584	43.6	334	26.0	240	28.3
2 bedroom	315	43.1	288	34.2	551	41.2	546	42.6	373	44.0
3+ bedroom	153	20.9	81	9.6	129	9.6	191	14.9	126	14.9
Total	731	100%	841	100%	1,338	100%	1,283	100%	847	100%

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

Chart 3.5: Completions (2009/10 to 2020/21) by Bedroom Size - All types of Development



Source: Harrow Council, Planning

Efficient Land Use

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 1	EFU2	Number of dwellings delivered on allocated sites or previously developed land	100% of all residential development over the plan period to 2026	Target met	Less than 95% over a rolling three-year period (excluding special circumstances in the Green Belt)

3.149 The following tables show the breakdown of housing completions into previously developed and not previously developed land. The vast majority of new housing has been on previously developed land, and while less than 100% the percentage each year and the rolling averages have been above the trigger percentage of 95%.

Table 3.25: Net increase in homes on previously developed and not previously developed land

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Not prev. developed	13	0	0	0	0	0	3	1	28	3	33	5
Prev. developed	515	440	432	738	283	317	1,090	652	710	1,223	1,169	765

Source: Harrow Council Planning

Table 3.26: % of homes developed on previously developed land

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Yearly %	97.5%	100.0%	100.0%	100.0%	100.0%	100.0%	99.7%	99.8%	96.1%	99.8%	97.2%	99.3%
3-year rolling average %	n/a	n/a	99.1%	100.0%	100.0%	100.0%	99.8%	99.8%	98.7%	98.8%	97.9%	98.7%

Source: Harrow Council Planning

3.150 Since 2009/10 the following developments have been built on sites not classified as previously developed land:

- 2020/21: A new house was constructed on a site that was the private residential garden of 1 Hampden Road, defined as 'previously undeveloped land'. The site was regarded as a 'gap site' within a built-up street frontage and was therefore considered acceptable. At Hive Farm in Hive Road a barn was converted into a dwellinghouse - this is regarded as permitted development under Prior Approval legislation. Two flats were built on a triangular plot of land to the west of 48 Capthorne Avenue, which previously formed part of the original garden, having been subdivided with fencing. This site was the subject of an appeal in December 2012 when the Inspector reported that "the site can be regarded as an appropriate windfall". A house was completed on garden land adjacent to 48 Radley Gardens. Whilst development within residential gardens is only normally not acceptable, the SPD Garden Land Development (2013) identifies exception for gap sites, so this development was considered acceptable.
- 2019/20: 30 dwellings were completed on part of the Tithe Farm Social Club site in Rayners Lane, a site identified as Open Space in the development plan. The site owner argued that the improvement of the existing facilities were needed to ensure their continued operation, which could only be achieved through an enabling residential development. The development was approved and a grass football pitch (often unplayable at times) and a tennis court were replaced by a Multi-Use Games Area (MUGA), a 3G football pitch, as well as a new clubhouse.

An additional house was constructed adjacent to 27 Hampden Road on garden land. It was considered that the extensions required to form a house would be acceptable as extensions to the dwellinghouse and, as such, it was considered that they would not be unduly bulky and would be in keeping with the character of the area and that of the street scene. A house was built on garden land adjacent to 4 Dorchester Avenue. This site was regarded as a 'gap' site and therefore considered not to be in conflict with policy CS1.B of the Core Strategy. At Hive Farm in Hive Road a stable block was converted into a dwellinghouse - this is regarded as 'permitted development' under Prior Approval legislation.

- 2018/19: An additional house was completed in Hazelwood Close on garden land, but considered to be a 'gap' site. Two flats were constructed at 42 Harrow View on a site previously partly garden land - permission was this scheme was allowed on appeal.
- 2017/18: A mix of 27 new houses and flats (including 18 affordable units) were completed on part of the St George's Playing Field site in Pinner View for Notting Hill Housing, a site which was designated open space. In addition, a house was also completed in Somervell Road ('gap' site) and four houses were built by the council in Chenduit Way on a site part open space and part garages. Some open space was re-provided on site, with additional open space provided on a different piece of land to the north of this site, adjacent to No. 41 Masefield Avenue.
- 2016/17: One new house was built on a 'gap' site in this monitoring year. This site was garden land, but the principle of development on this site was agreed by an Inspector on an appeal on an earlier application in August 2011. Overall 99.9% of new dwellings were built on allocated sites or previously developed land in 2016/17.
- 2015/16: Three houses were built on non-previously developed land in 2015/16, under three separate permissions (two of which were allowed on appeal). 99.7% (1,088) of new dwellings were built on allocated or previously developed sites in 2015/16.
- 2010/11 to 2014/15: 100% of new homes were completed on allocated or previously developed sites
- 2009/10: 13 new houses were built were on the former council allotment site in Kenmore Road, Kenton

Over the past three years (2018/19 to 2020/21) 41 dwellings have been completed on either garden land or open space, which represents just 1.3% of the net number of dwellings completed (3,188) in the borough during this period.

Residential Density

Table 3.27: Completed Residential Developments (10+ new build units) showing Density Rates 2019/20

Development Site	Residential Site Area (ha)	Total Units (gross)	Affordable Units (gross)	Density (HRPH*)	Density (Dwellings per ha)
Alexandra Avenue, 219, former Matrix PH	0.299	61	12	565.2	204
Common Road, The Princess Alexandra Nursing Home *2	0.339	16	0	47.2	47.2
Gayton Road, Car Park, former Gayton Library & Sonia Court*1	0.658	227	None this year	993.9	345
Harrow View, Kodak West (former Zoom Leisure) *1	1.027	60	None this year	297	58.4
Headstone Drive, Phase D7, Harrow View East (former Kodak) *1	0.473	78	None this year	492.6	164.9
High Street, 19, Sam Maguires PH	0.145	27	6	469	186.2
Merrion Avenue, Jubilee House & 39-45 *2	0.404	101	Payment	698	250
Northolt Road, Townsend House & Eaton House	0.28	116	47	1060.7	414.3
Pinner Road, 12-22, Quality Hotel	0.34	64	64	514.7	188.2
Rayners Lane, Tithe Farm Social Club	0.373	30	0	257.4	80.4
* HRPH = Habitable Rooms per Hectare *1 Partially completed development, but all completed in this year *2 Partially completed development, but work still continuing					

Source: Harrow Council, Planning

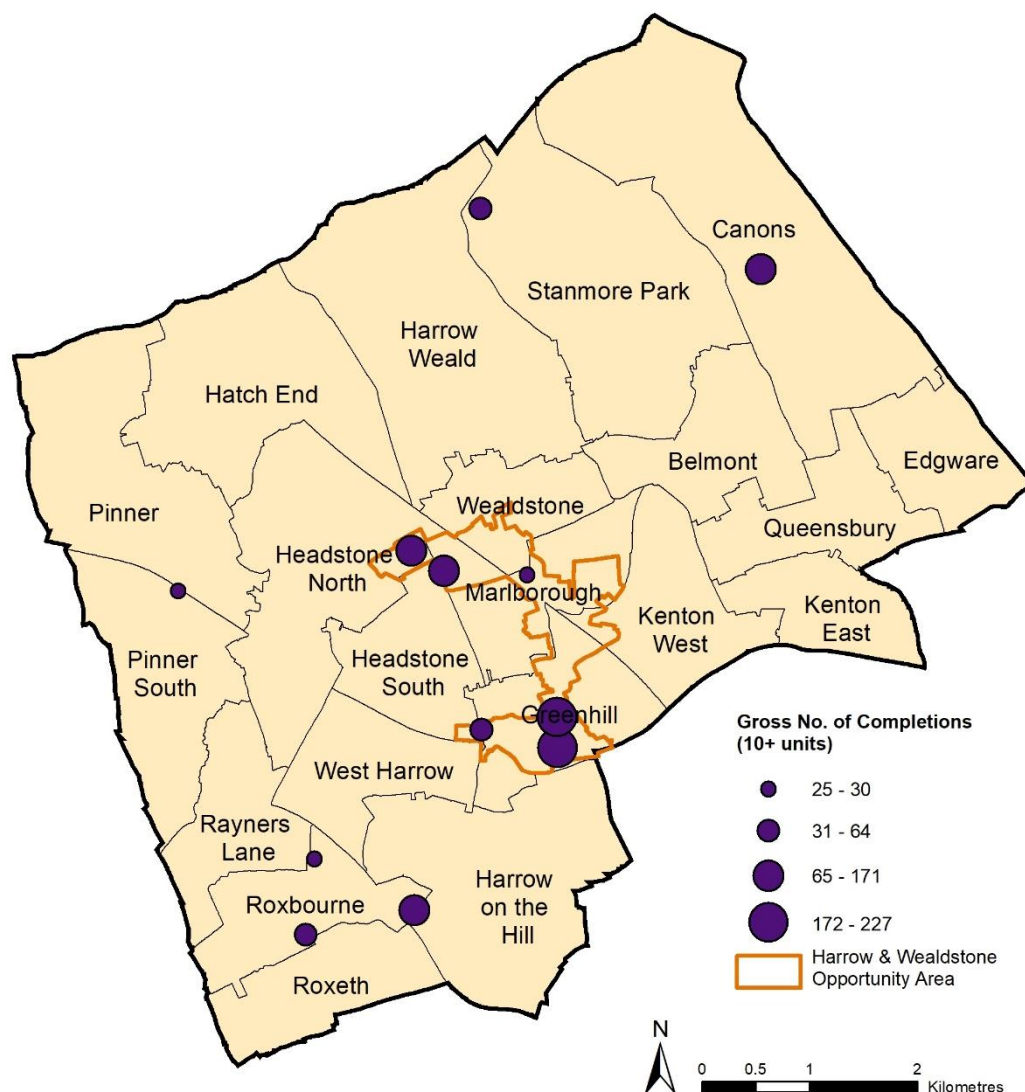
3.151 Map 3.2 shows the location of all the major new build developments (with 10 or more units) completed in 2019/20 and 2020/21 and Tables 3.27 & 3.28 show the average density for each of these major schemes. In total, there were 16 sites where ten or more new build units were completed, but two of these sites have only partially been completed (Kodak West and Phase D7 at Harrow View East). Sites where completions have occurred over both financial years appear just once on the map, showing the combined total.

Table 3.28: Completed Residential Developments (10+ new build units) showing Density Rates 2020/21

Development Site	Residential Site Area (ha)	Total Units (gross)	Affordable Units (gross)	Density (HRPH*)	Density (Dwellings per ha)
Common Road, The Princess Alexandra Nursing Home*1	1.471	48	0	89.7	32.6
Harrow View, Kodak West (former Zoom Leisure) *2	1.61	94	25	257.1	58.4
Headstone Drive, Phase D7, Harrow View East (former Kodak) *2	0.495	78	None this year	478.8	157.6
Marsh Road, 221, The George PH	0.122	25	6	442.6	204.9
Merrion Avenue, Jubilee House & 39-45 *1	0.281	70	Payment	569.4	249.1
St. John's Road, 1-3, former Cumberland Hotel, Sheepcote Road, Victoria Close	0.336	204	81	1607.1	607.1
* HRPH = Habitable Rooms per Hectare *1 Partially completed development, but all completed in this year *2 Partially completed development, but work still continuing					

Source: Harrow Council, Planning

Map 3.2: Residential Development Completions (10+ new build units) in 2019/20 & 2020/21



Source: London Development Database/Housing Monitoring Database, Harrow Council
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Table 3.29: Major Residential Developments (10+ new build units) Permitted in 2019/20, with Density Rates

Development Site	Residential Site Area (ha)	Total Units (gross)	Affordable Units (gross)	Density (HRPH*)	Density (Dwellings per ha)
Palmerston Road, 5-11 & 37-41, Masons Avenue, 27-33 & adjacent 47	0.603	186	74	825.9	308.5
Rectory Lane, Wolstenholme	0.884	59	59	138.0	66.7
South Hill Avenue, The Star PH	0.049	10	0	591.8	204.1
Uxbridge Road, 653-659	0.213	26	80% occupation trigger	366.2	122.1

*HRPH is habitable rooms per hectare

Source: Harrow Council, Planning

3.152 The largest two new build schemes to be completed over the past two years are both located within the Harrow & Wealdstone Opportunity Area and together have delivered over 400 new apartments. These are the former Cumberland Hotel redevelopment (204 units) and the Gayton Road redevelopment (227 units in 2019/20, but 355 in total). Both developments have very high density levels, being high rise developments. The Cumberland Hotel redevelopment shows a density of around 607 dwellings per hectare and five of these large new build sites are located within the Opportunity Area. More high density developments will be coming forward in the future, consistent with the council's commitment, through housing objectives, to raise average densities in sustainable locations.

Table 3.30: Major Residential Developments (10+ new build units) Permitted in 2020/21, with Density Rates

Development Site	Residential Site Area (ha)	Gross No. of Units	Affordable Units (gross)	Density (HRPH*)	Density (Dwellings per ha)
Bacon Lane, Kilby's Industrial Estate & 1,3, & 5	0.314	23	Payment £110,000	334.4	73.2
Bessborough Road, Middlesex New Synagogue	0.121	40	6	917.4	330.6
Harrow View, Plots D1, D2, D4, D5 & D6, Kodak East	3.73	1225	459	822.3	328.4
Kenton Lane, 404, Tesco & adjoining land	0.364	29	3	225.3	79.7
Station Road, 2, Safari Cinema	0.174	78	9	1298.9	448.3
*HRPH is habitable rooms per hectare					

Source: Harrow Council, Planning

3.153 In 2019/20 and 2020/21 there were four planning permissions for major residential new build development in areas of low public transport accessibility that did not enhance the PTAL of the site. These were for developments at: Wolstenholme, Rectory Lane, Stanmore; 653-659, Uxbridge Road, Hatch End; Plots D1, D2, D4, D5 & D6, Harrow View East, (Former Kodak Site), Headstone Drive, Harrow; and Tesco & adjoining land, 404 Kenton Lane, Harrow. In the previous three monitoring years 10 major residential schemes were granted permission in areas of low public transport accessibility. The cumulative effect of these 14 residential permissions granted over the past five monitoring years means that the trigger level of five permissions has been breached, and, therefore, the target for this indicator has not been met.

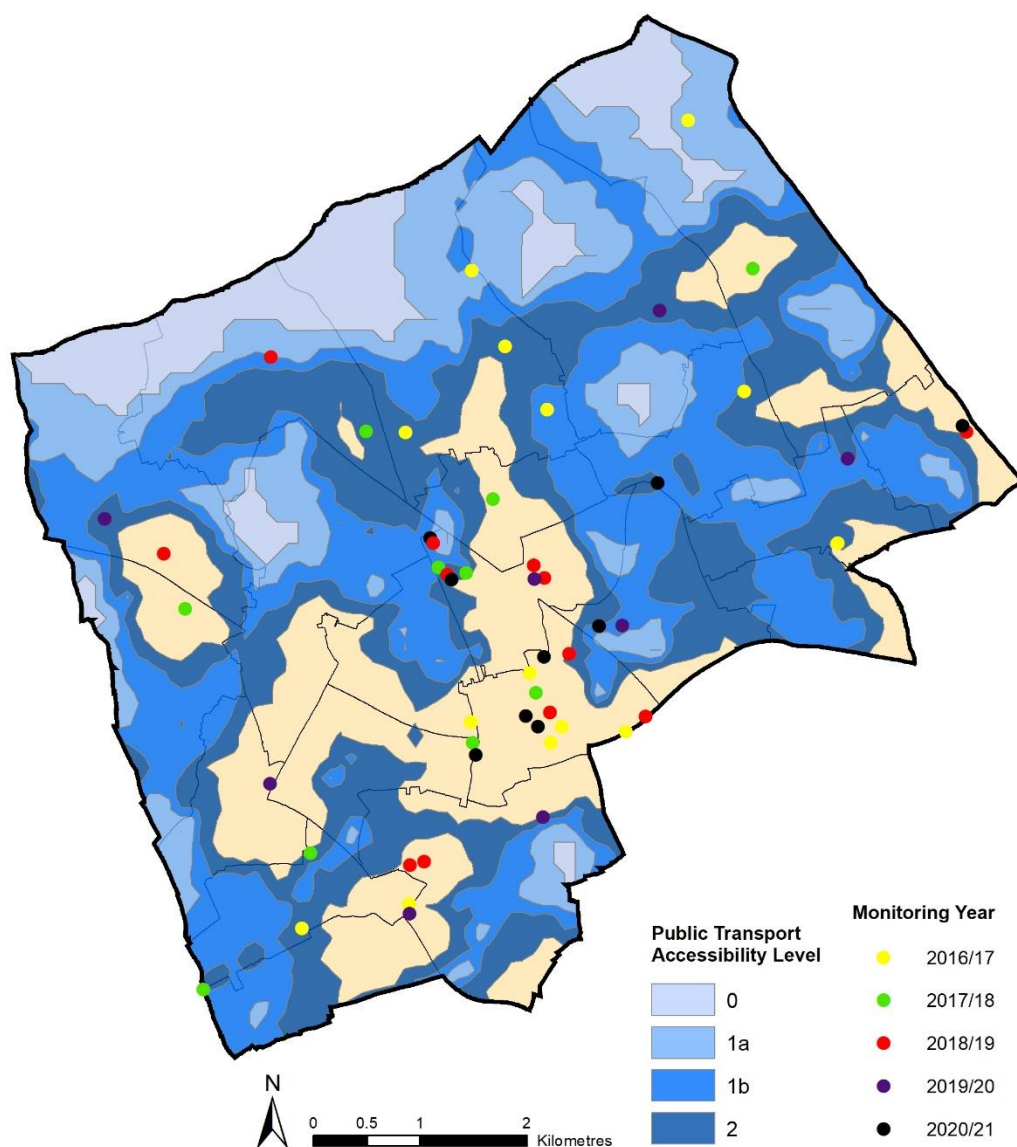
3.154 This in part can be attributed to the viability of schemes - some of the schemes approved that do not improve the PTAL of the site are only just over the 10 unit threshold for major developments, and thus could not reasonably be expected to increase the areas PTAL on their own. Additionally, the introduction of the borough's Community Infrastructure Levy (CIL) has removed the requirement for strategic transport improvements from S106 obligations and this is now funded through the CIL, and thus any improvements to public transport and, therefore, PTAL levels may not necessarily be tied to a particular development as the monies received are pooled and allocated based on infrastructure priorities for the borough. This indicator, therefore, may need to be revised to be more appropriate in the future.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU3	Number of applications approved for major development in areas of low public transport accessibility (PTALs 0, 1 and 2) that do not enhance the PTAL of the site	None	Target not met	More than five applications approved for major development in areas of low public transport that do not enhance the PTAL of the site over a rolling five-year period

3.155 In 2019/20 and 2020/21 there were eight major non-residential permissions in areas of low public transport accessibility. These were at: The Hive Football Centre, Prince Edward Playing Field, Camrose Avenue, Edgware; Elmgrove Primary School and Nursery, Kenmore Avenue, Harrow; Central Depot, Forward Drive, Harrow (two permissions); Former Kodak Office Building, Headstone Drive, Harrow; Harrow School Sports and Science Buildings, Off Football Lane, Harrow; Plot C2a, Development Zone C, Harrow View East (Former Kodak Site), Headstone Drive, Harrow; and Plot D3, Development Zone D, Harrow View East (Former Kodak Site),

Headstone Drive, Harrow. In addition there were 10 permissions in the previous three monitoring years resulting in 18 permissions over the past five years. When added to the major residential permissions this results in a total number of 32 applications approved for major development in areas of low public transport accessibility (PTALs 0, 1 and 2) that do not enhance the PTAL of the site (See Map 3.3).

Map 3.3: Major Development Schemes Permitted & Transport Accessibility

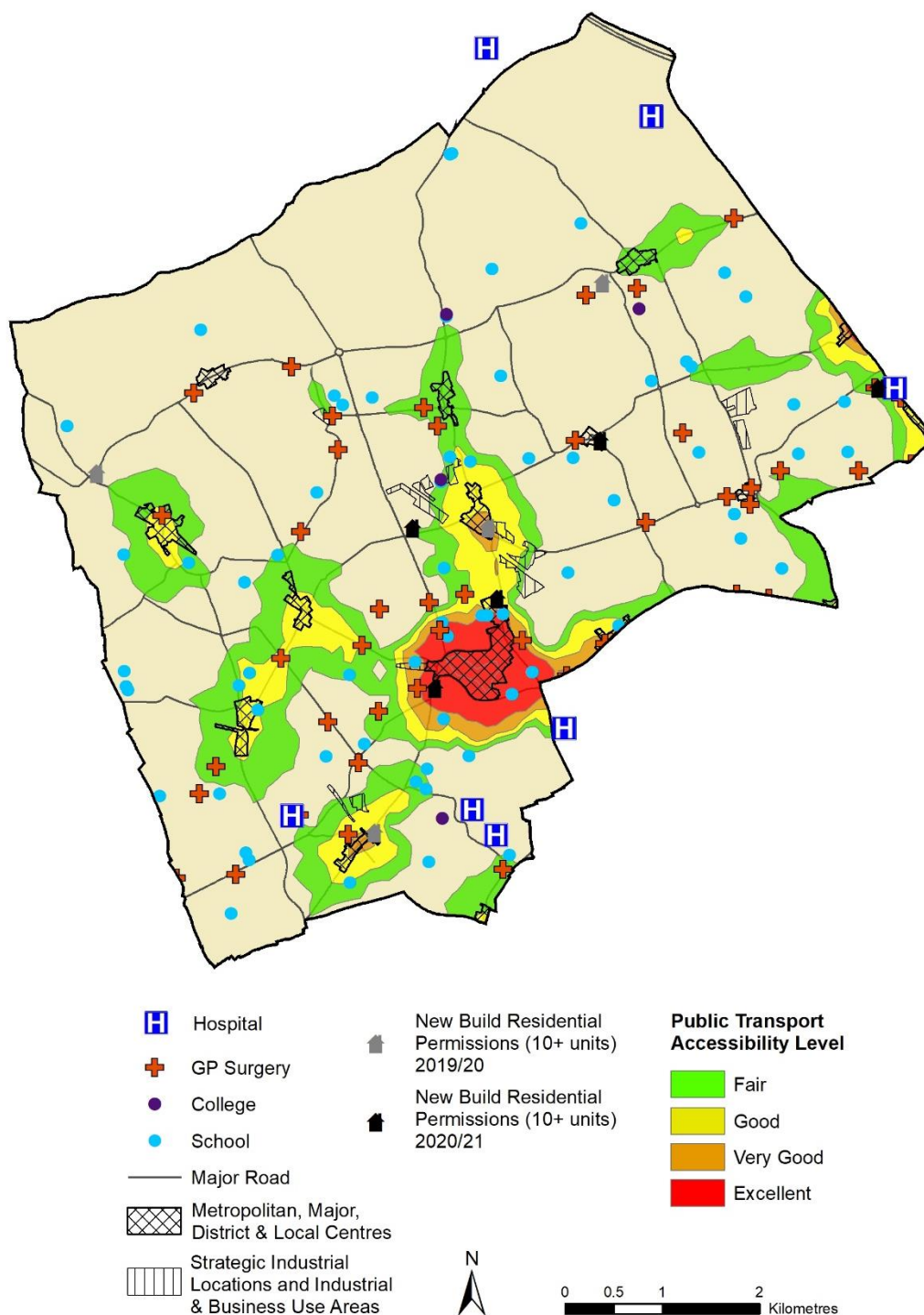


Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2019, Transport for London (TfL)
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Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	EFU4	Number of applications approved for major residential development within 30 minutes public transport journey time of a GP, primary school, secondary school, areas of employment and a major health centre	100%	Target met	More than five applications approved for major residential development within 30 minutes public transport journey time of a GP, primary school, secondary school, areas of employment and a major health centre over a rolling five-year period

3.156 Map 3.4 shows the location of new major residential developments together with the accessibility levels to public transport and to primary services. The borough's comprehensive bus and tube network ensures that residents in these proposed new developments will be less than 30 minutes, by public transport, from primary services.

Map 3.4: New Build Residential Permissions and Location of Key Services



Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels 2019, Transport for London (TfL)
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Open Space

Quantity

Table 3.31: Open Space (net gain/losses based on permissions)

	Open Space (Ha)						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Gained	6.925	2.194	6.791	0.423	3.670	n/a	20.003
Lost	8.113	1.270	3.453	0.638	2.789	n/a	16.263
Net Change	-1.188	0.924	3.338	-0.215	0.881	n/a	3.740

Source: Harrow Council, Planning

3.157 Over the five year period from 2015/16 to 2019/20, based on planning permissions, there was an overall proposed net gain of 3.740 hectares of open space in the borough (Table 3.31). Permissions involving the loss or gain of open space granted in 2015/16 and 2018/19 show a net loss of open space, but there were substantial net gains of public open space in 2016/17, 2017/18 and 2019/20. There is no comparable data available for 2020/21 as the London Development Database (LDD) which was used to record this data was decommissioned in June 2020. However, further investigations show that there were no significant gains or losses of open space in this year.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 4 CS9 Objective 5	OS1	Loss of open space to development (excluding appropriate functional development): <ul style="list-style-type: none"> Borough-wide Kingsbury and Queensbury sub-area 	No net loss of open space	Target not met	One application approved involving a net loss of open space to development over a rolling five-year period

3.158 When it comes to measuring Indicator Number OS1, the council has not been able to meet this particular target, based on the current trigger of the loss of open space in a single application over a five-year period. There have been a number of permissions approved over the past five years where some open space has been lost, but over this same period other permissions involving the net gain of open space have been approved. This has resulted in a potential overall net gain in open space over this five-year period.

3.159 Notable losses in open space approved over the past five years have been:

- A loss of open space on the Whitchurch Playing Fields site, Wemborough Road, Stanmore (2016/17), contrary to Local Plan objectives. This scheme (P/4910/15) was for the erection of a building for use as a school with detached sports hall/community changing block, sports pitches, MUGA, hard and soft play areas, parking etc. and resulted in a net loss of 0.420 ha of open space.
- A loss of 1.714 ha of open space at Hatch End High School, Headstone Lane, Harrow (P/0302/18) with the redevelopment to provide three storey building, associated ground works including provision of soft landscaping and hard landscaping granted in 2017/18
- In 2018/19 permission was granted (P/2764/17) for the erection of a new south stand with supporting leisure and hospitality facilities at The Hive Football Centre, Camrose Avenue, Stanmore (P/2764/17) resulting in a small loss of 0.370 ha of open space

3.160 A number of net gains to open space have been secured through permissions granted over the past five years. The most significant changes are:

- The redevelopment of Cedars Manor School, Whittlesea Road, Harrow Weald (approved in 2016/17) has provided an additional 0.801 ha of amenity space and outdoor sports facilities/school playing fields
- A gain of 2.253 ha of green corridor open space on the Kodak East site through two permissions granted in 2017/18 (P/4610/17 & P/5079/17), which is compensating for open space previously lost on the Kodak West site

- Gains of small amounts of open space in Harrow Town Centre through new residential development at: Lexicon in Gayton Road (in 2016/17); and at the former Cumberland Hotel site (in 2018/19). This is in the form of new public realm open space, including provision for children and young people.
- Land at Harrow School, High Street, Harrow on the Hill (P/1940/16) provided an additional 0.322 ha of open space in 2019/20. The scheme, allowed on appeal after the Mayor of London refused permission, involved the demolition of a number of buildings and construction of a new sports building and a new science building along with replacement car parking and extensive landscaping.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	OS2	Open spaces strategy with deliverable action plan in place	Adopted open spaces strategy by end 2012/13	Target met	No adopted open spaces strategy by end 2016/17

Quality and accessibility

3.161 Several open space quality and accessibility indicators are shown below, and relate to information previously quantified in the 2010 Harrow PPG17 Study. It will only be possible to measure progress in these indicators when the work in this study is updated, and so it is not possible to provide progress information for these indicators.

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

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS9 Objective 4	OS4	Quality improvements to PPG17 open space typologies within Kingsbury and Queensbury sub-area	Identify opportunities for quality improvements in new open spaces strategy	Target met	Opportunities for improvements not included in open space strategy by end 2016/17

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

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

3.162 It is expected that ongoing works will improve the quality in many of the PPG17 typologies (although as noted above scoring is not quantifiable until a new study is produced).

3.163 On 11th April 2013 the council adopted a new Open Spaces Strategy together with an Outdoor Pitch Strategy and action plan. It identifies key objectives to improve open spaces across the borough, including actions for improving access by all the community through utilising green corridors and identified Green Grid projects to improve natural and semi-natural greenspace in all sub-areas. However, no new open space strategy has been undertaken. It is expected that Green Grid works and other public domain improvements will have improved accessibility to open space.

Workplace Training

3.164 During 2019/20 planning agreements were made relating to eight major developments, of which only three contained provisions relating to workplace training, or 38% (provisions were included for schemes at Culvert East & West House, 653 Uxbridge Road Pinner and Wolstenholme Stanmore). During 2020/21 the number of major development planning agreements made decreased to five, with three containing provisions relating to workplace training, or 60% (provisions were included for schemes at the Kodak Site, Safari Cinema and the former Kilby Industrial Estate on Bacon Lane Edgware). Across the three year period from 2018/19 - 2020/21, there have been 21 planning agreements made for major development, of which 13 of 62% have had provisions relating to workplace training. As a result, this indicator is not on track.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2	WT1	Planning obligations on major development with workplace training provisions	70% of planning agreements on major development schemes	Target not met	Less than 70% over a rolling three-year period

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

Climate Change Mitigation

Strategy

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

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

4.2 Harrow's Development Management Policies also contain policies relating to environmental sustainability and design.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM1	Up-to-date, adopted local policies on sustainable design and construction	Area action plan and development management sustainable design and construction policies in place by end 2014/15	Target met	Area action plan and development management sustainable design and construction policies not in place by end 2016/17

4.3 On 4th July 2013 the council adopted the Harrow & Wealdstone Area Action Plan. The Plan includes Policy AAP 10: Harrow & Wealdstone District Energy Network.

4.4 Using funding from the Government's Heat Network Delivery Unit (HNDU) and the GLA, an Energy Masterplan was prepared for Harrow and Wealdstone (including consideration of the Northwick Park Hospital and University of Westminster Campuses in neighbouring London Borough of Brent) and the Grange Farm Estate Regeneration Programme in South Harrow. The Energy Masterplan was completed in January 2016 and concluded that a heat network in Wealdstone serving the main Council regeneration sites at the existing Civic Centre, proposed Civic Centre (Peel Road) and the Leisure Centre/former test driving centre was most viable and warranted further detailed techno-economic modelling and development feasibility. A network serving Harrow Town Centre was potentially viable, but dependent on the connection to the nearby Northwick Park Hospital and University of Westminster campus.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM2	Up-to-date framework for the delivery of a district wide combined heat and power network within the Harrow & Wealdstone Intensification Area if feasible	Area Action plan in place by end 2014/15	Target met	Area action plan not in place by end 2016/17

4.5 Using further funding from HNDU, a detailed feasibility study was commissioned for the Northern Cluster (Wealdstone) and Southern Cluster (Harrow Town Centre/hospital/university) in late 2016. Initial work on the southern cluster concluded that a network serving just Harrow Town Centre was not viable and that connection of the town centre to a network focused on the hospital and university would significantly impact upon the viability of the network such that it would be unlikely to be made. Therefore, no further work was undertaken on the southern cluster. The feasibility study on the Northern Cluster was completed January 2018 and found the network to be technically and financially feasible, depending on assumptions made, particularly the opportunity to sell electricity generated from the Combined Heat and Power (CHP) engine directly (via a private wire arrangement) to Bakkavor Pizza. On this basis, an Outlined Business Case was commissioned in 2018 but not completed due to a review of the broader Council Regeneration programme that would have impacted upon key assumptions

within the heat network (heat loads, connection timeframes, delivery model etc). Once the delivery arrangements for the broader Regeneration Programme are clarified, work on the heat network investigations may be restarted.

4.6 On 18th July 2019 full Council debated a motion to declare a Climate Emergency and to resolve to 'Aim to make the London Borough of Harrow carbon neutral by 2030, taking into account both production and consumption of emissions.' The motion was approved for referral to the Executive and subsequently agreed at the meeting of Cabinet on 12th September 2019. Subsequently, an interim Strategy and Action Plan responding to the climate and ecological emergency was approved in March 2020. The Borough's Climate Change Strategy was previously updated in January 2019.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM3	Up-to-date adopted Borough climate change strategy	Review and adopt revised climate change strategy by end 2014/15	Target met	Updated Climate Change Strategy Adopted January 2021

Carbon Dioxide Emissions

4.7 The latest data available is for 2019 and shows a 44.04% reduction over 14 years (4.49 tonnes per capita in 2005 down to 2.51 tonnes per capita in 2019) which equates to a reduction of 3.15% per year. This indicator is, therefore, just short of being met. A greater than 4% improvement annually was achieved from 2013 to 2017, however the last two years have both been below 3%.

4.8 For comparison, in 2019 the national figure for England was 4.91 tonnes per capita, and for London 3.18 tonnes per capita, so Harrow is well below these levels. In 2019 Harrow had the 5th lowest CO₂ emissions (tonnes per capita) in London, behind Hackney (2.16), Waltham Forest (2.33), Lewisham (2.4) and Haringey (2.45). In terms of the percentage change in CO₂ emissions since 2005, Harrow was 23rd in London with the highest reductions in the City of London (71.4%), Tower Hamlets (62.6%) and Islington (58.2%). The London and England percentage changes were 49.1% and 42.9% respectively.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 14	CCM7	Per capita carbon dioxide emissions in the borough	Reduce by 4% per annum (improvements on 1990 baseline)	Target met	Less than 3% over two consecutive years

Table 4.1: Carbon Dioxide Emissions 2005 to 2019

Year	Per Capita Emissions (tonnes)	Percentage Reduction per Annum
2005	4.49	
2006	4.39	2.3%
2007	4.24	3.5%
2008	4.17	1.7%
2009	3.69	11.4%
2010	3.93	-6.6%
2011	3.48	11.6%
2012	3.70	-6.5%
2013	3.57	3.7%
2014	3.08	13.7%
2015	2.94	4.3%
2016	2.74	7.1%
2017	2.58	5.7%
2018	2.59	-0.2%
2019	2.51	2.9%

Note: The data show emissions allocated on an "end-user" basis where emissions are distributed according to the point of energy consumption (or point of emission if not energy related)

Source: Department for Business, Energy & Industrial Strategy

Waste

4.9 Table 4.2 shows the amount of municipal waste arising in the borough over the past 13 years. The last five years have shown a steady decline in the amount of municipal waste collected in Harrow from 107,855 tonnes in 2015/16 to 94,334 tonnes in 2020/21, a total reduction of 13,521 tonnes (12.5%). The 2019/20 total of 97,291 tonnes and the 2020/21 total are both well below the maximum target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS1	Tonnes of municipal solid waste (MSW) arising in the borough	Tonnes of municipal waste arising no greater than or below London Plan projections (129,000 tonnes by 2026)	Target met	More than 123,000 tonnes by end 2016/17 More than 126,000 tonnes by end 2021/22

Table 4.2: Municipal Waste Arising (tonnes)

Monitoring Year	Total Local Authority Collected Waste (tonnes)
2008/09	108,097
2009/10	104,243
2010/11	100,882
2011/12	101,659
2012/13	100,407
2013/14	93,327
2014/15	97,953
2015/16	107,855
2016/17	102,560
2017/18	99,082
2018/19	98,100
2019/20	97,291
2020/21	94,334

Source: DEFRA, Local Authority Collected Waste Management

4.10 In the 2019/20 monitoring period 38.8% of household waste was sent for reuse, recycling or composting and in 2020/21 this figure was 35.8%, the lowest levels since 2009/10. An increase in household waste produced during the Covid-19 pandemic and the closure of household waste and recycling centres during the lockdowns both contributed to the reduction in the amount of household waste being recycled. In 2014/15 the proportion of household waste recycled was on target, but the overall reduction in rates since then means that the target of 50% by 2020 was not met. This was also the case for England as a whole and it is felt that significant new interventions, such as increasing the amount of food waste recycled, are required to push the recycling levels up towards and beyond the 50% target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 16	WAS3	Municipal waste recycled and composted	50% by 2020	Target not met	Less than 45% by 2014/15 Less than 47% by 2017/18

Table 4.3: Household Waste Recycled

Monitoring Year	Percentage of household waste sent for reuse, recycling or composting
2009/10	46.1%
2010/11	50.0%
2011/12	48.3%
2012/13	44.8%
2013/14	49.2%
2014/15	45.1%
2015/16	40.9%
2016/17	39.7%
2017/18	41.0%
2018/19	40.2%
2019/20	38.8%
2020/21	35.8%

Source: DEFRA, Local Authority Collected Waste Management

4.11 The West London Waste Authority is the statutory body responsible for waste disposal for six London boroughs, Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames. The amount of waste going to landfill is now reported by the West London Waste Authority as a combined amount for all six boroughs; in 2019/20 this total was 6,492 tonnes and in 2020/21 it was 5,816 tonnes. Therefore, the amount of Harrow's waste going to landfill will be very much lower than the 60,754 tonnes target.

4.12 Landfill accounted for 1% of all waste processed by the West London Waste Authority in 2019/20 and 0.9% in 2020/21. Waste that cannot be reused, recycled or composted is incinerated at Energy Recovery Facilities to provide energy for the National Grid.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 16	WAS5	Amount of waste going to landfill	Reduce below 2009/10 levels (60,754 tonnes)	Target met	An increase in more than one year above 2009/10 levels over five years (rolling)

Flooding

4.13 In 2019/20 and 2020/21, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in the previous three years. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 15	FLO1	Development approved contrary to Environment Agency advice	None	Target met	More than five approved over a rolling five-year period

Air Pollution

4.14 As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the years 2019 and 2020 and not the general report monitoring periods of 2019/20 and 2020/21. Part IV of the Environment Act 1995 places a statutory duty on local authorities to review and assess the air quality within their area and take account of Government Guidance when undertaking such work. The council has previously declared the whole borough an Air Quality Management Area, and produced an associated Action Plan in pursuit of the 'National Objectives' (health based limits) set for the pollutants PM₁₀ particulates and nitrogen dioxide (NO₂). The national objective for both these pollutants is an annual mean of 40 µg/m³ and details are set out in the UK Air Quality Strategy (AQS) Objectives and EU Limit Values.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	AP1	Annual mean value of Nitrogen dioxide (NO ₂) and PM ₁₀ particulates	Achieve 20 µg/m ³ by 2020	Target met	Not achieved 25 µg/m ³ by 2015

4.15 Continuous monitoring of nitrogen dioxide and PM₁₀ has been carried out at two sites in Harrow for many years. In terms of the past twelve years' monitoring results shown below, the results from Harrow 1 (Stanmore) will be more indicative of levels experienced at a large proportion of homes within the borough than those from Harrow 2 (Pinner Road). This is because pollution levels from traffic rapidly decline with distance from the carriageway down to background levels. Background levels will mostly reflect London-wide and regional pollution levels, with only a relatively small contribution from local traffic. The results below show fairly consistent levels for Harrow 1 until 2017 followed by a significant decrease over the next three years, whereas at Harrow 2 there has been a more gradual decrease for both PM₁₀ and NO₂. Both sites have achieved the Harrow Local Plan target of 20 µg/m³ by 2020 for PM₁₀ particulates. For nitrogen dioxide, Harrow 1 has consistently been below the national objective of 40 µg/m³ and has also achieved the local authority target. Harrow 2 has consistently been above the national objective, however in 2018 the annual mean value fell below the national objective for the first time and has continued to decrease to 23 µg/m³ in 2020.

4.16 Pollution concentrations in 2020 were affected by the Covid-19 pandemic, which led to major changes in the types of activities that cause much of the ambient air pollution in the UK, such as traffic and industry. The UK was ordered into lockdown on 23rd March due to rapidly rising Covid-19 infection rates. Traffic volume and consequently concentrations of certain pollutants, especially nitrogen oxides, dropped steeply. Lockdown restrictions gradually began to ease in June 2020 but varying levels of restrictions remained in place for the rest of the year. The effects of these restrictions must be taken into consideration when comparing air quality measurements in 2020 to other years.

Table 4.4: Annual mean concentrations for PM₁₀ and Nitrogen Dioxide (µg/m³) at Harrow 1 background monitoring site

Harrow 1 - Stanmore	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Annual Mean ug/m ³ (PM ₁₀)	17	17	20	18	19	16	14	16	19	15	15	14
Annual Mean ug/m ³ (Nitrogen dioxide)	28	27	25	25	24	25	22	26	33	20	20	15
Note: The 2020 data should be considered in the context of the Covid-19 pandemic which may have reduced PM ₁₀ and NO ₂ concentrations												

Source: Londonair.org.uk

Table 4.5: Annual mean concentrations for PM₁₀ and Nitrogen Dioxide (µg/m³) at Harrow 2 roadside monitoring site

Harrow 2 - Pinner Road	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Annual Mean ug/m ³ (PM ₁₀)	24	24	25	27	26	22	18	21	20	19	18	16
Annual Mean ug/m ³ (Nitrogen dioxide)	46	54	47	47	42	48	46	44	41	39	36	23
Note: The 2020 data should be considered in the context of the Covid-19 pandemic which may have reduced PM ₁₀ and NO ₂ concentrations												

Source: Londonair.org.uk

Table 4.6a: Monitoring Site Summary January 2019 - December 2019

Site	Site Classification	Annual mean PM ₁₀ µg/m ³	Annual mean NO ₂ µg/m ³
Harrow 1 - Stanmore	Background	15	20
Harrow 2 - Pinner Road	Roadside	18	36

Source: Londonair.org.uk

Table 4.6b: Monitoring Site Summary January 2020 - December 2020

Site	Site Classification	Annual mean PM ₁₀ µg/m ³	Annual mean NO ₂ µg/m ³
Harrow 1 - Stanmore	Background	14	15
Harrow 2 - Pinner Road	Roadside	16	23

Source: Londonair.org.uk

4.17 The increase in the number of electric cars on UK roads to replace petrol/diesel cars which will no longer be available to buy from new from 2030 will contribute to a reduction in the amount of harmful vehicle exhaust emissions such as nitrogen oxides and particulate matter. This change will benefit the environment including having a significant positive impact on people's health.

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

Employment

5.1 In 2020 the [ONS Business Register and Employment Survey](#) estimated there were 68,700 employees in the borough, of these 44,900 (65.4%) were full time and 23,800 (34.6%) part time. The total number of employees was 2,100 fewer than the previous year but 1,000 more than the 2010 figure of 67,700.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 1 CS1 Objective 12	EMP1	Net additional jobs in the borough	4,000 jobs by end 2025/26	Working towards target	Less than 1,000 jobs by end 2015/16 Less than 2,000 jobs by end 2020/21

5.2 By using data available from the Office for National Statistics (ONS) via the Business Register and Employment Survey (BRES) it is estimated that the number of jobs in the Harrow & Wealdstone Opportunity Area increased by 1.7% from 2017 to 2018, but decreased by 0.3% from 2018 to 2019 and by 8% from 2019 to 2020. Since 2010 there has been a decrease of around 760 jobs, (-8.4%) in the Opportunity Area, but with the redevelopment of a number of sites including the former Kodak site, where 1,500 new jobs will be created, the total number of jobs will increase significantly. As the BRES data is only published at ward level the number of jobs per year within the Opportunity Area has to be estimated by calculating the proportion of each ward that is within the Opportunity Area. Then, by using the number of jobs in each ward and the proportion of the ward within the Opportunity Area the approximate number of jobs can be estimated.

5.3 The decline in the number of jobs between 2019 and 2020 can be attributed in part to the Covid-19 pandemic and also to major redevelopment projects where business premises became vacant prior to being replaced mainly by residential units. In the three years prior to this, from 2016 to 2019, there was a 7% increase in the number of jobs in the Opportunity Area. This was preceded by a significant decline in the number of jobs, mainly as a result of a large number of office premises being converted to residential or vacated as a result of being granted permission for change of use to residential under Prior Approval PD rights.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 1 CS1 Objective 12 CS2 Objective 7	EMP2	Net additional jobs in the Harrow and Wealdstone Intensification Area	3,000 jobs by end 2025/26	Target not met	Less than 750 jobs by end 2015/16 Less than 1,800 jobs by end 2020/21

5.4 The ONS Inter-Departmental Business Register (IDBR) data shows that there were 15,425 VAT registered businesses in the borough in March 2021 compared to 15,280 the previous year and 15,215 in 2019 (NOMIS, Local Authority Profile 2021). The 2021 figure shows an increase of 51% from a baseline of 10,215 in 2009. However, the majority of these businesses are small home grown businesses, with a number of larger organisations either moving out of the borough, such as ColArt or their sites vacated for redevelopment, such as Kodak. The Business Register and Employment Survey (ONS, provisional 2020) shows that in total 71,100 people were in employment including working proprietors such as sole traders, sole proprietors, partners and directors.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 12	EMP3	The number of businesses located in the borough	5% increase in 2009 baseline by 2026	Target met	Less than 2% increase by 2016/17 Less than 3% increase by 2020/21

Housing Need

Gypsies and Travellers

5.5 There were no new pitches or sites completed and no pitches or sites lost in 2019/20 and 2020/21. Three new pitches are allocated through the Site Allocations Local Plan which was adopted in July 2013. However, the council's most recent evidence base, the West London Alliance Gypsy, Traveller and Travelling Showpeople

Accommodation Assessment (2018) found no additional need for new pitches based on the PPTS (2015) definition of a traveller for planning purposes. As such the monitoring target has been amended to reflect the most up to date evidence base.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN1	Number of additional G&T pitches	No additional pitches required.	Target met	No site allocation or deliverable proposal(s) for three additional pitches by end 2018/19.

Residential Quality and Accessible Homes

5.6 From 1st October 2015, new national technical housing standards came into force which amended Part M of the Building Regulations on access to and use of buildings. This created three categories of access to residential buildings:

- M4(1) Visitable dwellings
- M4(2) Accessible and adaptable dwellings
- M4(3) Wheelchair user dwellings

Under the requirement reasonable provision will be made for people to gain access to and use, the dwelling and its facilities. The provision must be sufficient to meet the requirements of occupants with differing needs, including some older or disabled people; and to allow adaptation of the dwelling to meet the changing needs of occupants over time. These standards are roughly equivalent to the Lifetime Homes standards, but are more detailed. These new categories effectively replaced the existing Lifetime Homes and Wheelchair Accessible Homes standards referred to in Policy 3.8 of the London Plan. The limitations in the application of the Building Regulations mean that standards M4(2) and M4(3) cannot be applied to conversions and changes of use. However, Harrow's Accessible Homes SPD requires reasonable efforts to be made to make newly converted flats as accessible as possible. The target for Indicator HN3 can therefore only be measured for new build residential developments.

5.7 Over the past five years a number of new build residential developments which have been granted permission have failed to demonstrate that they meet the lifetime homes standards or Building Regulations M4(2). Such permissions tend to be for small-scale developments and largely fall under one of the following three categories:

- Upper floor extensions for new developments. This is to be expected as often the structure of the existing building precludes the new standards from being fully met.
- Omission of a condition on a planning decision stating that "The development hereby permitted shall be constructed to the specifications of: Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings of the Building Regulations 2013 and thereafter retained in that form".
- Appeals - four appeals have been allowed for new housing developments over the past five years with no conditions attached regarding compliance with the Building Regulations standard M4 (2), despite officers indicating that this should be included as a condition of approval. In one instance the Planning Inspector stated that "The Written Ministerial Statement of 25 March 2015 (the WMS) makes it clear that standards such as Part M of the Building Regulations 2015 can only be applied where there is a relevant local plan policy. In this case I have not been supplied with a relevant policy that supports the council's suggested condition relating to Part M. Consequently, the necessity of this condition has not been established in this instance".

5.8 The new national technical housing standards which came into force on 1st October 2015 (see para 5.6) also effectively replaced the Wheelchair Accessible Homes standards referred to in Policy 3.8 of the London Plan. Details of standard M4(3) can be found in Building Regulations Part M volume 1, starting page 24. Under the requirements of this category, reasonable provision must be made for wheelchair users to gain access to and use the dwelling and its facilities. The provision must also be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.

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

5.9 M4(3) of the Building Regulations distinguishes between dwellings that are 'wheelchair accessible' (a home readily useable by a wheelchair user at the point of completion) and 'wheelchair adaptable' (a home that can be easily adapted to meet the needs of a household including wheelchair users). The Planning Practice Guidance states that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. For monitoring purposes wheelchair adaptable and accessible dwellings are not recorded separately and are only recorded for new build developments, not including extensions to existing dwellings.

5.10 Since 1st April 2016 all but four major schemes approved (10 or more units in new build schemes) included the provision for 10% or more wheelchair accessible homes. These four schemes will not be providing any dedicated wheelchair units, although all of these units meet the wheelchair adaptable (M4[2]) standards. These approvals are: 30 units at the Tithe Farm Social Club, Rayners Lane; 37 units at the Churchill Hall, Hawthorne Avenue (now lapsed); 42 units on the site of the former north side car park in Greenhill Way (now lapsed); and 10 units through a redevelopment scheme at The Star PH in South Harrow (not likely to progress). However, in two sheltered housing schemes (approved since 1st April 2016) 100% of the units are wheelchair units. Overall, 10.4% of the major new build schemes (excluding extensions) approved between 1st April 2016 and 31st March 2021 met the new wheelchair home standard.

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

Supported Housing

5.11 Since 2009/10 four new sheltered housing developments have been completed in the borough, giving a total net gain of 146 sheltered flats. These developments are as follows:

- In 2010/11 47 new sheltered units were built as part of the Richards Close redevelopment, a Harrow Churches Housing Association scheme
- 28 new sheltered dwelling units (21 net) were completed at Paxfold in Elizabeth Gardens, Stanmore for Harrow Churches Housing Association in 2015/16
- In 2017/18 Randolph House was completed, a 48 unit assisted living care home (for McCarthy & Stone) on the site of the former Comfort Inn Hotel in Northwick Park Road
- Heath Lodge, containing 30 units was constructed on the site of the former Greenhill Service Station in Marsh Road, Pinner in 2018/19, a development provided by Churchill Retirement Living
- 29 Category II sheltered housing apartments (McCarthy & Stone) at 11-17 Hindes Road (Rosen House), adjacent to Tesco, Station Road in 2018/19

- In 2019/20 101 residential assisted/independent living units were completed at the Landsby in Stanmore. This development occupies the site of the former Jubilee House in Merrion Avenues
- 64 independent living units (all self-contained) for Jewish Care at Pears Court (formerly the Princess Alexandra Home) on the Sandringham campus in Stanmore completed in 2020/21, in addition to a care home (Anita Dorfman House) which was re-provided on this site

5.12 There is only one sheltered housing scheme under construction at the end of 2020/21: 56 flats in an extra care unit on the site of Watkins House in Woodlands Road (together with 22 flats for general occupation). Two other schemes for sheltered housing were also in the pipeline as at end of March 2021, but work hadn't commenced at this time. These developments are: 60 extra care units as part of the Kodak East development on Plots D1, D2, D4, D5 & D6 (P/3944/19, granted 06/11/20) and 57 extra care home flats and two general needs wheelchair flats (gross) in a proposed redevelopment of Wolstenholme in Rectory Lane, Stanmore. This would result in 27 net additional sheltered units under P/5758/17, granted 31/10/19.

Picture 5.1: Sheltered Housing at The Landsby, Merrion Avenue, Stanmore



Source: Harrow Council, Planning

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS1 Objective 7	HN5	Number of additional leasehold sheltered dwellings	682 leasehold sheltered dwellings by end 2020/21	Target not met	Less than 200 sheltered dwellings by 2015/16 Less than 400 sheltered dwellings by 2018/19

5.13 The target of 682 new sheltered dwellings to be completed by 2020/21 has not been achieved and is unlikely to be achieved in the next few years. If the current schemes in the pipeline all get built out, this would still leave a shortfall of approximately 200 sheltered housing units.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 7	HN6	Number of additional supported housing units for people with learning disabilities	At least 103 units by end 2020/21	Target not met	Less than 40 units by end of 2015/16 Less than 60 units by end of 2018/19

5.14 In 2020/21 four bedspaces/rooms were provided for residents with non-specific learning disabilities to enable them to live communally with help from members of staff, through the conversion of a house in Peel Road, Wealdstone. In 2018/19 an existing care facility in Honister Gardens (Gordon House) was converted into a new live-in learning disability transition service for young adults aged 18-30 in four spacious self-contained apartments. In 2017/18 no additional leasehold supported housing units for people with learning difficulties were completed in the borough, as per the previous five monitoring years. The target to provide at least 103 additional supported housing units for people with learning disabilities by the end 2020/21 has therefore not been met.

5.15 In recent years the following care home facilities have been completed in the borough:

- 2019/20: Anita Dorfman House was completed in Stanmore - a new purpose-built 64 bed care home for Jewish Care. The home provides services for people living with dementia. This, along with 48 independent living flats, replaced the 72 bed Princess Alexandra Nursing Home.
- 2018/19: 12 additional bedrooms were provided at Sancroft Hall, a residential home for older people and specialising in providing care for those living with dementia
- 2017/18: The replacement Buchanan Court care home in Sudbury Hill provides 80 beds, 21 more than the previous facility on this site. This care home delivers the latest in specialist care for people living with Alzheimer's and other forms of dementia.
- 2016/17: The 46-bed Sai Ram Villa Care Home in Headstone Drive opened and this care home provides places for people suffering from dementia. This home focuses mainly, but not exclusively, on the Asian community.
- 2014/15: The 60-bed Karuna Manor care home was completed in Christchurch Avenue. This care home too accepts people suffering from dementia and again targets people from the Asian community.

5.16 The 'target' of providing 110 additional supported housing units for people with mental health problems by the end of 2018/19 has been met, through units almost exclusively catering for the elderly and those suffering from dementia. An additional 27 rooms will be provided through the redevelopment of the Clavering Nursing Home in Royston Grove, Hatch End where work is nearing completion. The longer-term target of providing 185 additional bedspaces by 2020/21 has not been achieved. The provision of a care home on Phase A (L&Q site) of the former Kodak site would help towards meeting the borough's longer-term needs, but this development is not yet certain. 28 care home beds have recently been lost through developments under construction changing the use to residential (C3) at properties in Moss Lane, Pinner, and in Elmwood Avenue and Flambard Road, Kenton. Additionally, 69 care beds were lost many years ago when Anmer Lodge in Stanmore was demolished, although this loss will not 'officially' be recorded until a new development on this site has been completed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS1 Objective 7	HN7	Number of additional supported housing units for people with mental health problems	At least 185 units by end 2020/21	Target not met	Less than 70 units by end of 2015/16 Less than 110 units by end of 2018/19

Estate Renewal

5.17 In March 2019 planning permission (P/3524/16) was granted for the Grange Farm Estate regeneration. Full planning permission was granted for 89 new residential units forming Phase 1 of the estate renewal project and the reconstruction work started in March 2021. Phase 1 includes 68 social rented and 21 shared ownership units. Outline permission was approved at the same time for the remaining two phases of the estate, with 485 flats and two community facilities.

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

Picture 5.2: Phase 1 Grange Farm Village under construction



Source: Harrow Council, Planning

Health and Wellbeing

5.18 During 2011 the proportion of all trips in the borough made by walking was estimated to be 30% (London Travel Demand Survey 2011). Transport for London (TfL) now publishes borough-wide level data for a rolling three year period in order to have a sufficient sample size. The most recent data from 2017/18 - 2019/20 shows that walking accounts for 28% of all trips within Harrow, the same percentage as in 2016/17 - 2018/19. For Inner and Outer London the data is available annually, the most recent data is for 2019/20 and shows that walking comprises 26% of all trips in Outer London and 42% in Inner London. Harrow, like most Outer London boroughs, has a lower rate of walking compared with London as a whole, which has an average of 33%, but is better than the rate for Outer London.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW1	Mode share of residents: percentage of trips by walking	30.5% of residents trips by walking by end 2014/15; maintain or increase thereafter	Target not met	Average proportion of residents' trips by walking less than 30.5% over five years (rolling)

5.19 During 2011 the proportion of all trips in the borough made by cycling was estimated to be 1% (London Travel Demand Survey 2011). TfL now publishes borough-wide level data for a rolling three year period in order to have a sufficient sample size. The most recent data from 2017/18 - 2019/20 shows that cycling accounts for 0.8% of all trips within Harrow, compared to 0.9% in 2014/15 - 2016/17. As with walking the data for cycling is available annually for Inner and Outer London, the most recent data is for 2019/20 and shows that cycling comprises 1.6% of all trips in Outer London and 4.2% in Inner London with an average of 2.6% across all of London. This shows that Harrow, like most Outer London boroughs, has a lower rate of cycling compared to London and is also below the rate for Outer London with only Bexley, Croydon and Hillingdon having a lower rate. Further information on trends and developments relating to travel and transport in London is available in the Travel in London report published annually by the Mayor of London and TfL.⁶

⁶ <https://content.tfl.gov.uk/travel-in-london-report-13.pdf>

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW2	Mode share of residents: percentage of trips by cycling	1.5% of residents trips by cycling by end 2014/15; maintain or increase thereafter	Target not met	Average proportion of residents' trips by cycling less than 1.5% over five years (rolling)

5.20 The Government's 2019 Indices of Deprivation is the most recently published data on multiple deprivation and show that Harrow is well below the national average, with a ranking of 207 out of 317 local authority districts in England (where 1 is most deprived). This is, however, a reduction of nine ranking places since 2015 (calculated by recasting to account for the change in number of local authority districts between the two years). Compared with other London Boroughs, Harrow's rank reduced by one ranking place to 27 out of 33 Boroughs (where 1 is most deprived). The table below shows Harrow's rankings between 2000 and 2019 in terms of the national multiple deprivation ranking, as well as Harrow's ranking in terms of the 33 London boroughs. Harrow's ranking is below the 2004 level at London and national level (taking into account the change in number of English local authority districts between the two years). However, the difference is relatively small, therefore this indicator remains amber.

Table 5.1: Harrow's Index of Multiple Deprivation Rank (based on the Rank of Average Rank measure)

	2000	2004	2007	2010	2015	2019
England	222nd*	233rd*	196th*	184th**	213th**	207th***
London	27th	29th	25th	27th	28th	27th

Source: MHCLG Indices of Deprivation

* Based on 1998 Local Government Boundaries with 354 Local Authorities in England

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

***Based on 2019 Local Government Boundaries with 317 Local Authorities in England

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW4	Multiple deprivation	Improve Harrow's ranking to the level achieved in 2004 (29th in London, where 1st is most deprived)	Working towards target	No improvement in Harrow's ranking by end 2017/18

6 Monitoring Harrow's Community Infrastructure Levy

Monitoring Harrow's Community Infrastructure Levy

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

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

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

These rates are indexed each year in accordance with the CIL regulations. Update to date charges are available on the Borough's website.

6.3 The figures and discussion below are correct as of the end of the 2020/21 reporting year.

6.4 In addition to the Harrow CIL is the Mayor's CIL to fund Crossrail. The Mayor of London reports on income and expenditure relating to Mayoral CIL separately.

6.5 A total of £19,286,21 of Harrow CIL has been received since its adoption.

Table 6.1: Infrastructure Contributions (CIL) Amount Received

Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Amount	£14,108	£195,701	£554,529	£5,457,774	£4,685,689	£3,623,409	£2,578,677	2,176,385

Source: Harrow CIL Monitoring, Harrow Council

6.6 As CIL is only payable once a development commences, there was a time lag in CIL receipts.

6.7 The figures above do not include the further £3.3m of Harrow CIL arising from the 51 College Road (former Harrow post office) development that will be received as an 'in-kind' payment through the provision of a new Central Library within the development once it is complete.

6.8 A total of £12,557,536 of Harrow CIL has been spent since its adoption. A further £1,364,746 has been allocated to future projects.

Table 6.2: CIL Expenditure

Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Amount	£0	£0	£0	£0	£4,931,776	£563,279	£3,739,104	£2,057,134

Source: Harrow CIL Monitoring, Harrow Council

6.9 CIL is broken down into two components: Borough CIL and Neighbourhood CIL. The allocating of Borough CIL is informed by the Local Harrow Plan, Infrastructure Delivery Plan, Corporate Priorities and external funding opportunities. Neighbourhood CIL represents the allocation of 15% of CIL receipts raised by each Ward back to the respective Ward in which it was generated (except where received from within the geographical limits of the Harrow & Wealdstone Opportunity Area, in which case it goes into a combined fund to be spent on projects across the entire Opportunity Area).

6.10 Both Borough and Neighbourhood CIL were spent on a variety of projects in 2019/20 and 2020/21, comprising Borough CIL of £2,967,559 in 2019/20 and £2,788,690 in 2020/21, and Neighbourhood CIL of £321,542 in 2019/20 and £171,351 in 2020/21. A more detailed breakdown of projects funded is provided in the table below.

Table 6.3: CIL Expenditure on Individual Projects in 2019/20 and 2020/21

Financial Year	CIL Type	Expenditure on projects
2019/20	Borough CIL	<ul style="list-style-type: none"> • Headstone Manor - £233,081 • Lyon Road Good Growth Fund - £32,177 • Playground replacements - £553,320 • Harrow Arts Centre - £71,737 • Drainage - £399,998 • Greenhill Library Fitout - £1,569,662 • Flood defences - £300,000
	Neighbourhood CIL	<ul style="list-style-type: none"> • Roxeth Festive Lighting - £13,305 • Stanmore Ward Safety and Infrastructure Improvements - £116,943 • Roxbourne Infrastructure and Streetscape Improvements - £140,072 • Canons Ward Infrastructure Improvement - £211,424 • Wealdstone Square and other infrastructure and streetscape improvements or around Wealdstone Town Centre - £147,683
2020/21	Borough CIL	<ul style="list-style-type: none"> • Highway drainage and flood defences - £449,607 • Headstone Manor (Parks for People and Flood Alleviation Project) - £46,201 • Playground replacements and improvements - £326,871 • Greenhill Library Fitout - £520,338 • Harrow Arts Centre - £1,107,702 • High Street Fund - £152,733 • Green Grid - £185,239
	Neighbourhood CIL	<ul style="list-style-type: none"> • Greenhill Library (Changing Places Toilet) - £35,000 • Lyon Road Good Growth Fund - £13,000 • Wealdstone Square, And Other Infrastructure And Streetscape Improvements In And Around Wealdstone Town Centre - £212,004 • Stanmore Safety And Infrastructure Improvements - £6,615 • Infrastructure And Streetscape Improvements Around The Kings Road/Eastcote Lane Junction - £16,364 • Bentley Priory Cattle Herd - £15,000 • Harrow Town War Memorial - £23,559

Source: Harrow Council CIL Monitoring, Infrastructure Funding Statements

7 Neighbourhood Planning

Neighbourhood Planning

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

7.2 There has been one application for a neighbourhood plan within the borough. However, this application was not determined, with the applicant withdrawing the application. No plan designation in the 2019/20 or 2020/21 monitoring periods, and none to date. There have, however, been enquiries made as to the potential for a neighbourhood forum in the Burnt Oak area, which would potentially overlap the borough boundary with both Barnet and Brent.

8 Duty to Co-operate

Duty to Co-operate

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

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

- the Environment Agency
- the Historic Buildings and Monuments Commission for England (known as English Heritage)
- Natural England
- the Mayor of London
- the Civil Aviation Authority
- the Homes and Communities Agency
- each Primary Care Trust
- the Office of Rail Regulation
- Transport for London
- each Integrated Transport Authority
- each highway authority
- the Marine Management Organisation

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

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

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

8.5 The council has and continues to engage constructively with other local planning authorities and other public bodies following the approach set out in the National Planning Policy Framework.

8.6 In addition to the above, the council also engages with neighbouring authorities in the consideration of detailed planning applications dealt with during 2019/20 and 2020/21.

9 Local Plan Timetable

Local Plan Timetable

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

The Local Development Scheme

9.2 The Local Development Scheme (LDS) identifies the Local Plan documents that the council is intending to prepare and the timetable for their preparation and adoption. The current LDS (version 8) was finalised in November 2019 and is published on the council's website. The LDS provides details in respect of the council's approach to reviewing the current suite of planning documents.

Delivering the Local Development Scheme

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

9.4 Additionally, details of SPDs the council has prepared or will prepare are on the council's website. The only SPD adopted, so far, was the Harrow School SPD in July 2015.

Appendix A

Five-Year Housing Supply

Five-Year Housing Supply

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

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

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

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

A.4 Harrow's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five-year period between April 2022 and March 2027. The council has identified sites which meet these requirements and these include:

- All sites for housing units under construction as at 31/03/2021 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions)
- All sites with planning permission where construction has not yet started as at 31/03/2021 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions)
- Sites where the principle of residential development has been accepted or sites where permission has been granted, subject to legal agreement (as at 31/03/21) and which are expected to complete within the five-year period
- Potential deliverable sites (without planning permission as at 31/03/2021) likely to complete within the five-year period

Table A.1: Harrow's Five-Year Housing Supply Summary (01/04/22 to 31/03/27)

Sites	Schedule	Description	Net Units	Estimated Site Area (ha)
Sites with Planning permission (not under construction)	Schedule 1	New Build sites with 10+ units	1,872	10.34
		New Build sites with <10 units	173	2.65
	Schedule 3	Conversions/Changes of Use with 10+ units	387	1.24
		Conversions/Changes of Use with <10 units	107	3.08
Sites with Planning permission (under construction)	Schedule 2	New Build sites with 10+ units	1,206	6.73
		New Build sites with <10 units	60	1.43
	Schedule 4	Conversions/Changes of Use with 10+ units	10	0.03
		Conversions/Changes of Use with <10 units	65	1.59
Sites with Legal Agreement	Schedule 5	Sites where the principle of residential development has been agreed or permission granted subject to legal agreement	420	1.56
Potential Future Sites	Schedule 6	Allocated sites in the: Harrow & Wealdstone Action Area Plan, Site Allocations Local Plan or Regeneration Strategy	961	5.10
			5,261	33.75

Source: Harrow Council, Planning

A.5 Schedules 1 to 6 and Harrow's Housing Trajectory (summarised above) demonstrate that Harrow has a sufficient supply of housing land to meet its Five-Year Housing Supply targets plus 5% (4,211). There are 5,261 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,880 net units, while 1,381 net units from other identified sites are also expected to complete in the five-year period. As a result, the borough expects to exceed its London Plan target for housing supply of 4,010 (4,211 including the NPPF 5% buffer) by 1,251 units (or by 1,050 taking into account the 5% buffer). Harrow, therefore, has a supply of housing land over the next five years to meet nearly six and a half years of its annualised housing target. This picture is further improved when past over delivery of homes is taken into account. As shown in the Housing Trajectory (Appendix B), over the plan period to date (2009/10 to 2020/21) Harrow has exceeded its cumulative housing target requirement of 5,758 by 2,652 dwellings (excluding non-conventional supply and long-term vacant units brought back into use).

A.6 Sites which have planning permission and are forecast to complete before 2022/23 are not included in the Five-Year Supply.

A.7 Sites without planning permission which are forecast to complete after 2026/27 are not included in the Five-Year Supply.

A.8 Sites which are forecast to partially complete outside the period April 2022 to March 2027 are included in the schedules that follow, but only units projected to complete within the period contribute to the Five-Year Supply.

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

A.10 Small sites have been apportioned as follows:

- New builds with planning permission and not started by 31/03/21: 86% of small sites are expected to complete within the Five-Year Supply period
- New builds already started: 56% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use permissions and not started by 31/03/21: 67% of units are expected to complete within the Five-Year Supply period
- Conversion/Change of Use already started: Around 63% of units are expected to complete within the Five-Year Supply period

Schedule 1: New Build sites with Planning Permission, but not yet being implemented

Large sites (10 or more units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
1899*	GB1	Brockley Hill, Royal National Orthopaedic Hospital	12.8	9	356	347	Not known	P/3191/12	05-Aug-13	13x3H, 38x4H, 10x5H, 2x5+H, 72x1F, 136x2F, 73x3F, 3x4F	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units
2024	H13	Rectory Lane, Wolstenholme	0.884	32	59	27	SR: 55x1, 4x2	P/5758/17	31-Oct-19	55x1, 4x2	Redevelopment comprising of 57 Extra care home flats and 2 general needs wheelchair flats (Use Class C3) including communal lounge and ancillary offices; cycle, refuse and electronic buggy stores; 16 car parking spaces (demolition of existing buildings)
2188		Vaughan Road, Vaughan Road Car Park	0.121	0	33	33	SO: 1x1F, 2x2F +£45,000	P/3468/17	28-Sep-17	2xstudio, 14x1, 17x2	Redevelopment of car park to provide a four to eight storey building comprising 242sqm of workshop/commercial/community (Class A2/A3/B1/D1) space on the ground floor and 33 residential apartments (Class C3) on the upper floors; etc.
2211		Hawthorne Avenue, Churchill Hall	0.164	0	37	37	Possible payment after 80% sales trigger	P/1945/17	17-Apr-18	8x1, 29x2	Redevelopment to provide three to five storey building with basement parking to create 37 flats and Class D1 unit at ground floor; landscaping; bin and cycle storage; relocation of vehicle access on Hawthorne Avenue; parking permit restricted
2243	Site 2	Plot C1 Kodak East, Headstone Drive	1.56	0	290	290	AR: 4x1F, 8x2F, 6x3F SO: 24x1F, 30x2F, 8x3F	P/3892/18	06-Dec-18	3xstudio, 100x1, 164x2, 23x3	Approval of all reserved matters for development Plots B1 and C1 following outline planning permission granted under P/2165/15 dated 09.12.2015 for the comprehensive phased, mixed use development of land bounded by Harrow View and Headstone Drive
2253		Grange Farm Close, Grange Farm Estate (Phases 2&3)	3.5	228	485	257	N/K	P/3524/16	29-Mar-19		O/L: Phases 2&3 for 485 residential units; Community Centre (up to 1,350sqm) for D1/D2 uses within Plot 9; Community Facility (up to 282sqm) for D1 use within Plot 7.
2278*		South Hill Avenue, The Star PH	0.049	0	10	10		P/5614/18	01-Nov-19	1x1, 9x2	Redevelopment to provide part 2/part 4 storey building with basement comprising of 9 residential units (1 x 1 bed and 8 x 2 bed) (Use class C3); Public House to ground floor and basement (Use class A4); bin and cycle stores; landscaping
2305*		Bessborough Road, Middlesex New Synagogue	0.121	0	40	40	SO: 6x3F	P/0308/19	29-Oct-20	15x1, 19x2, 6x3	Redevelopment to provide part 5/part 6 storey building comprising of 40 flats (15 x 1bed, 19 x 2 bed and 6 x 3 bed); cycle and bin stores; parking (demolition of Synagogue)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2328	Site 2	Harrow View, Plots D1, D2, D4, D5 & D6, Kodak East	3.73	0	1,225	1,225	459 total: London SO: 2xstudio, 101x1, 82x2,12x3 London AR: 58x1 & 2x2 extra care, 47x1, 102x2, 53x3	P/3944/19	06-Nov-20	92xstudio, 559x1, 439x2, 135x3	Full planning application for the development of Plots D1, D2, D4, D5 and D6 for residential (C3 - including an Extra Care Facility), café/restaurant space (A3), flexible active uses (A1, A2, B1(a) and D1); new roads etc. Amended by P/1773/21
			22.929	269	2,535	2,266	607				

Sites marked with an asterisk are not expected to contribute to the Five-Year Supply.
1,165 of the total number of units on Kodak East Plots D1-D6 site are expected to come forward in the next five years.

Small sites (Less than 10 units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
579	H19	Lowlands Road, 16-24	0.071	0	9	9		P/4101/18	30-Aug-19	3x1, 4x2, 2x3	Redevelopment to provide two and three storey building to create nine flats; refuse and cycle storage; parking and landscaping; repositioning of vehicle access from Lowlands Road to Roxborough Park
1764		Station Road, 320, Harrow	0.023	0	6	6		P/5362/18	11-Jul-19	6x2	Redevelopment to provide four storey building comprising six flats (6 x 2 bed) with retail unit on ground floor (Class A1); refuse and cycle storage
1891		High Street, r/o 19A	0.041	0	3	3		P/2759/18	12-Apr-19	2x1, 1x2	Three storey building at rear to create three flats; landscaping; refuse and cycle storage (amended description) (Appeal 5423)
2044		Love Lane, 1	0.018	2	9	7		P/3669/19	20-Jul-20	4xstudio, 3x1, 2x2	Redevelopment to provide three storey building with accommodation in roof to provide Coffee shop (Class A1) on ground floor, 9 flats (7 x 1 bed flats and 2 x 2 bed flats) on upper floors; Refuse and Cycle storage
2092		Northolt Road, 505	0.019	0	6	6		P/5592/16	23-Jun-17	4x1, 2x2	Redevelopment to create a single and four storey building with retail unit at ground floor and six flats on upper floors; bin and cycle storage <u>(Technically expired at time of survey, but this scheme could still be implemented)</u>
2105		Royston Grove, 36, Glencara	0.091	1	3	2		P/1110/18	09-Aug-18	3x2	Redevelopment to provide 3 storey building comprising of 3 flats; parking; bin and cycle stores (amendments to rear parking and elevations)
2156		Kenton Road, 214, Brent House	0.028	0	4	4		P/3567/19	22-Nov-19	4x1	Construction of additional floor to provide four flats; enclosure of roof-top plant; removal of redundant rooftop equipment; replacement of parapets and balustrades; additional parking and cycle storage; external alterations
2163		New Road, 9 & 11	0.071	2	8	6		P/2023/20	24-Sep-20	4x1, 4x2	Redevelopment to provide two storey building with habitable roofspace comprising of eight flats (4x1 bed and 4x2 bed); parking; landscaping; bin and cycle stores (demolition of existing dwelling)
2182		Whitchurch Lane, former public conveniences	0.04	0	6	6		P/1154/17	08-Sep-17	1xstudio, 2x1, 3x2	Redevelopment: Three storey building for six flats with amenity space; bin/cycle storage (Demolition of existing public conveniences) storage <u>(Technically expired at time of survey, but this scheme could still be implemented)</u>
2183		Thomson Road, 3-5	0.034	0	2	2		P/2516/17	20-Sep-17	2x2	Redevelopment to provide a pair of semi-detached two storey dwellings with amenity space; boundary treatment; parking; bin/cycle storage; landscaping; new pedestrian and vehicle access

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2187		Station Road, 41-43, Harrow	0.01	2	6	4		P/3387/17	14-Sep-17	6xstudio	Creation of roof over No.41, two rear dormers to create 2 additional flats; reconfiguration of 1st & 2nd floors to create one additional flat on each floor; external spiral stair access
2194		Alexandra Close, 31-38	0.053	0	2	2		P/3336/17	01-Nov-17	2x2	Redevelopment to provide a pair of two storey semi-detached dwellings; amenity space; parking; boundary treatment; landscaping; bin/cycle storage
2204		Elms Road, 11	0.125	3	7	4		P/2735/18	24-Oct-18	2xstudio, 1x1, 4x2	Redevelopment to provide a two storey building with accommodation in roof to create seven flats; parking; landscaping; separate and communal amenity space; refuse and cycle storage
2216		Station Road, 342-352, Harrow	0.039	0	9	9		P/4755/17	14-Jun-18	7x1, 3x2	Outline application for access, appearance, layout and scale: additional two floors to provide 9 residential units with associated new entrances; cycle and refuse storage
2224		Buckingham Road, r/o Miles Lodge	0.174	0	5	5		P/3657/17	30-Aug-18	5x3	Redevelopment of 34 garages to create 5x3 storey terraced mews dwellinghouses; detached garage block; landscaping; re-provision of five surface level car parking spaces to include 16 new dedicated spaces for Holly Lodge and Miles Lodge
2228		South View Road, Linden House	0.513	1	9	8		P/4368/17	05-Sep-18	2x1, 2x2, 5x3	Outline consent with all matters reserved: Redevelopment to provide a two storey detached building with basement & accommodation in roof to create nine flats; basement parking (Appeal 5369)
2231		Haisham Drive, land north-east	0.058	0	9	9		P/2028/18	24-Oct-18	5x1, 4x2	Outline application for access only: Redevelopment to create new building for up to nine flats; new access and associated works (with appearance, scale, layout and landscaping reserved)
2247		New Road, 6	0.074	1	3	2		P/3493/19	11-Oct-19	3x3	Redevelopment to provide one x two storey detached dwellinghouse and 2x2 storey semi-detached dwellings with habitable roofspace (3x3 bed); parking; amenity space; landscaping; refuse and cycle storage
2251		Rickmansworth Road, 86, Northcote	0.077	0	8	8		P/2367/18	12-Mar-19	8x1	Development to provide a two storey building for eight flats (8x1 bed flats); front boundary wall; new access from Rickmansworth Road; parking; amenity space; refuse and cycle storage
2252		The Meadow Way, 9-11	0.099	2	9	7		P/3889/18	01-Mar-19	2x1, 7x2	Redevelopment to provide a two storey building with habitable roofspace for nine flats; private amenity space for ground floor flats; landscaping; boundary treatment; parking; bin/cycle storage (amended plans)
2257		Sylvia Avenue, adjacent 71	0.026	0	1	1		P/0751/19	16-Apr-19	1x3	Redevelopment to provide two storey detached (3 bed) dwelling; parking; bin and cycle stores

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2258		Northolt Road, 180-188, 4th & 5th floors	0.021	0	8	8		P/0843/20	27-Jul-20	8x1	Creation of fourth and fifth storey of residential accommodation comprising of eight flats (8x1 bed); bin and cycle storage
2263		Howberry Road, 95	0.034	1	2	1		P/4504/18	07-Jun-19	2x2	Redevelopment to provide two storey dwelling comprising two self-contained flats; bin and cycle stores
2264		The Glen, 27	0.062	1	2	1		P/5626/18	26-Jun-19	1x2, 1x3	Re-development to provide a pair of detached two storey dwellings with habitable roofspace (1x3 bed and 1x2 bed); solar panels on roof; private amenity space; landscaping; boundary treatment; parking; bin /cycle storage
2266		Boxtree Road, 2	0.047	1	6	5		P/3088/18	18-Jul-19	2x1, 4x2	Re-development to provide one, three storey building for six flats with a green roof; parking; communal amenity space; landscaping; bin/cycle storage (Appeal 5431)
2269		Northolt Road, 290	0.072	2	8	6		P/2447/18	27-Sep-19	8x2	Redevelopment to provide three-storey building comprising of 4 offices and 8 x 2-bedroom flats; parking; bin and cycle stores involving demolition of existing building/workshops (amended)
2271	Site 5	High Street, 9, Wealdstone	0.008	0	1	1		P/3878/18	24-Sep-19	1x1	Development to provide a single storey (1 bed) dwellinghouse with amenity space and bin storage
2274		High Street, 22-24, rear of premises, Wealdstone	0.011	0	4	4		P/4474/18	17-Oct-19	3x1, 1x2	First floor rear extension; creation of 2nd and 3rd floors at rear comprising of 4 flats (3x1 bed, 1x2 bed); bin and cycle stores
2280		St Anns Road, 1-9, 4th & 5th floors	0.022	0	8	8		P/1466/16	16-Dec-19	1xstudio, 2x1, 5x2	Addition of fourth and fifth floors to provide eight flats; external alterations to third floor; extension to refuse store
2281		Hillview Road, 106	0.119	1	2	1		P/1637/19	17-Dec-19	2x5	Demolition of existing house for the redevelopment of 2x2 storey dwellinghouses with habitable roof spaces; enlargement of vehicle crossover; hardstanding to front, bin and cycle stores
2282		Wentworth Way, 4 & 4A	0.078	1	2	1		P/4036/19	11-Dec-19	2x4	Redevelopment to provide two, two storey dwellings with habitable roofspace (2x4 bed); parking; new vehicle access; amenity space, boundary treatment; bin storage
2284		Nugents Park, 'Floresta'	0.194	1	2	1		P/4368/19	10-Dec-19	2x6	Redevelopment to provide two detached two storey dwellings with habitable roofspace (2x6 bed); parking; landscaping; bin/cycle storage
2286		Canons Park Close, 1-20, Donnefield Avenue	0.071	0	8	8		P/1277/20	10-Sep-20	8x1	Creation of additional floor to create 8 flats (8x1 bed); parking & cycle storage; refuse storage
2289		Greenford Road, land r/o 139 to 149	0.042	0	1	1		P/5270/19	26-Mar-20	1x3	Construction of a dwellinghouse with basement, green roof and courtyard; parking; refuse and cycle storage

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2292		Church Road, 23-33, Compton House	0.011	0	3	3		P/4785/19	14-May-20	2x1, 1x2	Creation of third floor to accommodate three flats (2x1 bed and 1x2 bed); four storey rear extension; bin and cycle stores; three front balconies; external alterations
2293		Cavendish Avenue, Walton Croft	0.049	0	4	4		P/5102/19	26-May-20	4x1	Addition of fourth floor to provide four flats; refuse and cycle storage (Re-consultation on minor changes to provision of refuse and additional information relating to verified views and sound insulation)
2298		Chartley Avenue, 42	0.036	0	1	1		P/1346/20	24-Jul-20	N/K	Outline for Access Only: Detached two storey dwellinghouse land to side of No.42 (Demolition of conservatory at No.42)
2302		High Road, 336-340	0.021	0	8	8		P/1069/20	07-Sep-20	3xstudio, 5x1	First floor rear extension; rear dormer; creation of 8 additional flats to first and second floors; external alterations
2304		Woodridings Close, garages adj 12A	0.02	0	2	2		P/1928/20	24-Sep-20	2x1	Re-development to provide a two storey building for two flats (2x1 bedroom); private amenity space for each flat; parking; landscaping; boundary treatment; bin/cycle storage
2308		Wolseley Road, 10	0.004	0	1	1		P/2421/20	23-Oct-20	1x1	Second floor extension to create 1x1 bed flat; alterations to existing flats on ground and first floor to include s/s front extension; s/s side extension to create entrance; first floor front and side extension; refuse and cycle storage etc
2309		Pinner Road, land r/o 259	0.074	0	7	7		P/4355/19	13-Oct-20	2x1, 5x2	Redevelopment to provide three storey building comprising of seven flats (6x2 bed and 1x1 bed); bin and cycle stores
2310		Towers Road, 2A	0.071	1	2	1		P/2063/20	19-Nov-20	2x5	Redevelopment to provide one pair of two storey semi-detached dwellings with habitable roofspaces (2x5 bed); parking; bin and cycle stores; amenity space (demolition of existing dwelling)
2312		Cornwall Road, Cornwall Court	0.054	0	4	4		P/4252/20/ PRIOR	19-Feb-21	4x2	Additional one storey of development containing 4 flats on an existing detached block of flats - (PRIOR APPROVAL)
2313		High Street, land at 7B	0.013	0	2	2		P/3001/20	12-Jan-21	2x1	Redevelopment to provide three storey terraced building with external staircase at rear comprising of retail unit on ground floor (Use Class A1) and two flats on first and second floors (2x1 bed); bin and cycle stores
2314		Coverdale Close, land south of Anmer Lodge	0.135	0	9	9		P/3109/20	21-Jan-21	2x1, 2x2, 2x3	Redevelopment to provide a six storey building comprising of commercial floor space to first floor (Use Class E) and 9 flats (2x3 bed, 5x2 bed and 2x1 bed) to second, third, fourth and fifth floors; parking; bin and cycle stores

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2316		Wellington Avenue, 5	0.074	1	2	1		P/2515/20	14-Dec-20	2x5	Redevelopment to provide one pair of two storey semi-detached dwellings with habitable roofspaces (2x5 bed); landscaping; parking; refuse and cycle storage
2318		Parkfield Road, 15, Parkfield House	0.026	0	2	2		P/3931/20	22-Dec-20	2x1	Alterations to roof to form mansard roof including two dormers to each front and rear roof slopes and extension to pitched roofs at front to create two additional one bedroom two person flats
2319		Headstone Lane, garages to the rear of Letchford House	0.047	0	1	1		P/3004/20	24-Aug-20	1x2	Redevelopment to provide single storey (two bed) dwelling house; parking; bin store; landscaping (demolition of garages)
			3.1	24	226	202	0				

Total 2020/21			26.029	293	2,761	2,468	607				
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Schedule 2: New Build sites under construction

Large sites (10 or more units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
1338	R4	Coverdale Close, Anmer Lodge	0.95	0	120	120	50 SO	P/0412/14	22-Aug-14	Pri:19x1F,36x2F,9x3F,3x3H,3x4H SO:23x1F,27x2F	Redevelopment of Anmer Lodge & Stanmore car park site in four blocks to provide retail food store, multi storey car park and 120 dwellings
1980	H15	Bacon Lane, Kilby's Industrial Estate & 1,3, & 5	0.314	3	23	20	Payment £110,000	P/3667/19	15-Mar-21	10x3, 13x2	Redevelopment to provide 23 houses; associated landscaping and parking; Refuse storage
1990	G06	Kenton Lane, 323, Kenton Lane Farm	0.192	2	5	3	Possible payment, depending on sales	P/3075/12	30-Sep-13	2x2, 3x3	Demo. of warehouse and dairy storage buildings; alterations to farmhouse to provide 2 s/c units; conv. of former dairy courtyard buildings. to create 3 s/c units and ancillary commercial/workshop space; 26 new dwellings; and creation of new public open space. All new build units completed in 2016/17. 5 units still to complete (and start) in farmhouse and dairy courtyard.
2059		Church Road, 43, Crazy Horse PH	0.094	1	13	12	Possible payment, depending on sales	P/2443/14	13-Oct-14	1x1, 9x2, 3x3	Redevelopment of the site: demolition of existing public house; construction of part three/part four storey building to provide 13 flats and commercial floorspace (flexible Class A1/A2) on the ground floor and part of first floor; basement parking; etc
2125	Site 2	Harrow View, Kodak West (former Zoom Leisure)	0.394	0	23	23	AR: 14x2BF, 4x1BF, 4x3BF	P/2982/15	26-Oct-15	AR: 14x2BF, 4x1BF, 4x3BF Private: 1x5H	Comprehensive, phased, mixed use development. Reserved matters following O/L P/3401/11 dated 21/12/12. 314 units and Public Open Space. 25 units completed in 2016/17, 41 in 2017/18, 71 in 2018/19, 60 in 2019/20 & 94 in 2021/22. 23 units remaining. (See also 5 units completed in 2020/21 on LAS 2296)
2144		Chichester Court	0.37	0	26	26	AR: 2x1F, 4x2F, 1x1H, 11x2H, 6x3H, 2x4H	P/2957/16	03-Oct-16	2x1F, 4x2F, 1x1H, 11x2H, 6x3H, 2x4H	Construction of two & three storey buildings to provide 20 additional dwelling houses & 6 flats; amendments to parking layout and access; landscaping; refuse & cycle storage
2189		Eastcote Lane, Eastcote Arms PH	0.15	0	36	36	Possible payment - review on 80% sales	P/4866/16	27-Sep-17	10xstudio, 15x1, 10x2, 1x3	Redevelopment to provide a two, four and five storey building to create 36 flats with amenity space, basement parking, landscaping and bin/cycle storage
2192	Site 2	Headstone Drive, Phase A, Harrow View East (former Kodak)	2.198	0	650	650	AR: 33x1F, 41x2F, 10x3F SO:20x1F, 23x2F, 13x3F	P/4610/17	18-Dec-17	244x1F, 300x2F, 85x3F, 4x2H, 17x3H	Approval of all reserved matters for development plots A1, A2, A3 (part A3(a) only), A4, A5, Green Link and Central Green: 650 residential units, care home, health centre, foodstore, energy centre and flexible uses.

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2212	Site 2	Headstone Drive, Phase D7, Harrow View East (former Kodak)	1.932	0	304	304	111 AR & 75 Intermediate	P/5079/17	02-Feb-18	H: 4x3, 4x4 F: 4xstudio, 100x1 163x2 29x3	Approval of all reserved matters for development plot D7 & the Green Link of Development Zone D: 460 units. 78 units completed in 2019/20 & 78 units in 2020/21, so 304 units under construction. Redevelopment of car park to provide 20 three storey dwelling houses (C3) (14x3 bedroom houses & 6x4 bedroom houses), associated car & cycle parking, refuse storage, landscaping & replacement boundary treatment
2219		Waxwell Lane, car park	0.337	0	20	20	2x3bSR, 2x3bSO	P/5680/17	14-Jun-18	14x3, 6x4	2nd & 3rd floors to create part 3/4 storey building including side extension comprising of 26 flats and ground floor commercial floorspace (Use Classes A1/A2/D2); two storey building with habitable roof at rear comprising of 3 flats; parking; etc
2227		Kenton Lane, 404, Tesco & adjoining land	0.364	0	29	29	AR: 2x3, 1x2	P/2087/19	03-Mar-20	7x1, 20x2, 2x3	Redevelopment to provide part three and four storey building to accommodate 26 flats; 26 surface parking spaces; cycle and bin stores; 2 vehicle crossovers
2230		Uxbridge Road, 653-659	0.213	4	26	22	80% occupation trigger	P/1234/18	27-Jun-19	6x1, 20x2	Approval of all reserved matters for development Plots B1 and C1 following outline planning permission granted under P/2165/15 dated 09.12.2015 for the comprehensive phased, mixed use development of land bounded by Harrow View and Headstone Drive
2242	Site 2	Plot B1 Kodak East, Headstone Drive	0.55	0	60	60	AR: 17x1F, 34x2F, 9x3F	P/3892/18	06-Dec-18	17x1, 34x2, 9x3	Redevelopment: Demolition of existing and construction of part 9, part 8 and part 5 storey building of offices (Use class B1a/B1c), cafe (Use class A3) and co-living accommodation consisting of 222 units (Sui Generis); parking; etc
2245		Palmerston Road, 55-59	0.214	0	222	222	Payment £1,001,643.71	P/2555/18	04-Jan-19	222 x studio	Redevelopment to create a 3-5 storey building to create 78 flats (56 in extra care unit; plus 2x1 bed AR wheelchair accessible flats; and 10x1 bed flats and 10x2 bed flats for SO); new vehicle access from Crystal Way; parking; landscaping; etc
2246		Woodlands Road, Watkins House & former Sea Cadet site	0.507	0	78	78	SO: 10x1F, 10x2F AR, 65+- 54x1F, 2x2F AR: 2x1F	P/4648/18	04-Feb-19	66x1, 12x2	Detailed Planning Application for Phase 1 (Plot 2) comprising: Demolition of existing dwellings; erection of Buildings C, D and E ranging from three to seven storeys in height to provide 89 residential units etc
2254		Grange Farm Close, Grange Farm Estate (Phase 1)	0.6	54	89	35	SR: 19x1F, 41x2F, 4x2H 4x3H; SO: 10x1F, 11x2F	P/3524/16	29-Mar-19	29x1F, 52x2F, 4x2H, 4x3H	Redevelopment of the site to provide 186 residential units (C3); 1, 165 m2 office B1 & 695m2 flexible commercial and community f/s (A1, B1, D1, D2) in 5 buildings between 1 and 17 storeys; basement to provide car parking and cycle parking spaces etc.
2279	Site 6	Palmerston Road, 5-11 & 37-41, Masons Avenue, 27-33 & adjacent 47	0.603	4	186	182	AR: 36x1, 63x2, 6x3 SO: 32x1, 48x2, 1x3	P/1619/16	29-Aug-19	67x1, 112x2, 7x3	

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2299		Station Road, 2, Safari Cinema	0.174	0	78	78	SO: 2x1F, 2x2F, 5x3F	P/3043/19	23-Jul-20	3xstudio, 17x1, 43x2, 15x3	Redevelopment to provide part 11/part 5 storey building with basement level comprising of 78 residential units; cinema (D2) to ground floor and ancillary cafe to first and second floors; parking; landscaping; bin and cycle stores
			10.155	68	1,988	1,920	853				

*Site areas for partially completed developments are calculated on a pro rata basis - the total site area is divided by the total of number of units to give an average site area per unit.

Small sites (less than 10 units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
1099		Ruskin Gardens, 127A-B	0.02	0	2	2		39937/89/ FUL	01-Aug-90	1x1, 1x2	Extension to form 2 flats
1728		West Drive Gardens, 3	0.185	0	1	1		P/2823/11	20-Dec-11	1x3	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1761		Wakehams Hill, 11	0.3015	1	3	2		P/0031/09	01-May-09	2x4, 1x5	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
1807		St. Davids Drive, Prince Edward Playing Fields	0.07	0	1	1		P/0002/07	08-Apr-08	1x3	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1849		Uxbridge Road, land rear of 106 Uxbridge Road and Laureston Park Drive	0.182	0	1	1		P/1217/08 DFU	02-Jun-09	1x3	Detached dwelling house and detached double garage; demolition of existing garage (Appeal 3908)
1898		Veldene Way, 7	0.012	0	1	1		P/1602/09	01-Jun-10	1x1	Single storey front, side and rear extension to form new dwelling; enlarged parking area at the front; single storey rear extension to existing dwellinghouse (Appeal 4062)
1905		Bessborough Road, 79	0.111	0	9	9		P/5128/17	27-Mar-18	9x2	Redevelopment to provide a three-storey building for nine flats with new access; parking, landscaping and bin/cycle storage
1928		Station Road, North Harrow Assembly Hall	0.352	5	0	-5		P/1953/10	12-Jan-11		Demolition of buildings on site and erection of a community centre with sports hall, gym, prayer hall, library and ancillary cafe/restaurant and children's play area
2007		Kenton Lane, 395	0.09	0	8	8		P/2652/12	29-Nov-12	3x1, 5x2	Redevelopment to provide 8 flats and 370 sqm of retail floor space (a1) in a four-storey building with alterations to an existing cross over and the formation of a new cross over; demolition of existing building (mot service centre)
2045		Roxeth Green Avenue, 109, land adjacent	0.016	0	1	1		P/1826/13	29-May-14	1x1	New two storey dwellinghouse; associated landscaping, parking and refuse storage (Appeal 4531)
2079		Hive Road, Hive Farm	0.103	0	1	1		P/3519/18	25-Oct-18	1x3	Redevelopment to provide 3-bedroom bungalow

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2142		Dennis Lane, 7	0.299	1	2	1		P/3454/16	12-Sep-16	1x7, 1x8	Redevelopment to provide two x two storey dwellinghouses with basements and habitable roofspaces; parking, landscaping; refuse storage area
2150		Honeypot Lane, 304, Haslam House	0.165	0	9	9	0	P/3896/16	03-Oct-16	9x2	Redevelopment to provide two blocks of two storey terraced dwellings, one pair of semi-detached dwellings (9 in total); parking; landscaping; refuse and cycle storage; alterations to existing vehicle access
2158		Hillview Road, 77	0.071	1	2	1		P/3331/16	10-Feb-17	2x4	Redevelopment to provide a pair of semi-detached two storey dwellings with habitable roofspace; new vehicular access parking bin/cycle storage landscaping and boundary treatments (Appeal 5063)
2168		Alexandra Avenue, 313	0.018	0	3	3	SO: 1x1, 2x2	P/5564/16	06-Apr-17	1x1, 2x2	Erection of a three-storey block of three flats on vacant site adjacent to 313 Alexandra Avenue as an extension to the existing building
2180		Headstone Road, 8, Kelly House	0.007	0	6	6		P/3457/19	31-Jul-20	3x1, 3x2	Construction of additional three storeys to create six flats with parking and bin/cycle storage; external alterations
2197		Church Road, car park r/o 15-19	0.041	0	8	8		P/0379/18	27-Sep-18	7x1, 1x2	Redevelopment to provide two storey building with accommodation in roof to create 8 flats; underground parking to accommodate 12 parking spaces; bin and cycle stores
2203		Radley Gardens, 48	0.049	0	1	1		P/1873/19	15-Jul-19	1x3	Two storey dwellinghouse (1x3 bed); detached garage at rear; proposed vehicle crossover; bin and cycle stores; boundary treatment (demolition of garage)
2206		High Street, 22-24, Wealdstone	0.013	0	5	5		P/3749/17	13-Mar-18	4x1, 1x2	Change of use of first floor from retail (Class A1) to two flats (Class C3); Creation of third and fourth floor to provide three flats; refuse and cycle storage
2215		Belmont Circle, 25, Cooper House	0.003	0	2	2		P/1276/18	17-May-18	2xstudio	Second floor extension to create two studio flats with glazed access way to existing flats on one side; refuse and cycle storage
2220		Grange Gardens, Grange Court, The Old Bakery	0.046	1	3	2		P/0186/18	06-Jul-18	3x2	Redevelopment to provide three detached dwellings; landscaping; parking; refuse and cycle storage
2229		High Street, 113, Wealdstone	0.061	0	9	9		P/5793/17	11-Sep-18	Houses: 3x3 Flats: 4x2, 2x3	Redevelopment to provide 9 residential units comprising 6 flats within a 5 storey building with ground floor (D1) unit and first floor B1/D1 unit, with adjoining 3x2 storey terraced houses; etc

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
2233		Fairholme Road, 4	0.06	0	8	8		P/0152/18	09-Oct-18	8x2	Demolition of existing buildings and redevelopment to create a three-storey building to provide 8 flats and new office space (B1); parking; landscaping and amenity space; refuse and cycle storage (amended description)
2237		Stonegrove Gardens, adjacent No 80	0.022	0	2	2	SR: 2x2	P/1571/18	23-Nov-18	2x2	Re-development to provide a two-storey building for two flats; private and communal amenity space; landscaping; bin/cycle storage
2238		Royston Grove, Clavering & Little Orchard	0.013	1	4	3		P/2344/18	27-Nov-18	4x1	Redevelopment to provide a three-storey building with basement for care home (C2) with staff accommodation; amenity space; parking and landscaping; cycle and refuse storage
2256		Cannon Lane, 164	0.037	1	2	1		P/0241/18	10-Apr-19	1x3, 1x4	Redevelopment to provide a pair of semi-detached two storey dwellings with accommodation in roof; parking; cycle & refuse storage; associated landscaping involving demolition of existing chalet bungalow (Appeal 5257)
2259		Alexandra Avenue, 332	0.038	0	6	6	AR: 1x1F, 5x2F	P/5563/16	08-Apr-19	1x1, 5x2	Construction of a three-storey block of six flats attached to the existing building
2275		Rosslyn Crescent, 2A, annexe building at rear of	0.028	2	7	5		P/2117/18	30-Nov-19	6x1, 1x3	Redevelopment of the existing single storey building at the rear (Use Class D1) to provide a three-storey building with habitable roofspace for seven flats (6x1 bedroom and 1x3 bedroom); new pedestrian access; parking; landscaping; bin/cycle storage (Appeal 5575)
2301		Uxbridge Road, 106	0.065	1	6	5		P/5134/19	18-Aug-20	2x2, 4x2	Redevelopment to provide three storey building to create six flats (4x3 bed, 2x2 bed); re-positioning of vehicle access with associated landscaping, parking, refuse bins and cycle storage involving demolition of existing house
2306		Stanmore Hill, 65	0.09	0	9	9		P/0310/19	29-Oct-20	3x1, 6x2	Redevelopment to provide single, two and three storey building to create place of worship (D1) on ground floor and nine flats on first and second floors (3x1 bed, 6x2 bed); etc
			2.569	14	122	108	11				

Total 2020/21	12.725	82	2,110	2,028	864						
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Schedule 3: Conversions/Change of Use with Planning Permission, but not yet being implemented

Large sites (10 or more units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11384		Station Road, 324-326, Trinity House, 2nd floor	0.046	0	21	21		P/2932/19/ PRIOR	27-Jul-20	21xstudio	Change of use of 2nd floor offices (Class B1a) to 21 studio flats (Class C3) (PRIOR APPROVAL)
11391		Lyon Road, Congress House, Floors 1-6	0.313	0	54	54		P/0509/20/ PRIOR	02-Sep-20	18x1, 36x2	Conversion of offices (Class B1a) to 54 self-contained flats (Class C3) (PRIOR APPROVAL)
11427		Herga Road, 12-22, Interphone House	0.099	0	31	31		P/3792/18/ PRIOR	17-Oct-18	18xstudio, 13x1	Conversion of offices (Class B1a) to 31 self-contained flats (Class C3) (PRIOR APPROVAL)
11638		Rosslyn Crescent, 50, Miller House	0.164	0	14	14		P/4931/18/ PRIOR	08-Jan-19	2xstudio, 9x1, 3x2	Conversion of offices (Class B1a) to 14 self-contained flats (Class C3) (Prior Approval)
11688		Northolt Road, 190-194	0.038	0	30	30		P/2623/20/ PRIOR	21-Sep-20	30xstudio	Change of use of first, second and third floor offices (Class B1a) to 30 self-contained flats (Class C3) (PRIOR APPROVAL)
11760		Canning Road, Premier House, 2nd, 3rd & 4th floors	0.066	0	73	73		P/3102/20/ PRIOR	15-Jan-21	73xstudio	Change of use offices (Class B1a) to 73 Self-contained flats (Class C3) on second, third and fourth floors (PRIOR APPROVAL)
11925		Kenton Road, 414-436, Stewart House	0.294	0	56	56		P/1211/19/ PRIOR	10-May-19	46x1, 10x2	Change of use of offices (Class B1a) to 56 self-contained flats (Class C3) (PRIOR APPROVAL)
11938		Greenford Road, 135	0.093	0	14	14		P/1008/19/ PRIOR	18-Apr-19	3xstudio, 8x1, 3x2	Change of Use of offices (Class B1a) to 14 self-contained flats (Class C3) (3xstudio; 8x1 bed; 3x2 bed) (PRIOR APPROVAL)
11966		Lowlands Road, 59-65, The Heights	0.235	0	125	125		P/2195/20/ PRIOR	18-Aug-20	125xstudio	Change of use from office (Class B1a) to 125 self-contained flats (Class C3) (PRIOR APPROVAL)
			1.348	0	418	418	0				

Small sites (less than 10 units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
10935		Byron Road, 127	0.029	1	0	-1		P/0027/20	28-Feb-20		Change of use from dwellinghouse (Class C3) to House in Multiple Occupation (HMO) for up to seven people (Sui generis); Conversion of garage into habitable room with alterations to front elevation; External alterations
11585		Malvern Avenue, 96	0.041	1	2	1		P/4448/18	20-Dec-18	2x3	Conversion of dwellinghouse into two flats; single storey front extension incorporating front porch, single and two storey side to rear and single storey rear extension; rear dormer and rooflights in front roofslope; external alterations; etc
11607		Minehead Road, 2	0.034	1	0	-1		P/3729/15	19-Nov-15		Certificate of Lawful Development (Proposed); Conversion of dwelling house to residential care home
11682		St Anns Road, 20, 1st to 3rd floors	0.006	0	3	3		P/5295/19	05-Jan-21	1xstudio, 1x1, 1x2	Conversion of first and second floor ancillary offices and construction of first floor rear extension; rear dormer; alterations to external access staircase; to accommodate three residential units (1x2 bed, 1x1 bed and 1xstudio); external alterations
11716		Church Road, 15-19, Stanmore House, 1st & 2nd floors	0.021	0	8	8		P/1853/19/ PRIOR	17-Jun-19	5x1, 3x2	Change of use of first and second floor offices (Class B1a) to 8 self-contained flats (Class C3) (PRIOR APPROVAL)
11776		Gayton Road, 74	0.052	1	4	3		P/2490/17	30-Aug-17	1xstudio, 1x1, 2x2	Conversion of dwellinghouse into four flats; external alterations; refuse and cycle storage; amenity space; landscaping
11780		Bridge Street, 19, 1st & 2nd floors	0.01	0	2	2		P/3129/17/ PRIOR	05-Sep-17	2x2	Conversion of first floor and second floor offices (Class B1a) to two self-contained flats (Class C3) (PRIOR APPROVAL)
11788		Park Way, 21, Hyland House	0.026	0	4	4		P/2999/20	11-Nov-20	4xstudio	Change of use of first and second floors from educational (Use Class D1) into four studio flats (Use Class C3); alterations to raise roof height; installation of 1m high front boundary wall; external alterations; bin and cycle stores
11791		Station Road, 51	0.011	0	2	2		P/3702/17	26-Oct-17	1xstudio, 1x1	Conversion of offices on first and second floors (Use Class A2) into two flats (Use Class C3); bin/cycle storage
11794		Glenalmond Road, 9	0.025	1	2	1		P/3968/17	19-Oct-17	2x1	Conversion of dwellinghouse into two flats; Rear dormer and insertion of three rooflights in front roofslope; refuse/cycle
11807		High Road, 206	0.021	1	2	1		P/3962/17	06-Dec-17	2x2	Conversion of dwellinghouse to two flats; single storey rear extension; front porch; rear dormer; two rooflights in front roofslope; bin storage

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11810		Harrow View, 188	0.057	1	4	3		P/4378/17	05-Dec-17	1x1, 3x2	Single storey front and rear extensions; first floor infill extension; alterations to the roof; including a rear dormer to create habitable roof space; creation of basement; conversion of dwelling into four flats; bin & cycle stores
11815		Pinner Park Gardens, 47	0.04	2	4	2		P/4804/17	18-Dec-17	2xstudio, 2x1	Conversion of two flats into four flats; two storey side to rear extension; communal amenity space; new vehicle access; landscaping; bin/cycle storage; external alterations
11816		Hide Road, 74	0.022	1	2	1		P/4863/17	18-Dec-17	1x1, 1x2	Conversion of dwellinghouse into two flats; external alterations; bin and cycle stores
11851		Gayton Road, 64	0.05	1	4	3		P/0565/18	09-Apr-18	2xstudio, 1x1, 1x2	Conversion of dwelling into four flats comprising 1x2 bedroom, 1x1 bedroom and 2xstudio flats; bin and cycle stores
11853		Scarsdale Road, 31	0.015	1	2	1		P/0631/18	19-Apr-18	1xstudio, 1x1	Conversion of dwellinghouse to two flats; single storey rear extension; rear dormer to create additional floorspace for first floor flat (demolition of rear extensions)
11857		Uxbridge Road, 498	0.077	1	4	3		P/3204/20	17-Dec-20	4x2	Conversion of dwelling to 4 flats; s/s rear extension; s/s front extension; first floor side and rear extensions; alterations and extension to roof to create habitable roofspace; side and rear dormers; rooflights in front and side roofspaces etc.
11862		Kenmore Avenue, 99	0.039	1	2	1		P/0566/18	11-May-18	1x1, 1x3	Conversion of single dwellinghouse to two flats; parking; amenity space; landscaping; bin/cycle storage; external alterations
11863		Station Road, 144A, Harrow	0.008	1	2	1		P/0824/18	01-May-18	1x1, 1x2	Conversion of maisonette to two flats; rear dormer to create additional living space for second floor flat; external alterations
11864		Honeypot Lane, 621	0.03	1	2	1		P/1140/18	14-May-18	2x2	Conversion of dwellinghouse into two dwellinghouses, together with single storey rear extension; external alterations
11865		Westwood Avenue, 9	0.031	1	2	1		P/1203/18	17-May-18	1x2, 1x3	Conversion of dwellinghouse into two flats; first floor side and rear extensions; front porch; bin and cycle stores; external alterations
11869		Weald Lane, 83	0.021	1	2	1		P/1426/18	19-Jun-18	2x1	Conversion of dwelling into two flats (following removal of rear conservatory); external alterations
11873		Waverley Road, 200	0.025	1	2	1		P/1174/18	13-Jul-18	1x1, 1x2	Conversion of dwelling into two flats; single storey rear extension; alterations to roof to form end gable and rear dormer; front porch; external alterations; bin and cycle stores

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11877		Camplin Road, 36	0.031	1	2	1		P/2015/18	06-Jul-18	1x1, 1x2	Conversion of dwelling into two flats; alterations to roof to form end gable and rear dormer; installation of two rooflights in front roofslope; bin and cycle storage
11879		Bessborough Road, 96	0.037	1	4	3		P/4458/19	22-Jul-20	1xstudio, 3x1	Conversion of dwelling into four flats (1 x studio and 3 x 1 bed); single and two storey side to rear extension; single storey rear extension; rear dormer to create habitable roofspace; separate amenity space; parking; landscaping; bin and cycle stores
11880		Worple Way, 113	0.044	1	3	2		P/0219/18	20-Aug-18	1x1, 1x2, 1x3	Conversion of dwelling into three flats; single and two storey extensions; single storey rear extension; private amenity space for ground floor flat 1.8m high fence at side and rear; bin store; external alterations (demolition of garage)
11881		Brockley Hill, Stanmore & Edgware Golf Centre	0.8	1	9	8		P/1525/17	23-Aug-18	8x1, 1x2	COU from a golf driving range with ancillary golf shop and first floor flat (D2) together with two storey rear extension & external alterations to nine flats (C3); S/S detached building at side for use as replacement golf reception building; parking etc
11889		Methuen Road, 45	0.024	1	2	1		P/2904/18	24-Aug-18	2x1	Conversion of dwellinghouse into two flats; alterations to roof to form end gable; rear dormer and insertion of three rooflights in front roofslope; single storey rear extension; external alterations; amenity space; refuse and cycle storage
11901		Uxbridge Road, 350 & 354	0.017	2	4	2		P/3017/18	12-Nov-18	4x1	Conversion of two duplex flats at Nos 350 & 354 Uxbridge Road into four one bedroom flats; external staircase and access deck for upper floor flats; external alterations; etc
11904		Whitchurch Lane, 316	0.052	1	3	2		P/3888/18	07-Nov-18	2x2, 1x3	Conversion of dwelling into three flats (1x3 bed and 2x2 bed); single storey rear extension; rear dormer; external alterations
11905		Eastcote Lane, 446	0.025	1	2	1		P/4063/18	26-Nov-18	2x2	Conversion of single dwellinghouse into two dwellings (2x2 beds); front entrance canopy; parking; bin storage; extended vehicle access; external alterations
11907		Whitchurch Lane, 200	0.043	1	2	1		P/4358/18	26-Nov-18	1x2, 1x3	Conversion of single dwelling to two flats; s/s front extension incorporating front porch, two storey side to rear extension; s/s rear extension; rear dormer to create habitable roofspace; two rooflights in front roofslope; etc
11908		St Anns Road, 22	0.005	1	2	1		P/4791/17	14-Nov-18	2x2	Conversion of first and second floors to two flats; first floor rear extension for use as office (Use Class B1) ancillary to ground floor retail unit; new rear entrance at ground floor; rear dormer, rooflights in front roofslope; etc

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11909		Kenton Avenue, 11	0.041	1	3	2		P/0408/18	25-Oct-18	1x1, 2x2	Conversion of dwellinghouse to three flats; side dormer; rear dormer with Juliette balcony to create habitable roofspace; rooflights in front roofslope and bay pitched roof; separate amenity space for ground and first floor flats; parking; etc
11910		Corbins Lane, 81	0.013	1	2	1		P/2814/18	04-Dec-18	1xstudio, 1x1	Conversion of dwellinghouse into two flats comprising 1x1 bedroom 1 person self-contained flat and 1 x studio 1 person flat with external alterations to the rear elevation; refuse storage
11911		Springfield Road, 24	0.003	0	1	1		P/4215/18/ PRIOR	04-Dec-18	1xstudio	Conversion of ground floor (Class A1) to One Studio Flat (Class C3); External alterations (PRIOR APPROVAL)
11915		Stroud Gate, 24A	0.027	1	2	1		P/4824/18	24-Dec-18	1x2, 1x3	Conversion of dwelling into two flats (1 x 3 bed and 1 x 2 bed); two storey side to rear extension; single storey rear extension; front porch; bin and cycle stores
11916		Tudor Road, 45-47	0.024	0	2	2		P/4862/18/ PRIOR	24-Dec-18	2x2	Conversion of offices (Class B1a) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
11926		Rosslyn Crescent, 13	0.03	1	2	1		P/5607/18	13-Feb-19	1x2, 1x3	Conversion of dwellinghouse into two flats (1 x 3 bed and 1 x 2 bed); two storey side extension; s/s rear infill extension; two rear dormers and insertion of three rooflights in front roofslope; etc.(demolition of attached garage at side)
11927		Cedar Drive, 60	0.051	1	4	3		P/1133/18	27-Feb-19	2x1, 2x2	Conversion of dwellinghouse into four flats (comprising 2 no. 1-bed flats and 2 no. 2-bed flats); conversion of garage into habitable room; alterations to roof to raise ridge height; external alterations; bin & cycle store
11930		Imperial Drive, 244	0.004	1	2	1		P/0045/19	01-Mar-19	2xstudio	Conversion of first floor flat into two flats (2 x Studio flats); external alterations; cycle storage
11931		High Street, 91	0.004	0	1	1		P/1162/18	05-Mar-19	1x2	Change of use of loft space 1x two bedroom flat (Use Class C3); 3 x dormers to side roofslope; 4 x rooflights and 4 x windows to side roof slopes; external alterations
11932		The Bridge, 11-19	0.017	0	8	8		P/2597/17	01-Mar-19	2xstudio, 2x1, 4x2	Four storey rear extension; second floor infill extension; conversion of first and second floors from HMO to eight flats; conversion of four lower ground floor retail storage areas to three offices; new shop fronts (part retrospective) (revised plans)
11934		Woodway Crescent, 42	0.051	1	3	2		P/0231/19	23-Apr-19	1xstudio, 1x2, 1x3	Conversion of dwelling into three flats (1x3 bed, 1x2 bed, 1xstudio); Single and two storey side to rear extension; single storey rear extension; raised terrace at rear; creation of basement; external alterations; bin and cycle stores

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11935		Oxford Road, 28	0.031	2	3	1		P/0492/19	14-Oct-19	1xstudio, 1x1, 1x2	Conversion of dwellinghouse into three flats (1x2 bed and 2 x 1 bed); external alterations; refuse and cycle storage
11936		Alicia Avenue, 32	0.035	1	2	1		P/2371/19	05-Aug-19	2x2	Conversion of dwellinghouse into two flats (2x2 bed flats); external alterations; separate amenity space; parking; boundary treatment; landscaping; bin/cycle storage; existing outbuilding at rear for use by first floor flat
11937		Pangbourne Drive, 90	0.033	1	2	1		P/0710/19	11-Apr-19	1x2, 1x3	Conversion of dwelling to two flats (1x2 bed and 1x3 bed); single and two storey side to rear extension; single storey rear extension; separate amenity spaces; parking; landscaping; bin/cycle storage; external alterations (demolition of outbuilding)
11942		Portland Terrace, 6, Summit Close	0.024	1	2	1		P/1254/19	08-May-19	1x1, 1x2	Conversion of dwelling into two flats (1x1 bed & 1x2 bed); single storey rear extension; rear dormer; rooflights in front and side roofspaces; external alterations; parking; bin and cycle stores.
11948		Carlton Avenue, 15	0.036	2	3	1		P/1949/19	27-Jun-19	1xstudio, 1x1, 1x2	Conversion of dwellinghouse into three flats (1x2 bed, 1x1 bed and 1xstudio); alterations to roof to form end gable, rear dormer and insertion of three rooflights in front roofspace; etc
11951		Caphome Avenue, 8	0.038	1	2	1		P/1669/19	31-Jul-19	2x2	Conversion of dwellinghouse into two flats (2x2 bed); front porch with access stairs and railing; single storey rear extension; refuse and cycle storage
11957		High Street, 157, Wealdstone	0.017	1	2	1		P/2324/19	17-Jul-19	2x2	Conversion to two flats (2 x 2 beds); s/s side extension; rear dormer; two rooflights in front roofspace; one rooflight in rear roofspace, window in end gable, private amenity space; bin/cycle storage; use of existing garage by flat B (upper floors unit)
11959		Byron Road, 63	0.017	1	2	1		P/2211/19	24-Jul-19	1xstudio, 1x1	Conversion of dwellinghouse into 2x1 bed flats; single storey rear extension; external alterations; refuse and cycle storage
11967		Kingsfield Avenue, 34	0.042	1	2	1		P/2981/19	27-Aug-19	2x2	Conversion of dwelling into two flats (2x2 bed); two storey side extension; single storey rear extension; front porch; proposed vehicle crossover; parking; separate amenity space; bin store (demolition of attached garage and stores)
11971		Uxbridge Road, 221	0.032	1	4	3		P/3086/19	27-Sep-19	1x1, 3x2	Conversion of dwellinghouse to four flats (3x2 bed and 1x1 bed); first floor side extension; three rear dormers; two rooflights in front roofspace; communal and private amenity area; parking; etc.

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11975		Wigton Gardens, 47	0.022	1	2	1		P/2942/19	25-Oct-19	1xstudio, 1x2	Conversion of dwelling into two flats (1x2 bed and 1xstudio); single and two storey side extension incorporating front entrance; single storey rear extension; bin and cycle stores
11976		Wellington Road, 78	0.015	1	2	1		P/3006/19	17-Oct-19	2x1	Conversion of single dwelling into two flats (2x1 beds); rear dormer; rooflight in front roofslope; external alterations; private amenity space for ground floor flat; landscaping; bin/cycle storage
11978		Vaughan Road, 5A	0.028	1	2	1		P/3602/19	07-Oct-19	2x1	Alterations to roof to form rear dormer; conversion of first floor two bedroom (3 person) flat to create 1x1 bedroom (one person) flat and additional 1 bed (two person) flat; external alterations bin and cycle stores
11981		Newnham Way, 47	0.04	1	2	1		P/1394/19	15-Nov-19	2x3	Conversion of dwellinghouse into two flats (2x3 bed); single storey rear extension; landscaping and amenity space; refuse and cycle storage.
11983		Hunters Grove, 52	0.04	1	2	1		P/3816/19	18-Nov-19	1x2, 1x3	Conversion of dwellinghouse to two flats (1x2 bed & 1x3 bed); first floor side extension; single and two storey rear extension; rear dormer; rooflights in front and side roof slopes; parking; (demolition of integral garage; side and rear extensions) etc.
11985		Wolseley Road, 10	0.027	0	2	2		P/3947/19/ PRIOR	07-Nov-19	2xstudio	Change of use of ground and first floor office (Class B1) to two flats (Class C3) (PRIOR APPROVAL)
11987		Elm Park Road, 8	0.015	1	2	1		P/3184/18	09-Dec-19	2x2	Conversion of dwellinghouse into two flats with alterations to front elevation; two storey side extension; amenity space; bin store
11990		Wellesley Road, 27 & 27A	0.022	2	1	-1		P/4122/19	03-Dec-19	1x4	Conversion of two flats into single dwellinghouse
11994		Woodberry Avenue, 13	0.037	1	3	2		P/4389/19	10-Dec-19	1xstudio, 1x1, 1x3	Conversion of single dwelling to three flats (1x1 bed, 1x3 beds, 1xstudio); s/s rear extension; first floor side to rear extension; conversion of garage to habitable room with installation of window to front; etc.
11995		Cannon Lane, 42B, upper ground floor at rear	0.003	0	1	1		P/4467/19/ PRIOR	06-Dec-19	1x1	Change of use from Financial and Professional Services (Class A2) to 1 self-contained flat (Class C3); External alterations (PRIOR APPROVAL)
11996		Northolt Road, 220, 1st floor	0.008	0	2	2		P/4513/19/ PRIOR	18-Dec-19	2xstudio	Change of use of offices (Class B1a) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
12001		Brampton Grove, 48	0.022	2	1	-1		P/4281/19	31-Jan-20	1x1	Conversion of two studio flats into one flat (1x1 bed) on ground floor; external alterations
12003		Canterbury Road, 60	0.033	1	2	1		P/4585/19	13-Jan-20	1x1, 1x2	Conversion of dwellinghouse into two flats (2x1 bed); parking; bin storage; external alterations

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12004		Spencer Road, 52	0.032	0	2	2		P/0059/20	17-Apr-20	1x2, 1x3	Change of use from HMO for 9 persons (suitable for 9 persons) to two flats (1x2 bed and 1x3 bed) (Use Class C3); s/s rear extension; conversion of garage to habitable room with alterations to front elevation and provision of access to rear; landscaping etc.
12006		Cecil Road, 72-74	0.027	2	4	2		P/1482/19	04-Feb-20	2x1, 2x2	Conversion of 2 dwellings into 4 flats; s/s rear extensions to both properties; rear roof terraces; alterations to roof to form end gable (No. 74) and rear dormers with Juliette balconies; rooflights to front roof slopes; bin and cycle stores; etc
12010		Northolt Road, Dublin Court, 2	0.003	1	2	1		P/4957/19	07-Feb-20	2xstudio	Conversion of flat into two (1x1 bed) self-contained flats; external alterations
12016		Brooke Avenue, 24	0.023	1	2	1		P/0051/20	13-Mar-20	1x1, 1x2	Conversion of dwelling into two flats (1x1 bed and 1x2 bed); external alterations; amenity space; refuse and cycle storage
12020		Morland Road, 33	0.03	1	2	1		P/0334/20	15-Apr-20	1x1, 1x2	Conversion of dwelling into two flats (1x2 bed and 1x1 bed); two rooflights in front roof slope; parking; bin and cycle stores, amenity areas, external alterations
12021		Carlton Avenue, 17	0.035	1	3	2		P/0451/20	03-Apr-20	1xstudio, 1x1, 1x2	Conversion of dwellinghouse to three flats (1x1 bed; 1x2 beds & 1xstudio); alterations and extension to roof to form end gable; rear dormer; three rooflights in front roof slope; parking; landscaping; bin/cycle storage
12022		Carlton Avenue, 19	0.034	1	3	2		P/0452/20	03-Apr-20	1xstudio, 1x1, 1x2	Conversion of dwelling to three flats (1x2 beds; 1x1 bed and 1xstudio); alterations and extension to roof to form end gable; rear dormer; three rooflights in front roof slope; external alterations; parking; landscaping; bin/cycle storage
12023		Fairways, 10	0.032	1	2	1		P/0481/20	06-Apr-20	1x1, 1x2	Conversion of dwellinghouse to two flats (1x2 bed and 1x1 bed); single and two storey side extension; s/s rear extension; external alterations; landscaping, parking; etc.
12026		High Street, 91-93, first floor art studio	0.003	0	1	1		P/0716/20/ PRIOR	28-Apr-20	1x2	Change of use from Office (Class B1) to one self-contained flat (Class C3) (PRIOR APPROVAL)
12028		Greenford Road, 162	0.004	0	1	1		P/0802/20/ PRIOR	17-Apr-20	1x1	Change of use of rear part of ground floor from retail (Class A1) to one self-contained flat (Class C3); External alterations (PRIOR APPROVAL)
12029		Honeypot Lane, 873	0.006	1	2	1		P/0803/20	15-May-20	1xstudio, 1x1	Conversion of first and second floor flat into two flats (1xstudio and 1x1 bed); rear dormer; external alterations

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12036		Uxbridge Road, 384-388	0.016	0	2	2		P/0643/20	03-Jun-20	2x1	Change of use of ground floor shop (A1) to solicitor's office (A2); change of use of first and second floor solicitors office (B1) to two flats (2x1 bed); bin and cycle stores, external alterations
12038		Churchfield Close, 4	0.035	1	2	1		P/1116/20	23-Jun-20	2x1	Conversion of dwelling to two flats (2x1 bed); conversion of garage to bin store with installation of window and door to front; parking; separate amenity space; boundary treatment; landscaping; bin/cycle storage
12040		Cecil Road, 48	0.013	1	2	1		P/1131/20	08-Jul-20	2x1	Conversion of dwellinghouse to two flats (2x1 bed); single storey rear extension; external alterations; outbuilding at rear; separate amenity space; landscaping; bin/cycle storage (demolition of detached garage)
12042		Hunters Grove, 55	0.03	1	2	1		P/1310/20	03-Jul-20	2x2	Conversion of dwellinghouse into two flats (2x2 bed); single storey front to side extension incorporating front porch; landscaping; refuse and cycle storage (demolition of attached garage at side)
12044		Spencer Road, 91A	0.034	1	2	1		P/1683/20	17-Jul-20	2x2	Conversion of dwelling into two flats (2x2 bed); bin and cycle stores; separate amenity spaces
12048		Somervell Road, 172	0.035	1	2	1		P/4773/19	03-Jul-20	1xstudio, 1x1	Conversion of dwelling into two flats (1x1 bed and 1xstudio); first floor rear extension
12049		Brancker Road, 72	0.029	1	2	1		P/1104/20	04-Aug-20	2x1	Conversion of dwellinghouse to two flats (2x1 bed); first floor side to rear extension; external alterations; parking; landscaping; private amenity space; boundary treatment; bin/cycle storage etc
12054		Shaftesbury Avenue, 55	0.045	1	2	1		P/1734/20	15-Sep-20	2x2	Conversion of dwellinghouse to two flats (2x2 beds); parking; separate amenity space; boundary treatment; landscaping; bin/cycle storage (demolition of store)
12058		Kenton Road, 624	0.029	1	2	1		P/0149/20	14-Oct-20	2x2	Conversion of dwelling to two flats (2x2 beds); single and two storey side extension; first floor rear extension; alterations to roof of existing single storey extension; parking; etc.(demolition of attached garage)
12059		Mount Park Road, Valleyfield	0.763	1	2	1		P/1571/20	15-Oct-20	1x4, 1x5	Single storey side/rear extn to garage and creation of first floor and conversion of garage to a 4 bed dwelling; external alterations (demolition of two storey side extension, single storey rear extensions and sheds on existing dwellinghouse)

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12060		Village Way, 115	0.034	1	2	1		P/2014/20	15-Oct-20	2x2	Conversion of single dwelling to two flats (1x2 bed and 1x3 bed); single and two storey rear extension; single store rear extension; parking; landscaping; bin/cycle storage; external alterations (demolition of garage and conservatory)
12061		Weald Lane, 19	0.026	1	2	1		P/2103/20	09-Oct-20	1x1, 1x2	Conversion of dwelling into two flats (1x2 bed and 1x1 bed); single storey rear extension; bin and cycle stores; rear dormer (Retrospective with proposed external alterations)
12062		High Street, 134 & 134A	0.008	1	2	1		P/2165/20	28-Oct-20	1xstudio, 1x1	Single storey rear extension to ground floor retail unit; conversion of first and second floor flat into two flats (1x1 bed and 1xstudio); first floor rear extension; bin and cycle stores
12065		Boxmoor Road, 24-26	0.048	1	2	1		P/2889/20	27-Oct-20	2x3	Separation of two combined mid-terraced dwellings into two dwellinghouses
12067		Hillbury Avenue, 54	0.038	0	1	1		P/2950/20/ PRIOR	26-Oct-20	1x5	Change of use from office (Class B1) to one residential unit (Class C3) (PRIOR APPROVAL)
12068		Crown Street, 50	0.005	0	1	1		P/3062/20/ PRIOR	21-Oct-20	1x1	Change of use from office (Class B1) to one self-contained house (Class C3) (PRIOR APPROVAL)
12074		Kings Road, 80	0.035	1	3	2		P/4600/19	09-Nov-20	1x1, 2x2	Conversion of single dwellinghouse to three flats (2x2 bed and 1x1 bed); front porch; single and two storey side extension; single storey rear extension; rear dormer; two rooflights in front roofslope; parking; landscaping; bin/cycle storage
12075		Rayners Lane, Newton Farm Cottages, 1	0.046	1	2	1		P/3436/20	04-Feb-21	1x1, 1x2	Conversion of dwelling into two flats (1x1 bed and 1x2 bed); single storey rear extension; rear dormer; installation of rooflight to front roofslope; bin and cycle stores
12076		Uxbridge Road, 392, 1st & 2nd floors	0.01	1	2	1		P/3933/20	19-Feb-21	1xstudio, 1x1	Conversion of flat on first and second floors into two flats (1x1 bed and 1x studio); external alterations at first and ground floor; refuse and cycle storage
12077		Pinner Road, 196	0.026	1	0	-1		P/4068/20	17-Feb-21		CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Change of use to house in multiple occupation
12079		Ruskin Gardens, 73	0.041	1	2	1		P/4281/20	09-Feb-21	2x3	Conversion of dwellinghouse to 2x3 bedroom flats, single storey front extension incorporating front porch; two storey side to rear and single storey rear extensions; roof lights inside and front roofslope; green roof to rear and associated landscape

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12081		Holly Avenue, 6	0.034	1	2	1		P/1498/20	12-Jan-21	1x1, 1x2	Conversion of dwelling into two flats (1x1 & 1x2 bed); single storey front and side to rear extension incorporating front porch; external alterations; bin/cycle storage (Demolition of front porch)
12083		Chatsworth Gardens, 29	0.032	1	2	1		P/3114/20	12-Jan-21	1x2, 1x3	Conversion of dwelling into two flats (1x3 bed and 1x2 bed)
12084		Sefton Avenue, 76	0.032	1	0	-1		P/4122/20	28-Jan-21		Use of single family dwellinghouse as 6 person house in multiple occupation; front porch; single storey rear extension (P/3300/20/PRIOR); rear dormer; three rooflights in front roofslope; three windows in side; (demolition of garage in rear garden)
12085		High Street, 25, rear 1st floor	0.004	0	1	1		P/4221/20/ PRIOR	13-Jan-21	1x1	Change of use of first floor Office (Class A2) to one self-contained flat (Class C3) with external alterations (PRIOR APPROVAL)
12087		Elms Road, 15	0.1	1	4	3		P/3177/20	10-Dec-20	1x1, 2x2, 1x3	Conversion of dwelling into four flats (1x1 bed, 2x2 bed and 1x3 bed); single storey front extension; single storey side extension; single and two storey rear extension; single storey rear extension etc
12088		Station Road, 219	0.007	1	2	1		P/3489/20	23-Dec-20	1x1, 1x2	Conversion of first floor flat into two flats at first and second floor levels (1x1 bed & 1x2 bed); s/s rear extension to shop; new front entrance to flats; first floor rear extension; rear dormer; rooflights in front roofslope etc
12089		Hereford Gardens, 15	0.05	1	2	1		P/3656/20	07-Dec-20	1x2, 1x3	Conversion of dwelling to two flats (1x2 & 1x3 bed); alterations and extension to roof to form end gables and raise ridge height; rear dormer; rooflights in front and rear roofscopes; window in end gable; conversion of garage to bedroom etc.
12091		Uxbridge Road, 390-392 (rear ground floor)	0.004	0	1	1		P/3937/20/ PRIOR	21-Dec-20	1xstudio	Change of use of rear part of ground floor from retail (Class A1) to one studio flat (Class C3); (PRIOR APPROVAL)
12093		Glebe Crescent, 35	0.022	1	2	1		P/0121/21	09-Mar-21	1x1, 1x2	Conversion of dwellinghouse into two flats (1x2 bed and 1x1 bed); Separate amenity space; refuse and cycle storage
12095		Station Road, 341	0.003	0	1	1		P/422/21/ PRIOR	24-Mar-21	1xstudio	Change of use of rear part of ground floor from retail (A1) to one self-contained flat (C3); external alterations (PRIOR APPROVAL)
12096		Durley Avenue, 64	0.02	1	2	1		P/2534/20	18-Mar-21	1x1, 1x2	Conversion of dwelling into two flats (1x1 bed and 1x2 bed); front porch; alterations to roof to form end gable, rear dormer and insertion of three rooflights in front roofslope; single storey rear extension

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
12098		Whitchurch Lane, 186A & 186B	0.047	2	3	1		P/4586/20	31-Mar-21	1xstudio, 1x1, 1x3	Front porch; single and two storey side and rear extensions; rear dormer; creation of additional studio flat; reconfiguration of existing two flats; rear dormer (demolition of detached garage and shed)
							0				

Total 2020/21				98	675	577	0				
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Schedule 4: Conversions/Change of Use currently being implemented

Large sites (10 or more units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11405		Lowlands Road, 41-51, Lowlands House	0.13	0	73	73		P/2673/20/ PRIOR	06-Nov-20	73 x unknown	Change of use of ground to fourth floors from offices (Class B1a) to 73 self-contained flats (Class C3) (PRIOR APPROVAL)
11958		Station Road, 347-353 & College Road, 2, 1st & 2nd floors, Harrow	0.034	0	10	10		P/5659/18/ PRIOR	11-Jul-19	4xstudio, 3x1, 3x2	Conversion of offices (Class B1a) to 10 self-contained flats (Class C3) (PRIOR APPROVAL)
			0.164	0	83	83	0				

Small sites (less than 10 units proposed)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
10362		High Street, 36 & 38, Harrow on the Hill	0.009	0	1	1		P/2704/17	17-Aug-17	1x3	Change of use of No.36 High Street from guest house (Class C1) to dwellinghouse (Class C3); Change of use of first floor of No.38 High Street from guest house (Class C1) to restaurant (Class A3)
10447		Marlborough Hill, 78 & 80, 'Civic Lodge Hotel'	0.073	2	7	5		P/140/04/CFU	26-Apr-04	7x2	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extension, 2 rear dormers (resident permit restricted)
10758		Moss Lane, 59, Glengariff	0.101	0	4	4		P/2527/18	05-Apr-19	4x2	Conversion of residential home into four flats; external alterations; parking (demolition of two storey side extension, staircase and lift shaft)
10987		Clamp Hill, Priory House, stable block	0.114	0	1	1		P/3048/13	24-Dec-13	1x3	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
11007		Kenton Lane, 742	0.041	1	3	2		P/0208/07	28-Dec-07	1xb'sit, 2x2	Conversion of single dwelling house to 3 self-contained flats
11033		Graham Road, 37	0.027	1	2	1		P/4265/07	13-Feb-08	1x1, 1x2	Conversion of dwelling house into two flats; part single/ part two storey rear extension; external alterations (resident permit restricted)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11074		North Parade, 6A, Mollison Way	0.008	1	2	1		P/1661/19	31-May-19	2xstudio	Conversion of first and second floor maisonette into two studio flats; external alterations; bin store
11100		Westwood Avenue, 49	0.0389	1	2	1		P/0858/08	17-Oct-08	2x2	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
11261		Pinner Road, 180-182	0.227	1	2	1		P/0293/11	18-Jul-11	1xstudio, 1x1	Erection of single storey extension at 182, 1st floor rear extension at 180, and conversion of first floor and loft of 180 into 2 flats
11263		South Parade, 42A, Mollison Way	0.008	1	2	1		P/0617/18	16-Apr-18	2x1	Conversion of maisonette on first and second floors into two flats; refuse storage
11401		Belmont Circle, 25, Cooper House	0.01	0	1	1		P/2352/13	24-Sep-13	1x2	Conversion of ground and first floor offices (Class B1a) to five self-contained flats (Class C3) (PRIOR APPROVAL). 4 units completed in 2014/15, so 1 remaining.
11434		Chantry Road, Chantry Works	0.025	0	1	1		P/3640/13	15-Jan-14	1x3	Change of use from offices (B1) to dwelling house (C3); formation of two lightwells to front elevation of the property and demolition of existing timber shed in rear garden with associated internal alterations
11477		Northolt Road, 202	0.014	0	5	5		P/2745/20/ PRIOR	02-Oct-20	5xstudio	Change Of Use From Offices (Class B1a) to Five Self-contained Flats(Class C3) on first and second floors (PRIOR APPROVAL)
11508		St Anns Road, 1-9, Natwest House, 3rd floor	0.012	0	4	4		P/0933/15	17-Apr-15	2x1, 2x2	Conversion of Third floor offices (Class B1a) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
11518		Kymerley Road, Queens House	0.004	0	4	4		P/2736/19/ PRIOR	27-Aug-20	4 x not known	Change of use offices (Class B1a) to 96 self-contained flats (Class C3) (PRIOR APPROVAL). Note: 4 additional units only as 92 units have already been completed.
11528		Waverley Road, 8a	0.052	1	3	2		P/3417/14	16-Jul-15	1xstudio, 1x2, 1x3	Conversion of single dwelling into three flats; single storey side and rear extensions; conversion of garage to habitable room; access ramp to rear; parking amenity bin/cycle store and landscaping; external alterations
11543		Abercorn Crescent, 32	0.022	1	2	1		P/3696/14	31-Jul-15	2x1	Conversion of dwelling house into two flats; new vehicle access parking
11563		Park Lane, Old Brewery House	0.043	0	1	1		P/3847/20	8-Mar-21	1x4	Change of use of office building (Class E) to dwellinghouse (C3) with bin storage

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11666		Elmwood Avenue, 20	0.077	0	3	3		P/0347/16	27-May-16	2x1, 1x2	Conversion of existing care home (C2) to residential (C3) comprising three flats with parking, associated landscaping and new vehicular access; two storey side extension incorporating a front dormer; single and two storey rear extension; etc
11678		Rosslyn Crescent, 17	0.017	1	2	1		P/4971/16	11-Sep-17	1x1, 1x2	Conversion of single dwelling to two flats; single storey rear extension; rear dormer to create habitable roofspace for use by first floor flat
11679		Blawith Road, 35	0.028	1	2	1		P/2102/16	06-Jul-16	2x3	Conversion of single dwelling to two flats; part single and two storey rear extension; alteration and extension to roof height to create habitable roofspace for use by first floor flat; rear dormer, rooflights in front and side roofspaces; etc
11712		Chester Drive, 29	0.033	1	2	1		P/1167/16	09-Dec-16	1x2, 1x3	Conversion of single dwelling into two flats; rear dormer to create habitable roofspace; rooflights in front and rear roofspaces; single and two storey side to rear extension; separate amenity space, parking and bin/cycle storage
11746		Bessborough Road, 58 & 58A	0.054	2	3	1		P/0994/17	16-May-17	1xstudio, 1x2, 1x3	Conversion of two flats into three; front porch; rear dormer; rooflights in front roofspace; bin/cycle storage; external alterations
11769		Parkside Way, 9	0.04	2	1	-1		P/2358/17	17-Jul-17	1x3	Conversion of two flats into single family dwellinghouse
11803		Pinner View, 15	0.031	1	2	1		P/4260/17	20-Nov-17	2x2	Single storey front extension; single and two storey side to rear extension to create new dwelling; parking; bin and cycle stores (demolition of detached garage)
11806		Whitchurch Lane, 230	0.044	1	2	1		P/0466/17	01-Dec-17	2x3	Conversion of dwellinghouse into two flats; conversion of garage into habitable room with alterations to front; external alterations; refuse, cycle storage; parking
11809		Vaughan Road, 24	0.018	1	2	1		P/4348/17	11-Dec-17	2x2	Conversion of property to two flats; single storey rear extension; separate amenity space for two flats; parking; boundary treatment; bin/cycle storage; external alterations
11811		The Circuits, 6	0.081	1	2	1		P/4462/17	21-Dec-17	1x2, 1x3	Conversion of dwellinghouse into two dwellinghouses; s/s side to rear extension; alterations to roof to raise ridge height for habitable roofspace; three front dormers and a side dormer; etc.
11812		Flambard Road, 46	0.078	0	1	1		P/4616/17	15-Dec-17	1x8	Change of use from care home (Class C2) to residential (Class C3)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
11846		Alexandra Avenue, 229	0.068	1	4	3		P/5716/17	09-Mar-18	1xstudio, 1x1, 2x2	Conversion of dwellinghouse to four flats; two storey side extension, single storey extension; new vehicle access; private and communal amenity space; landscaping; bin/cycle storage; external alterations
11856		High Street, 36, Harrow on the Hill	0.006	0	1	1		P/5044/17	24-Apr-18	1x1	Part change of use of restaurant (Use Class A3) on basement floor and on ground floor and change of use of first floor from guest house (Use Class C1) to one-bedroom dwellinghouse (Use Class C3)
11859		Station Road, r/o 21, Units 1-8	0.033	0	8	8		P/2570/18	13-Aug-18	8xstudio	Certificate of lawful development (proposed): Conversion of warehouse (use class B8) into 8 flats (C3); bin and cycle store
11898		St. Pauls Avenue, 111	0.027	1	2	1		P/2647/18	31-Oct-18	1x1, 1x2	Conversion of dwellinghouse into two flats; refuse and cycle storage (involving demolition of existing rear outbuilding adjacent to side boundary)
11949		Yeading Avenue, 64	0.037	1	2	1		P/1959/19	20-Jun-19	2x2	Conversion of dwellinghouse into two flats (2x2 bedroom); single storey front extension; single and two storey side extension; single storey rear extension; bin store; etc.
11952		Station Road, 36, North Harrow	0.007	1	2	1		P/2003/19	11-Jul-19	1x1, 1x2	Conversion of first/second floor flat to two flats; single and two storey rear infill extension; rear dormer; rooflight in rear roofslope; bin storage for shop and flats; etc.
11965		Kenton Gardens, 2B	0.03	0	1	1		P/2876/19/ PRIOR	23-Aug-19	1x2	Conversion of offices (Class B1) to dwelling house (Class C3) (PRIOR APPROVAL)
11970		West Street, Mission Hall	0.024	0	1	1		P/2890/19	09-Sep-19	1x4	Change of use from class B1 to dwellinghouse (Class C3); installation of boundary walls; external alterations
11997		Athelstone Road, 70	0.013	1	2	1		P/4567/19	19-Dec-19	1xstudio, 1x1	Conversion of dwellinghouse into two flats (1xstudio & 1x1 bed); s/s rear extension; demolition of detached garage at rear to create garden for upper floors residential unit; etc.
12002		High Street, 74, former Wealdstone Police Station	0.087	0	6	6		P/0954/19	31-Jan-20	2xstudio, 4x1	Change of use of police station (sui generis) into 6 flats (6x1 bed) (C3) and part of ground floor to financial and professional service office (A2) and cafe (A3); bin and cycle stores; parking; external alterations
12005		Charlton Road, 115	0.039	1	2	1		P/4888/19	17-Jan-20	2x2	Conversion of dwellinghouse to two flats (2x2); conversion of garage to bedroom with installation of window to front; external alterations; parking; separate amenity space; bin/cycle storage
12007		Brampton Grove, 30	0.03	1	2	1		P/3939/19	04-Feb-20	2x2	Conversion of dwelling to two flats (2x2 bed); front porch; access ramps to front and rear; parking; separate amenity space; landscaping; bin/cycle storage; demolition of outbuilding

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
12024		Ventnor Avenue, 48	0.047	1	2	1		P/0573/20	21-Apr-20	1x2, 1x4	Conversion of dwelling into two flats (1x2 bed and 1x4 bed); bin and cycle stores
12025		Morley Crescent East, 72	0.047	1	2	1		P/0709/20	29-Apr-20	2x2	Conversion of dwellinghouse into two flats (2x2 bed, and use of side garage as part of first floor flat); external alterations; landscaping; parking; separate amenity space; refuse and cycle storage
12030		Uxbridge Road, 341, first floor	0.004	0	1	1		P/1024/20/ PRIOR	07-May-20	1xstudio	Change of use from office (Class B1(a)) to 1 studio apartment (Class C3) (PRIOR APPROVAL)
12031		Windsor Close, 8	0.036	1	3	2		P/1046/20	13-May-20	3x1	Conversion of dwelling into three flats (3x1 bed); bin and cycle stores
12033		Kingsway Crescent, 28	0.039	1	2	1		P/1075/20	14-May-20	2x3	Conversion of dwellinghouse to two flats (2x3 beds); first floor side to rear extension; external alterations; parking; separate amenity space; boundary treatment; landscaping; bin/cycle storage
12034		Headstone Road, 68	0.04	1	4	3		P/4048/19	27-May-20	1xstudio, 1x1, 2x2	Conversion of dwellinghouse to four flats (2 x 2 beds & 1 x 1 beds & 1 x studio flat); s/s side infill extension; conversion of garage to room; one rooflight in front roofslope; boundary treatment; landscaping; bin/cycle storage; external alterations
12035		Malvern Gardens, 77	0.028	1	2	1		P/4443/19	05-May-20	2x2	Conversion of dwellinghouse into 2x2 bed dwellings; external alterations; parking; landscaping; boundary treatment; bin/cycle storage
12039		St Anns Road, 10-12, 2nd & 3rd floors	0.007	2	3	1		P/4620/19	16-Jun-20	1xstudio, 2x1	Four dormer extensions at rear of 2nd & 3rd floors; in-fill and partial rear extension at 2nd floor; internal alterations to existing 2x2 bed units (located on second and third floors) to create 2x1 bed flat and 1xstudio flat; external alterations
12045		Whitchurch Lane, 130	0.05	1	2	1		P/1702/20	23-Jul-20	2x2	Conversion of dwelling to two flats (2 beds); front porch; s/s side extension; parking; separate amenity space; landscaping; boundary treatment; bin/cycle store; external alterations (demolition of outbuilding and store)
12051		Yeading Avenue, 66	0.056	1	2	1		P/1929/20	10-Jun-20	1x1, 1x3	Conversion of dwelling into 2 flats (1x3 bed and 1x1 bed); single storey detached double garage at rear; parking; separate amenity space; landscaping; boundary treatment; bin/cycle storage; external alterations (demolition of front porch and lean-to)

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
12053		Nelson Road, 6	0.018	1	2	1		P/1435/20	01-Sep-20	2x2	Conversion of dwelling to two flats (1x2 beds & 1x3 beds); single storey front extension incorporating front porch; two storey side to rear extension; single storey rear extension; external alterations; parking; landscaping; bin/cycle storage
12055		Northolt Road, 419	0.031	1	2	1		P/2137/20	15-Sep-20	1x2, 1x3	Conversion of dwelling into two flats (1x2 bed and 1x3 bed); single and two storey side extension; first floor rear extension; external alterations; separate amenity space; bin and cycle stores
12063		Wemborough Road, 84	0.038	1	2	1		P/2668/20	1-Oct-20	1x2, 1x3	Conversion of dwelling into two flats (1x2 bed and 1x3 bed) conversion of garage into habitable room and insertion of a new window to front; parking; landscaping; boundary treatment; bin/cycle store; external alterations etc
12064		Malvern Avenue, 117	0.033	1	2	1		P/2866/20	19-Oct-20	1x2, 1x3	Conversion of dwelling into 2 flats (1x2 bed and 1x3 bed); first floor side to rear extension; conversion of garage to habitable room; rear dormer; external alterations; separate amenity space; bin and cycle stores
12069		Dawlish Drive, 2A	0.048	0	6	6		P/4751/20/ PRIOR	22-Feb-21	1xstudio, 5x1	Change of use from office (Class B1) to six self-contained flats (Class C3); external alterations (PRIOR APPROVAL)
12071		Francis Road, 56	0.046	1	4	3		P/2886/20	12-Nov-20	4x1	Conversion of dwelling into four flats (4x1 bed); two storey side extension; single and two storey rear extension; single storey rear extension; external alterations; bin and cycle stores; parking (demolition of first floor rear extension)
12073		Harrow View, 155	0.033	1	2	1		P/3494/20	25-Nov-20	2x2	Conversion of dwelling into two flats (2x2 bed); single storey side to rear extension; bin and cycle stores; separate amenity space; external alterations
12078		Camrose Avenue, 209	0.023	1	2	1		P/4112/20	11-Feb-21	2x2	Conversion of dwelling into two flats (2x2 bed); single storey rear extension; bin and cycle stores
12082		Christchurch Avenue, 10	0.055	1	0	-1		P/2631/20	21-Jan-21		Conversion of dwelling (C3) into children's care home (C2); conversion of garage into habitable room; external alterations
12086		High Street, 30	0.002	0	1	1		P/3156/20	03-Dec-20	1x1	Change of use of first floor office (B1) to self-contained flat (1 bed); alterations to ground floor windows and doors at rear; installation of canopy to rear elevation; bin and cycle stores

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
12090		Warden Avenue, 17	0.025	1	2	1		P/3636/20	04-Dec-20	1x1, 1x2	Conversion of dwelling into two flats (1x1 & 1x2 bed); external alterations; parking; separate amenity space; boundary treatment; landscaping; bin/cycle storage
			2.437	47	150	103	0				
Total 2020/21			2.601	47	233	186	0				

Schedule 5: Sites where the principle of residential development has been accepted

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
	Site 2 (Opportunity Area)	Headstone Drive, Plot A3, Harrow View East (former Kodak) (Marlborough)	(0.480)	(0)	(127)	(127)	(AR: 2x1, 16x2, 14x3 SO: 6x1, 16x8, 14x3)	P/3671/18	Legal agreement 20-Mar-19	2xstudio, 42x1, 55x2, 17x3	Construction of six to fourteen storey building to create health care facility (Class D1) and 127 flats; parking; refuse and cycle storage; associated landscaping. No units counted until permission granted - units already accounted for under P/4610/17 (LAS 2192 on Schedule 2).
	(Opportunity Area)	Queens House, Sixth Floor, Kymberley Road, Harrow HA1 1PT (Greenhill)	0.030	0	16	16	Payment	P/4455/18	Legal agreement 12-Feb-20	8x1, 6x2, 2x3	Two additional floors to the existing building to provide 16 flats; provision of 2 parking spaces; associated cycle and refuse stores
		1 Love Lane (Pinner)	0.023	2	9	7	0	P/3669/19	Legal agreement 20-Jul-20	7x1, 2x2	Redevelopment to provide three storey building with accommodation in roof to provide coffee shop (Class A1) on ground floor, 9 flats (7x1 bed flats and 2x2 bed flats) on upper floors; refuse and cycle storage
		Units 1, 1a and 2 Northolt Road Retail Park (Roxbourne)	1.03	0	191	191	39 (13 SO & 26 AR)	P/2052/20	Legal agreement 20-Jan-21	73x1, 76x2, 25x3, 4x4	Redevelopment of the site to provide new residential accommodation (Use Class C3) along with associated works
		Premier House, Canning Road, Wealdstone, HA3 7TS (Wealdstone)	0.086	0	39	39	6 AR	P/2766/20	Legal agreement 17-Feb-21	24x1, 12x2, 3x3	Change of use of the Banqueting Suite (Sui Generis) and educational floorspace (Use Class D1) in addition to extensions to provide new residential accommodation (Use Class C3) together with a flexible commercial workspace use (Use Class B1)
		Halford's Site, 11 Sheepcote Road, Harrow HA1 2JL (Greenhill)	0.310	0	149	149	149 Discount Market Sale	P/3305/20	Legal agreement 17-Mar-21	149x1	Demolition of existing buildings and erection of 2 linked buildings comprising residential units (C3) together with plant car parking cycle parking refuse stores hard and soft landscaping and associated works details: height ranging from 5-9 storeys
		Station House, 11-13 Masons Avenue (Marlborough)	0.043	0	9	9	0	P/4670/20	Legal agreement 17-Mar-21	3xstudio, 6x2	Change of use of first, second and third floors from offices (Use Class E) to 9 residential units (C3); external alterations; bin and cycle stores; new vehicle access from Palmerston Road

Site Number	LDF	Street	Net Site Area	Exist	Prop	Gain	Affordable Units Gross	Application Number	Date Granted	Units & Bedrooms	Development Description
		342-345 Station Road, Harrow	0.039	0	9	9	0	P/1111/21	Received 17-Mar-21 Legal agreement 01-Sep-21	7x1, 2x3	Outline application for access, appearance, layout and scale for the erection of a two storey extension above the existing two storey mid-terrace building to provide nine flats (2x3 bedroom and 7x1 bedroom flats) etc. The application was a resubmission of approved outline application P/4755/17 (dated 14 June 2018)
Total 2020/21			1.081	2	422	420	194				

Schedule 6: Allocated Sites for Housing (without planning permission)

Harrow and Wealdstone Action Area

Site Number	LDF	Street	Net Site Area	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1780	Site 5 (part)	High Street, George Gange Way, Wealdstone Infills	0.32	100	Harrow & Wealdstone Station car park	Mixed use development site - only relates to station car park, as rest of proposal site has been developed or has planning permission
1804	Part Site 6	George Gange Way, land fronting & Palmerston Road car parks	0.36	56	Multiple sites around Palmerston Road roundabout and bridge over Masons Avenue	Mixed use development site. 186 units on site covered by application P/1619/16 (List 2), so 56 units on remainder of site
1340	Site 7/Regen	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Quarter)	4.98	600	Public leisure centre, associated car parking & vacant former Driving Centre	Reprovision/refurbishment of recreational uses, community facilities and car parking. Regen housing estimates. First phase: 340 units, as per Harrow Strategic Development Partnership (HSDP) business plan.
1792	Site 9/Regen	Station Road, Civic Centre (aka Poet's Corner)	4.10	1,000	Civic Centre, reference library and car parking	Mixed use development site. Regen housing estimates, based on HSDP business plan.
1781	Site 13/Regen	Greenhill Way, Car Park South	1.2	90	Public car park providing 274 town centre parking spaces & weekly outdoor market	Mixed use development site. Regen housing estimates.
1790	Site 15	College Road, 76-132	0.149	40	Mixed use: retail/commercial/office	Mixed use development site. Original site allocation estimate of 140 units. 110 C3 units and 19 HMO rooms completed in recent years in Prior Approvals/upward extensions at 88-98, 102 & 116 College Road. O/S permission at 116 College Road for 28 HMO rooms. Lapsed Prior Approval at 118-134 College Road for 70 units
1786	Site 17	College Road, 15-29 (Phase 2), adjacent former Post Office	0.276	120	Retail and office	Phase 2 of 51 College Road Development. 120 units in total. Viability of development of whole site compromised by P/466/21/PRIOR, granted 31/8/21 at 31-33 College Road for change of use from office (Class B1 (New Class E)) to 20 self-contained flats on first and second floors with internal alterations at ground floor (Class C3)

Site Number	LDF	Street	Net Site Area	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
	Site 11	Tesco, Station Road	2.19	580	Tesco Superstore, surface car parking	Replacement superstore and covered car parking; and P/3397/21 – EIA Scoping Request Report for 'Comprehensive mixed-use redevelopment comprising up to 580 residential units (Class C3 use), replacement foodstore of up to 6,900m2 GIA (Class E use), additional retail floorspace of up to 64m2 GIA (Class E use), public realm improvements, hard and soft landscaping, customer and residential parking, bike storage, access and servicing arrangements, bin stores, plant and associated works'. Determined 14/10/21. (Greenmead Place)
	Sites 18 & 20	Harrow-on-the-Hill Station area (north and south of the railway line)	2.11	Up to 600	Station & bus station, offices, shops and multi-storey car park and public open space	Station (with improved access); new bus station; replacement shops; and public open space
	Regen	Peel Road car park/new Civic Centre/temple (Regen)	0.575 (TSA)	190	Car parks and temple	P/5737/17: Full planning application: Part 4/6 storey building to provide B1 office floorspace and associated civic facilities. Outline planning application: Construction of a building for a place of worship and ancillary residential use (Use Class D1). Planning permission lapsed 8/6/21. New planning application with residential element anticipated. Estimated units based on HSDP business plan.
			16.26	3,376		

Rest of Borough

Site Number	LDF	Street	Net Site Area	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1992	EM1 (part)	Northolt Road Business Use Area (North and South), South Harrow	0.95	50	South Harrow Police Station	Employment-led mixed use development site. Only relates to Police Station, as rest of site covered by planning permissions. Lower capacity is based on providing community facilities on this site and lower PTAL rating. Retention of adequate car parking provision.
1246	H10	London Road, land at Stanmore Station	1.45	150	Station car park	Application P/1221/20 for 'Redevelopment of existing public car park to provide new residential accommodation (Use Class C3), commercial floorspace at ground floor and flexible ground floor space. Development of a public car park along with associated works' was refused 28/7/21. This application was for 277 affordable units. Called in by the Deputy Mayor for determination. Estimated units indicative only for purposes of Housing Monitoring Schedules/Trajectory. Retention of adequate car parking provision.
1983	H17	Donnefield Avenue, Canons Park Station	0.41	100	Station car park	Application P/0858/20 for 'Redevelopment of existing car park to provide new residential accommodation (Use Class C3) and Sui Generis unit at ground floor and public car park along with associated works' was refused 25/1/21. This application was for 118 affordable units. Appeal lodged. Estimated units indicative only for purposes of Housing Monitoring Schedules/Trajectory.
1783	H2	Northolt Road, 205-209	0.03	7	Vacant site	Retention of adequate car parking provision.
1802	H6	Rayners Lane/High Worples, part of Rayners Lane Station car park	0.72	75	Station car park	Application P/1448/20 (Withdrawn on 3/9/21) for 'Redevelopment of existing public car park to provide new residential accommodation (C3) of 128 units, across four buildings between five and six storeys. Provision of a TfL Cycle Hub (Sui Generis) and the re-provision of a 75 space public car park and 4 residential wheelchair accessible parking spaces together with associated access, cycle parking, public realm works and landscaping'. Estimated units indicative only for purposes of Housing Monitoring Schedules/Trajectory.
1979	R1	Alexandra Avenue, 465-473, adjacent Rayners Lane Station	0.11	15	Five single storey retail units	Retail (A1)

Site Number	LDF	Street	Net Site Area	Estimated Units (net)	Existing Use	Other Proposed Uses/Notes
1993	R3/Regen	Northolt Road, Roxeth Library and Clinic, South Harrow	0.17	26	Public library and clinic	Replacement community use. Housing estimates from Site Allocations report.
1996	G07	Pinner Road, North Harrow Methodist Church	0.34	48	Methodist Church	Place of worship, community facilities and retail
			4.18	471		
Total allocated sites without planning permission						
			20.44	3,847		

Appendix B

Harrow's Housing Trajectory

Harrow's Housing Trajectory

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

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

B.3 The replacement London Plan, adopted in July 2011, reduced Harrow's overall housing requirement to 350 units per annum. The requirement to return vacant dwellings to use was removed and the minimum provision of non-conventional supply was reduced from 15 units to three per annum. This strategic housing target for Harrow came into effect in 2011/12, and ran to April 2015. The Further Alterations to the London Plan (consultation period 15th January - 10th April 2014) increased Harrow's housing target to 593 units per annum as a result of significantly higher population projections resulting from the 2011 Census findings. This revised target came into effect in April 2015, at the beginning of the previous monitoring period. The London Plan 2021 sets a minimum housing target of 8,020 additional units in Harrow over the ten-year period 2019/20 to 2028/29. As the plan was not adopted until March 2021 Harrow has used a housing target of 802 units per annum from 2021/22.

B.4 In 2020/21 770 net homes were delivered, of which 516 (67%) were within the Opportunity Area.

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

- Net additional dwellings and non-self-contained units completed since 2009/10
- Net additional dwellings and non-self-contained units completed in the current monitoring period 2020/21
- Long-term vacant stock returned to use
- Projected net additional units to 2030/31

B.6 The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and the likely phasing of development. Windfall assumptions are not specifically included in the trajectory, but the borough's housing target includes a windfall capacity assumption, in line with the methodology agreed for the Strategic Housing Land Availability Assessment (SHLAA), on which the borough strategic housing requirements are based.

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

- Sites with planning permission as at 31/03/2021, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites where the principle of residential development has been accepted
- Sites with permission, but subject to legal agreement as at 31/03/2021
- Potential deliverable sites, based on the Site Allocations DPD, the Harrow and Wealdstone Action Area Plan, and other identified sites, including sites identified in Harrow's Regeneration Strategy

B.8 As at the end of March 2021 the council anticipates that completions over the next five years (2022/23 – 2026/27) will exceed London Plan targets. There are 5,261 net units identified in the Five-Year Housing Supply. Sites with planning permission account for 3,880 net units, while 1,381 net units from other identified sites are also expected to complete in the five-year period. A detailed schedule of sites contributing to the Five-Year Housing Supply can be found in Appendix A.

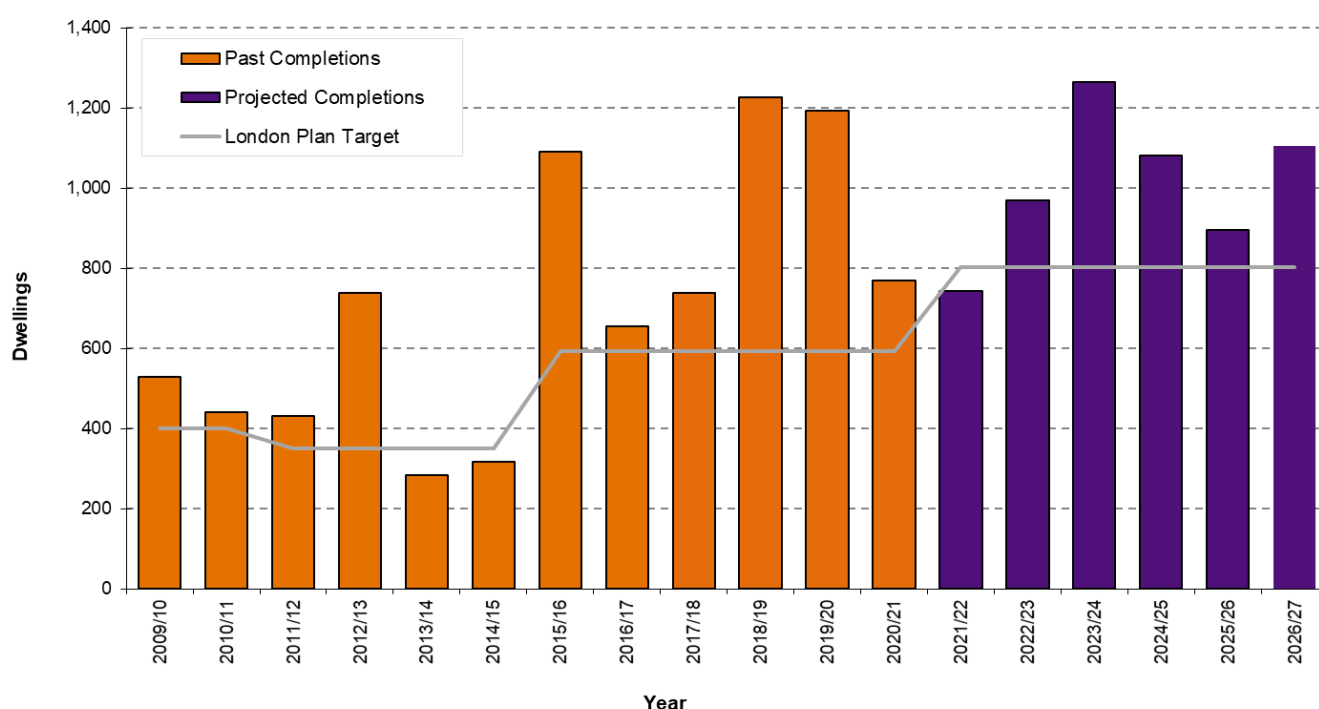
B.9 All major housing developments are detailed separately in the Housing Trajectory and the trajectory identifies those sites in the Harrow & Wealdstone Opportunity area and those in the rest of the borough. The trajectory shows that, over the next five years (2022/23 to 2026/27), 74.6% (3,923 net units) of Harrow's new housing will be delivered in the Harrow & Wealdstone Opportunity Area and the remaining 24.4% (1,338 net units) around the rest of the borough. Within the Opportunity Area major development is already taking place largely in Wealdstone – on the former Kodak site and around Palmerston Road/George Gange Way. Other developments expected to complete towards first part of the five-year period are on the former Halfords site in Sheepcote Road, on the Safari Cinema site in Station Road, developments in Lowland Roads and on the former synagogue site in Bessborough Road. Towards the end of the five-year period there is expected to be more major development taking place along the Station Road corridor in Harrow (Civic Centre and Tesco sites) and in Wealdstone, continuing on the Kodak East site; the Leisure Centre/former Driving Centre site. The largest new build developments outside the 'Heart of Harrow' include the Royal National Orthopaedic Hospital, Anmer Lodge

in Stanmore and in South Harrow, with the Grange Farm Estate renewal. In addition, a number of TfL station car park sites could be redeveloped for affordable housing and replacement parking in a few year's time.

B.10 The Monitor line in the full trajectory shows the number of dwellings above or below the planned rate of delivery at any point in time. It is calculated by totalling housing completions over time (conventional supply) and comparing it to the target rate, using 2009/10 as a baseline. Harrow has been exceeding its housing targets in most years of the plan, with the exception of 2013/14 to 2014/15, but completions in 2018/19 were at the highest level in this plan monitoring period. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by over 4,000 units.

B.11 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 shows the borough met its target by 2021/22. However, this is now largely irrelevant as the London Plan now requires Harrow to provide a minimum of 8,020 dwellings over a ten-year period from 2021/22 onwards.

Chart B.1: Housing Completions against Targets



Source: Harrow Council, Planning

Note: Five-Year supply runs from 2022/23 to 2026/27

HOUSING TRAJECTORY 2020/21

Harrow & Wealdstone Opportunity Area

	Site Area	Net	99-09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Large Sites with Planning Permission Not Started (not under construction at end of 2020/21)																									
Besborough Road, Middlesex New Synagogue	0.121	40															40								
Canning Road, Premier House, 2nd, 3rd & 4th floors	0.066	73																73							
Herga Road, 12-22, Interphone House	0.099	31														31									
Lowlands Road, 59-65, The Heights	0.235	125															125								
Lyon Road, Congress House, floors 1-6	0.313	54																54							
Plot C1 Kodak East, Headstone Drive (AAP2)	1.56	290																145	145						
Plots D1, D2, D4, D5 and D6 (Development Zone D) of Harrow View East Masterplan Site, Harrow View East (Former Kodak Factory Site), Headstone Drive, Harrow, HA1 4TY (AAP2)	3.73	1,225															60	291	291	291	292				
Rosslyn Crescent, 50, Miller House	0.164	14															14								
Station Road, 324-326, Trinity House, 2nd floor	0.046	21															21								
9 sites	6.334	1,873													0	31	260	418	436	436	292	0	0	0	0
Small Sites with Planning Permission Not Started (not under construction at end of 2020/21)																									
10 sites (New Build)	0.229	47													0	13	5	29	0	0	0	0	0	0	0
11 sites (COU/Conversion)	0.128	21													0	1	9	9	2	0	0	0	0	0	0
21 sites	0.357	68													0	14	14	38	2	0	0	0	0	0	0
Large Sites Under Construction (at end of 2020/21)																									
Harrow View, Kodak West (former Zoom Leisure) (AAP2)	0.394	23														23									
Headstone Drive, Phase D7, Harrow View East (former Kodak) (AAP2)	1.931	304														152	152								
Headstone Drive, Phase A, Harrow View East (former Kodak) (AAP2)	2.198	650																130	130	130	130				
Kymerley Road, Queens House	0.004	4																4							
Lowlands Road, 41-51, Lowlands House	0.13	73														73									
Station Road, 2, Safari Cinema	0.174	78																78							
Station Road, 347-353 & College Road, 2, 1st & 2nd floors, Harrow	0.034	10															10								
Palmerston Road, 5-11 & 37-41, Masons Avenue, 27-33 & adjacent 47 (AAP6)	0.603	182															92	90							
Palmerston Road, 55-59*	0.214	123														123									

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Rest of Borough

	Site Area	Net	99-09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Large Sites with Planning Permission Not Started (not under construction at end of 2020/21)																									
Brockley Hill, Royal National Orthopaedic Hospital (GB1)	12.8	347																				115	116	116	
Grange Farm Close, Grange Farm Estate (Phases 2&3)	3.5	257																	257						
Greenford Road, 135	0.093	14															14								
Hawthorne Avenue, Churchill Hall	0.164	37														37									
Kenton Road, 414-436, Stewart House	0.294	56																56							
Northolt Road, 190-194	0.038	30															30								
Rectory Lane, Woolstenholme (H13)	0.884	27																27							
South Hill Avenue, The Star PH	0.049	10																				10			
Vaughan Road, Vaughan Road Car Park	0.121	33																33							
9 sites	17.94	811													0	37	44	116	257	0	0	125	116	116	0
Small Sites with Planning Permission Not Started (not under construction at end of 2020/21)																									
38 sites (New Build)	2.871	155													0	16	38	101	0	0	0	0	0	0	0
100 sites (COU/Conversion)	4.453	138													0	51	31	41	15	0	0	0	0	0	0
136 sites	7.32	293													0	67	69	142	15	0	0	0	0	0	0
Large Sites Under Construction (at end of 2020/21)																									
Bacon Lane, Kilby's Industrial Estate (H15)	0.314	20															20								
Chichester Court	0.37	26														26									
Church Road, 43, Crazy Horse PH	0.094	12														12									
Coverdale Close, Anmer Lodge	0.95	120																	60	60					
Eastcote Lane, Eastcote Arms PH	0.15	36															36								
Grange Farm Close, Grange Farm Estate (Phase 1)	0.6	35															35								
Kenton Lane, 404, Tesco & adjoining land	0.364	29														29									
Kenton Lane, 323, Kenton Lane Farm, remainder of site (GO6)	0.192	3																3							
Uxbridge Road, 653-659	0.213	22														22									
Waxwell Lane, car park	0.337	20														20									
10 sites	3.584	323													0	109	91	3	60	60	0	0	0	0	0
Small Sites Under Construction (at end of 2020/21)																									
26 sites (New Build)	2.46	84													0	37	26	21	0	0	0	0	0	0	0
59 sites (COU/Conversion)	2.16	87													0	37	33	8	9	0	0	0	0	0	0
83 sites	4.62	171													0	74	59	29	9	0	0	0	0	0	0

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Appendix C

Sites Identified in the Harrow & Wealdstone Area Action Plan and the Site Allocations Document

Update on Status of Sites Identified in the Harrow & Wealdstone Area Action Plan

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 1	Headstone Manor and environs	25.0	<p>The public park was developed in the 1920's on a historic manor dating back to the 13th century.</p> <p>In March 2015 Headstone Manor received £3.6 million from the Heritage Lottery Fund to continue regeneration of the site. This funded works on the Manor House, Granary and Small Barn, as well as the addition of a new visitor centre and café, together with extensive landscaping of the site. The Great Barn was restored between 2015 and 2016 and is now used as a space for both community events and private hire, whilst the new visitor centre and café opened in April 2017.</p> <p>Headstone Manor received a National Lottery Heritage Fund (NLHF) and National Lottery community Fund Parks for People grant award of £1.1 million in July 2018; £300,000 from the GLA's Greener Capital Grant from the Mayor of London; and funding from other sources including Green Grid, Section 106 and Community Infrastructure Levy and Thames Water Smarter Catchment Fund. The grant represented 52% of the project costs of £2.165m. In 2019 construction started on another phase of restoration work at Headstone Manor, focussing on the wider parkland in which the Manor House and Museum sit. The Park Project aims to: 'Restore the quality, vitality and attractiveness of the Park, its landscapes, wildlife and natural habitats whilst improving visitor experience, engagement and enhancing skills of volunteers in order to ensure the long term sustainability of the park'. The construction works were completed in 2021. The park has new bridges, 4km of footpaths, new cycle way, new planting and an orchard, wetlands and reed beds, a deculverted river, new playground, picnic area, overflow car park and interpretation. A new green cycle and footpath links through to the Harrow View West housing development and ultimately link to Wealdstone Town Centre.</p>	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 1 (contd.)			<p>Twinned with this project, in 2020 - 2021 a £1m Flood Alleviation Scheme (FAS) funded by the Environment Agency and the Thames RFCC (Regional Flood Coastal Committee) was delivered. The creation of the surface water storage area aimed to help to protect flooding of properties along the Yeading Brook and improve biodiversity in the park. The FAS comprises of two large basins that will fill when the river floods, raising flood protection in North Harrow and Headstone areas. This project has also provided an opportunity to improve the sports facilities, environment and has been complimentary in the overall park regeneration funded by the National Lottery Heritage Fund and GLA.</p> <p>Alongside the capital works, events and activities, education and volunteering has been coordinated and delivered by Thames 21, the Friends of Headstone Manor Park, Harrow Nature Heroes and other local groups. The Outdoor Learning Officer has led on engaging with local community groups and working with school children and volunteers in the local area and have generated enthusiasm and awareness of the project.</p>	
Site 2	Kodak and Zoom Leisure, Harrow View/Headstone Drive	24.10	<p>Outline planning permission was granted 23/12/2014 for the comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive (Kodak site).</p> <p>Reserved matters were approved in October 2015 (P/2982/15) on land west of Harrow View, formerly the Zoom Leisure sports ground for 314 residential units and public open space. By the end of March 2021 291 (93%) of these units had been completed by Per.</p> <p>On the Kodak East site, 156 (34%) of Barratt Homes Phase D7 development for 460 units had been completed by the end of March 2021. Work is also underway on Plot B1.</p> <p>Permissions have been granted for Plots C1, D1, D2, D4, D5 & D6 (1,671 units), but work hadn't started by the end of March 2021. Likewise work on the industrial/warehouse/business units started in FY2021/22.</p> <p>The Phase A site (L&Q) on Headstone Drive has not progressed past initial enabling works.</p>	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 3	Teachers Centre, Tudor Road	2.22	Permission granted 26/10/14 (P/2512/14) for: All through community school combining Whitefriars Primary School with a new secondary school (proposed primary school to be 3 forms of entry (630 pupils) and the secondary school to be 5 forms of entry (750 pupils & 75 post-16). Completed May 2016.	
Site 4	ColArt, Whitefriars Drive	2.40	Permission was granted 30/09/13 (P/1383/13): Demolition of existing buildings, retention of the Winsor and Newton former office building for business and employment use (B1(a), B1(b) and B(c)) and new B1 (2,921 m ²); up to 195 new dwellings; safeguarded area for education (D1); new streets, public realm, parking etc. Barratt Homes have constructed 189 new homes on this site, with 19 of these units managed by housing association Origin Housing. The new build workspace is complete, along with a new public space. Work has also been completed on transforming the historic ColArt head office to provide a creative industries hub, which has been subsidised by the Greater London Authority. The housing development is known as Artisan Place and the creative industries workspace is now Whitefriars Studios & Gallery.	
Site 5	Wealdstone Infills	0.76	This site consists of three parcels: a) Former Sam Maguires PH, 19 High Street b) 16-24 Canning Road & former Case is Altered PH, c) Harrow & Wealdstone Station Car Park. a) Permission was granted 23/02/15 (P/2418/12) for the redevelopment of this plot for 27 flats and a ground floor retail unit. Work has yet to start on this scheme. b) 51 flats were completed in September 2013 (P/1770/09) at Knightly Court (Canning Road/George Gange Way) and in March 2014 31 flats (Essence Apartments) and a retail unit were completed at 72 High Street (P/1426/11). c) Harrow & Wealdstone Station car park is still operating as a car park and there are no planning applications on this site.	
Site 6	Palmerston Road/George Gange Way	0.88	Five separate sites in Palmerston Road and Masons Avenue comprise AAP Site 6. The Palmerston Road sites include Travis Perkins, Dellers Cars, Capital Coachworks & Prime Tyres. A planning application (P/1619/16) for: Redevelopment of the site to provide 186 residential units (Use Class C3); 1,165 m ²	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 6 (contd.)			office floorspace (Use Class B1) and 695 m ² flexible commercial and community floorspace (Use Classes A1 B1 D1 D2) in 5 buildings between 1 and 17 storeys in height was approved by the Mayor on 09/01/17, subject to legal agreement, with full permission granted in August 2019. This is at 5-11 and 37-41 Palmerston Road and 27-31 Masons Avenue and land adjacent to 47 Masons Avenue) and work was progressing well in 2020/21. There are no planning applications or permissions for the remaining parts of this site.	
Site 7	Harrow Leisure Centre	4.98	This is a Harrow Council Regeneration Scheme, known as the Byron Quarter and takes in the Harrow Leisure Centre (next to Byron Park) and including the site of an old driving test centre. In July 2021 Harrow Council entered into a partnership with Wates Residential to deliver 1,500 quality affordable homes, a new civic centre, commercial space as well as green public spaces on three core council-owned sites within the Harrow & Wealdstone Opportunity area and this is one of the three core sites.	
Site 8	Civic Amenity and Council Depot, Forward Drive	2.73	Harrow Council's Depot site is primarily used for essential LBH fleet operations, along with a number of light industrial uses. The current development site is made up of five units comprising workshop, office and welfare space. There is also ground level parking across the site. The purpose of the redevelopment is to consolidate and intensify the existing depot uses to make more efficient use of the space and increase council revenue streams. Planning permission (P/4251/18) for: Redevelopment: Part single, part 2 & part 5 storey building with plant room & part 1st floor mezzanine with workshop (B1 light industrial), office (B1), warehouse (B8) and ancillary uses; multi-storey car park and external car parking (demolition of existing buildings) was granted on 18/09/19 and work is nearing completion. The office space will be occupied by Harrow Council staff when the Civic Centre closes in 2022/23.	
Site 9	Civic Centre, Station Road	4.10	This is a Harrow Council Regeneration Scheme, known as Poets' Corner. In July 2021 Harrow Council entered into a partnership with Wates Residential to deliver 1,500 quality affordable homes, a new civic centre, commercial space as well as green public spaces on three core council-owned sites within the Harrow & Wealdstone Opportunity area and this is one of the three core sites.	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 10	High Road Opportunity Area	n/a	In 2014/15 Harrow Council was awarded a grant of £224,200 from the Mayor of London's High Street Fund (HSF). The council used this additional funding to improve both the pedestrianised areas and the street parking along Station Road, Harrow. These improvements included: new paving; improved parking bays; bicycle stands; planters; new seating areas; coordinated painted shutters; and projecting lights. Work completed in 2017.	
Site 11	Tesco, Station Road	2.10	Lapsed planning permission (P/0832/11 granted 30/03/12) for: Two storey extension to front side and rear of store; decked car park at first floor level over existing car park; new four storey building to provide four mixed use units of retail/financial and professional services/ food & drink uses (Class A1/A2/A3) at ground floor and 14 flats above fronting Station Road; landscaping and external alterations to existing building and car park layout. An EIA Scoping Request Report (P/3397/21) was determined 14/10/21 for: Comprehensive mixed-use redevelopment comprising up to 580 residential units (Class C3 use); replacement foodstore of up to 6,900 m ² GIA (Class E use); additional retail floorspace of up to 64 m ² GIA (Class E use); public realm improvements; hard and soft landscaping; customer and residential parking; bike storage; access and servicing arrangements; bin stores; plant and associated works. (Greenmead Place)	
Site 12	Greenhill Way Car Park North	0.29	Planning permission (P/5545/15) granted 07/06/17 for: Redevelopment to provide a part three, four and five storey building to create 42 flats with associated parking and landscaping. Subsequently lapsed. New 101 bed Travelodge Hotel opened in December 2017 on remainder of site and at 221-225 Station Road (P/2224/11 granted 07/11/11).	
Site 13	Greenhill Way Car Park South	1.20	This is a Harrow Council Regeneration Scheme, but not currently regarded as a 'live' project.	
Site 14	Bradstowe House, Headstone Road	0.35	Work was finally completed on this site in June 2016, ten years after initial commencement. Bradstowe House has 177 rental flats and the ground floor is occupied by The Gym. (EAST/106/01/FUL granted 16/09/05, P/1205/13 granted 16/10/13 & P/2283/15 granted 23/02/16).	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 15	College Road West (76-134 College Road & 5-9 Headstone Road)	0.52	Original site allocation estimated 140 units. 110 C3 units and 19 HMO rooms have been completed in recent years in Prior Approvals/upward extensions at 88-98, 102 & 116 College Road. Outstanding permission at 116 College Road for 28 HMO rooms. Lapsed Prior Approval at 118-134 College Road for 70 units.	
Site 16	Havelock Place	0.57	Two planning permissions have been granted on the eastern side of Havelock Place. 26 flats and B1 use were completed in December 2016 at 321 Station Road and land to the rear (P/1197/14). 10 flats have been completed at 11-15 St Anns Road through office conversion and an upward exten. (P/1118/14 & P/4011/14). In September 2018 planning permission was granted for the change of use of Fitz Gym (P/1773/18) to offices (1070 m ²) and this has been implemented. There are no other planning applications or permissions for the remaining parts of this site.	
Site 17	19 to 51 College Road (Harrow Square)	1.05	<p>Permission was granted on 05/01/16 (P/0737/15) for: Redevelopment of former Harrow Post Office for 318 flats, retail (A1), financial/professional (A2), restaurants/cafes(A3), pubs/bars(A4), takeaways(A5), business(B1), non-residential institutions(D1), and library(D1) in buildings of up to 20 storeys, public open space, parking etc. Work commenced in January 2017 and was all complete by the end of March 2019. Greenhill Library is now operational.</p> <p>There are no planning applications for the redevelopment of the remaining part of this site (Phase 2). However, a Prior Approval was granted on 31/03/21 for the change of use from office (Class B1) to 20 self-contained flats (Class C3) on first and second floors at 31-33 College Road. Should this development be implemented then it is unlikely that the Phase 2 redevelopment will ever proceed.</p>	
Site 18	Harrow-on-the-Hill Car Park West	0.12	There are no planning applications or permissions for this site. However, in March 2018 Transport for London (TfL) announced that it was working with the council to bring forward a development at Harrow-on-the-Hill station which would provide over 600 homes, 35% of which would be affordable. As well as providing hundreds of new homes, the 2.5 acre development would provide step-free access to the southern station entrance and improve the connection between the north and south of the station. It would also provide new retail, enhanced public realm around the Tube station and better bus station facilities.	

AP Site Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site 19	Lowlands Recreation Ground	1.02	The site was allocated to provide a new outdoor performance space. The council secured funding for the project from the Mayor of London's Outer London Fund during 2012/13. The new space was completed by September 2015. The rejuvenated park offers children's play spaces, an orchard and the Arc House building provides space for performances and houses a café (P/1402/13).	
Site 20	Harrow-on-the-Hill Car Park East	0.37	There are no planning applications or permissions for this site. However, in March 2018 Transport for London (TfL) announced that it was working with the council to bring forward a development at Harrow-on-the-Hill station which would provide over 600 homes, 35% of which would be affordable. As well as providing hundreds of new homes, the 2.5 acre development would provide step-free access to the southern station entrance and improve the connection between the north and south of the station. It would also provide new retail, enhanced public realm around the Tube station and better bus station facilities.	
Site 21	Lyon Road, Equitable House and Lyon House	1.32	Permission was granted on 31/10/12 (P/3118/11) for: Demolition of existing buildings and the erection of seven new buildings of various heights. Mixed use development to provide 238 private and 49 affordable residential units and 3,050 m2 of commercial floorspace. Work commenced in March 2015. All residential completed by December 2018 and commercial unit shells in May 2019.	
Site 22	Gayton Road, Car Park, former Gayton Library & Sonia Court	1.20	Permission was granted on 06/07/16 (P/0291/16) for: Demolition of existing buildings & erection of 355 flats (five buildings of 5, 6, 8, 9 and 11 storeys) with 477 m2 commercial and community use space (flexible uses comprising A2, A3, B1 and D1); parking; new public open space, landscaping etc. Work underway and whole development completed 2019/20.	

Update on Status of Sites Identified in the Site Allocations Document

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site R1	Units south of Rayners Lane Station on Alexandra Avenue, Rayners Lane	0.11	There are no planning applications or permissions for this site.	
Site R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	0.19	There are no planning applications or permissions for this site.	
Site R3	Roxeth Library and Clinic, Northolt Road, South Harrow	0.17	This is a Harrow Council Regeneration Scheme, but not currently regarded as a 'live' project.	
Site R4	Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore	0.67	Permission was granted 22/08/14 (P/0412/14) for: Redevelopment of Anmer Lodge & Stanmore car park site in four blocks to provide retail food store, multi-storey car park and 120 dwellings. Original buildings demolished and temporary replacement car park constructed. However, this scheme is not likely to be implemented and a new application will be submitted.	
Site EM1	Northolt Road Business Use Area (North and South) South Harrow	2.60	<p>The northern part of this site includes Harrow Police Station, South Harrow Telephone Exchange & 56-60 Northolt Road (previously Scanmoor House). The latter has been converted from offices to a hotel (P/2624/10) and had the benefit of a further permission to create further hotel rooms (P/4874/17), but that has subsequently lapsed. The other buildings are still operational facilities. The southern part of the site has largely all become residential use in recent years:</p> <ul style="list-style-type: none"> a) The Bovis HQ office building was converted to 101 flats in July 2015 (P/3976/14) with an additional floor adding nine flats completed in May 2020 (P/0370/18) b) In April 2019 work completed on the redevelopment of the former Eaton House and Townsend House providing 116 residential flats, including affordable housing, within a building ranging from 6 to 9 storeys in height (P/2163/15) c) Work completed in September 2019 on the change of use of 180-188 Northolt Road to 28 flats, a Prior Approval consent (P/1374/18) d) Prior Approval consent was granted on 21/09/20 (P/2630/20/PRIOR) for the conversion of the upper floors at 190-194 Northolt Road to 30 flats, but this has yet to be implemented 	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site EM2	Rayners Lane Offices, Imperial Drive, Rayners Lane	1.0	Talbot House has been converted to wholly residential use largely through Prior Approval consents (P/4809/16, P/3748/16 & P/3749/16). The 2nd floor of Talbot House was converted to 18 flats in March 2016 (P/1038/15) and a 3rd floor upward extension for residential use was completed in May 2015 (P/2574/11). In September 2018 218 apartments were completed at Imperial House (former Ladbroke's offices, now Broad House), which were converted from offices under Prior Approval consents (P/1843/18/PRIOR & P/5067/17/PRIOR). 167 Imperial Drive (Regent's College) remains in educational use.	
Site H1	1-5 Sudbury Hill, Harrow	0.64	Planning permission was granted on 24/07/15 (P/2764/14) for: Demolition of five detached houses and erection of 68 apartments. Development completed in January 2018.	
Site H2	205-209 Northolt Road, South Harrow	0.03	The original buildings have now largely been demolished, but there are no planning applications or permissions for this site.	
Site H3	1 & 1A Silverdale Close, Northolt	0.09	This former children's home was converted into seven flats in March 2014 (P/1852/13).	
Site H4	Former Matrix PH, 219 Alexandra Avenue, South Harrow	0.28	Planning permission was granted on 25/08/16 (P/0640/16) for: Redevelopment to provide a part two, three and four storey building for 60 flats and one dwelling house; basement parking; cycle and bin store; etc. Work commenced in spring 2017 and completed in 2019/20.	
Site H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane	0.32	A four-storey residential building (Carmin Court with 31 flats) with D1 educational use on the ground floor has been built on the site of the former pub car park (December 2016, P/1083/11). The former Rayners PH changed to educational use and is now a religious college.	
Site H6	Land at Rayners Lane Station, High Worple, Rayners Lane	0.72	The site is still in use as an operational station car park. A planning application submitted by Catalyst Housing & TfL (P/1448/20) for: Redevelopment of existing public car park to provide new residential accommodation (C3) of 128 affordable units, across four buildings between five and six storeys; provision of a TfL Cycle Hub (Sui Generis); and the re-provision of a 75 space public car park with 4 residential wheelchair accessible parking spaces; together with associated access, cycle parking, public realm works and landscaping was withdrawn on 03/09/21.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site H7	Enterprise House, 297 Pinner Road, North Harrow	0.14	This site was redeveloped in December 2015 (P/1083/11). The permission was for: Redevelopment to include demolition of existing building and construction of new three storey building comprising 8 flats.	
Site H8	Rear of 57-65 Bridge Street, Pinner	0.12	This site was redeveloped in March 2015 (P/1966/09). The permission was for: Redevelopment for 26 flats with associated amenity space and a disabled parking space.	
Site H9	Jubilee House, Merrion Avenue, Stanmore	0.57	Planning permission was granted in July 2017 (P/1320/16) for: Demolition of office building and four houses and redevelopment for a mixed use development of 101 residential assisted/independent living units (C2) within a building of 5-7 storeys (The Landsby) and 70 residential units (C3) in a building of 3-6 storeys (Taona House). Work commenced in August 2017 and was all complete at the end of October 2020.	
Site H10	Land at Stanmore Station, London Road, Stanmore	1.45	The site is still in use as an operational station car park. A planning application, submitted by Catalyst Housing & TfL, (P/1221/20) for: Redevelopment of existing public car park to provide new residential accommodation (Use Class C3), commercial floorspace at ground floor and flexible ground floor space, development of a public car park, along with associated works' was refused on 28/07/21. This application is for 277 affordable units. On 4th October 2021, the Deputy Mayor notified Harrow that the Mayor would act as the local planning authority for the purposes of determining this planning application. A date for the Representation Hearing has not yet been set.	
Site H11	Paxfold, Elizabeth Gardens, Stanmore	0.81	In August 2015 this sheltered housing development was upgraded. Permission was granted on 19/09/13 (P/0806/13) for: Expansion of existing sheltered housing development to provide an additional 28 x 1 bed extra care flats and new communal facilities.	
Site H12	Gillian House, Elms Road, Harrow Weald	0.25	There are no planning applications or permissions for this site.	
Site H13	Wolstenholme, Rectory Lane, Stanmore	0.25	Planning permission by Harrow Churches Housing Association for: Redevelopment to provide 2x3 storey buildings comprising of 59 Extra care home flats (Use Class C3) including communal lounge and ancillary offices; cycle, refuse and electronic buggy stores; 16 car parking spaces (demolition of existing buildings), was granted on 31 October 2019 (P/5758/17). Details have not yet been submitted, so this permission has not yet been implemented.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site H14	Edgware Town Football Club, Burnt Oak Broadway, Edgware	1.22	This site was redeveloped in March 2016 (P/1941/07). 189 flats have been built on this site.	
Site H15	Hill's Yard (Kilby's Industrial Estate), Bacon Lane, Edgware	0.26	Planning permission (P/3667/19) was granted in March 2021 for the redevelopment of this site to provide 23 houses and is underway.	
Site H16	19 Buckingham Road, Edgware	0.13	Permission (P/0370/13) was granted on 04/06/13 for: Change of use from offices to children's nursery and educational centre; two storey side to rear extension. This permission has been implemented and is now the Buckingham Montessori School and WISE Academy.	
Site H17	Land at Canons Park Station, Donnefield Avenue, Canons Park	0.41	A planning application (P/0858/20) for: Redevelopment of existing car park to provide new residential accommodation (C3), sui generis unit at ground floor and public car park, along with associated works was refused on 25/01/21. This application was for 118 affordable units. An appeal was lodged by Catalyst Housing & TfL, followed by a Public Inquiry. The appeal was dismissed on 7 December 2021, largely on the grounds that this particular development would cause substantial harm to Canons Park and the Canons Park Estate Conservation Area.	
Site H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone	0.22	Planning permission (P/2437/10) was implemented in June 2016 for: Demolition of day care centre and nursery buildings and erection of a 41-bed care home. The care home is known as Sairam Villa.	
Site H19	16-24 Lowlands Road, Harrow	0.07	Planning permission (P/4101/18) was granted in August 2019 for the redevelopment to provide two and three storey building to create nine flats; refuse and cycle storage; parking and landscaping; repositioning of vehicle access from Lowlands Road to Roxborough Park. Construction has not yet started.	
Site GB1	Royal National Orthopaedic Hospital, Brockley Hill, Stanmore	41.0	Outline permission (P/3191/12) was granted on 05/08/13 for: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units. Reserved matters have been approved for three phases of scheme: a) Development of a Biomedical Engineering Hub. Development to include construction of 4,271 m ² of hospital floorspace (C2). P/3828/15 was approved on 27/10/15, but has subsequently lapsed.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site GB1 (contd.)			<p>b) Development of Princess Eugenie House. Development to include demolition of the Graham Hill Unit and construction of 2,501 m2 of hospital floorspace (C2). P/4280/15 was granted 18/12/15, but has subsequently lapsed.</p> <p>c) Construction of a 5 storey building of 8,480 m2 of hospital floorspace (C2), including inpatients accommodation, rehabilitation space, consultancy space, patient care facilities and other ancillary clinical and service related development. (P/2152/16, granted 26/07/16). Work commenced in September 2016 and completed in December 2018.</p>	
Site GB2	Harrow College, Brookshill, Harrow Weald	2.30	<p>In November 2017 work was completed on a new two storey building for use as health and social care educational facility (1,305 m² Class D1), granted permission on 20/10/16 (P/2080/16).</p> <p>In 2018/19 planning permissions were granted for: a) Refurbishment of the LRC Building and external alterations (proposed); demolition of the Ramsey building (retrospective) and b) Two storey extension to north and west elevation of the Newton building. Both these developments have been implemented.</p> <p>In March 2020 a Certificate of Lawful Development (Proposed) was approved for: Use of two storey building adjacent to Brookshill Drive (Austen building), part of southern parking area and associated access road for use a primary school (Use Class D1). This has been implemented and is now the Hujjat Primary School, Harrow's first Muslim Faith Free School.</p> <p>There has been no extension to Harrow Weald cemetery on open land to the north of the existing college buildings.</p>	
Site MOS1	Land at Brigade Close, Harrow on the Hill	1.60	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS2	Harrow Weald Park, Brookshill, Harrow Weald	6.90	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS3	Glenthorne, Common Road, Stanmore	3.30	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	
Site MOS4	The Santway, Clamp Hill, Stanmore	2.80	There are no planning applications or permissions for this site. The status of this site appears to be unchanged.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site MOS5	Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue	17.30	<p>This site is known as 'The Hive' and has been operational since 2010. The stadium is home to: Barnet FC, who participate in the National League, the fifth tier of English football (having been relegated from League Two in the 2017/18 season); London Bees, who play in the Football Association Women's Championship; and Tottenham Hotspur F.C. Women.</p> <p>The Hive is also a community facility offering both artificial and natural grass football pitches for hire. Other community facilities on this site include: a medical & fitness centre; meeting rooms; and the Amber Lounge bar and restaurant, a 600-person banqueting and conferencing suite.</p> <p>In February 2019 planning permission (P/2764/17) was granted for: Erection of a new south stand, new medical facilities, community facilities and commercial floorspace to the rear of the south stand; replacement of the East Stand seating with terraces; a single deck above existing car park and increase in the total capacity of the stadium from 5,176 to 8,500. This permission has yet to be implemented, but a new north stand was completed in July 2017 (P/0002/07, plus later variations).</p>	
Site MOS6	Whitchurch Playing Fields, Wemborough Road, Belmont	10.71	<p>Permission was granted on 30/08/2016 (P/4910/15) for: The erection of a three storey building for use as a school (Avanti House Secondary School) with detached sports hall/community changing block, hard and soft landscaping, sports pitches, MUGA, hard and soft play areas, parking etc. Work commenced on site in September 2016 and completed in April 2018.</p> <p>Whilst this development was contrary to the site's allocated use, a new state funded Hindu faith school is beneficial to the borough. The development is also providing enhanced sports facilities to the wider community, outside of school hours.</p>	
Site G01	Harrow School Estate, High Street, Harrow on the Hill	113.0	<p>The council in conjunction with Harrow School prepared a Supplementary Planning Document (SPD) to provide further guidance on allocated Site G01 and to outline how the school proposes to redevelop its estate over the next 20 years. It includes guidance on design, and the enhancement of open space and heritage assets. The SPD was adopted by Harrow Council's Cabinet in July 2015.</p>	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site G01 (contd.)			In April 2016 Harrow School submitted a planning application (P/1940/16) for: A new sports building over three levels; a new science building over three levels; as well as extensive landscaping and other works. This application was refused in February 2018, under the direction of the Mayor of London and a subsequent Appeal was lodged by the School in August 2018 which the school won in October 2019. Work commenced on 01/04/21.	
Site G02	Belmont Clinic, Kenton Lane, Belmont	0.60	There are currently no planning applications or permissions for this site, although there were some pre-application discussions regarding the possible redevelopment of this site in 2020/21. Some refurbishments were completed on the existing building in June 2018.	
Site G03	St George's Playing Field, Pinner View, North Harrow	1.70	Outline permission was granted on 10/02/12 (P/2336/11) for 27 new homes, together with the provision of 0.69 ha of public open space. Work was completed in December 2017.	
Site G04	Harrow Arts Centre car park & ancillary buildings, Uxbridge Road, Hatch End	0.72	<p>Harrow Arts Centre is undergoing a major programme of renewal. The Arts Centre is a key part of Harrow's cultural strategy. A successful bid to the Good Growth fund resulted in a grant of £760,000, which added to the £1m committed to the project by the council. This has enabled refurbishment work to the Studio, Boiler House and workshops to bring them back into use, and added around 500 m² of new space, including artists' studios. The Masterplan and Phase 1 have now been completed and the new facilities are in use.</p> <p>Planning Approval (P/3594/20) was granted for Phase 2 on 05/05/21 for: Redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; and drainage works. This is programmed to commence in April 2022.</p>	
Site G05	Watling Farm Gypsy & Traveller Site, Watling Farm Close, Stanmore	0.50	There are currently three Gypsy & Traveller pitches on this site, but the site has the capacity to provide three additional pitches, should the demand require.	

Site Allocations Reference Number	Site Name/ Address	Area (ha)	Development Status (as at 31/03/21)	Summary
Site G06	Kenton Lane Farm, Kenton Lane, Belmont	1.43	Planning permission was granted on 30/09/13 (P/3075/12) for: Demolition of warehouse and dairy storage buildings; alterations to farmhouse to provide two self-contained units; conversion of former dairy courtyard buildings to create three self-contained units and ancillary commercial/workshop space; 26 new dwellings; and creation of new public open space. 26 new houses were completed in 2016/17, but work has not yet started on the conversions.	
Site G07	North Harrow Methodist Church, Pinner Road, North Harrow	0.34	There are no planning applications or permissions for this site.	

Key to Summary

Green Complete

Amber Development under construction/planning permission granted/on-going discussions

Red No progress

Appendix D

Removed Indicators

Removed Indicators

D.1 The following indicators have been removed from this and future Authority's Monitoring Reports as the proposed schemes are either no longer viable or have been completed.

D.2 The Pinner Road bus priority scheme was identified through Harrow's Local Implementation Plan and has been cancelled due to finding statutory undertakers plant and underground infrastructure, and so will not be progressed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA10	Completion of Pinner Road bus priority scheme	Complete by end 2012/13	Target met	Works stall by end 2011/12

D.3 The Northumberland Road Major Scheme was identified through a major bid to Transport for London (TfL) under their Major projects program. The bid was not successful because it did not meet TfL's criteria and, therefore, Harrow is concentrating on other areas within the borough.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS5 Objective 4	TRA18	Northumberland Road 20 mph Zone	Scheme implemented by 2015	Target not met	Scheme not submitted to TfL by end 2012 and not underway by end 2014

D.4 In 2015/16 the restoration and redevelopment of the former RAF Bentley Priory site was completed. The Museum was formally opened in September 2013 and opened for general admission in early 2014.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 3	HER9	Completion of Bentley Priory restoration and redevelopment	Complete by end of 2014/15	Target met	Work stalls by end 2012/13

D.5 Mill Farm Estate: The final four affordable homes for rent and shared ownership at the Mill Farm Estate were handed over in October 2015 and the estate was fully completed by the end of 2015/16.

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

D.6 Rayners Lane Estate: The final 70 units (30 net gain) of Phases 3 & 4 of 'Big G' were completed at the end of 2018, which were the final phases of development on this estate. In total nearly 800 new housing units have been completed on this estate, which has been totally transformed and regenerated over a 15 year period.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS4 Objective 7	HN9	Completion of Rayners Lane Estate redevelopment	Completion by end 2012/13	Target not met	Works stall by end 2011/12

D.7 The provision of additional bus standing space in Kimberley Road in Harrow Town Centre was completed in 2016.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 12	TRA5	Increase bus station capacity by provision of additional bus standing space on Kimberley Road	Provision of additional bus standing space in Kimberley Road by end 2017/18	Target met	No funded proposals to secure additional bus standing space in Kimberley Road by end 2014/15

D.8 The Harrow & Wealdstone Area Action Plan allocates one site (Lowlands Recreation Ground in Harrow Town Centre) to provide a new outdoor performance space. The council secured funding for the project from the Mayor of London's Outer London Fund during 2012/13. The new space was completed by September 2015 and is known as Arc House.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Strategic Objective 5 CS2 Objective 9	ICI14	Provision of performing arts space	An additional performing arts space by 2025/26	Target met	No site identified for new performing arts space by end 2015/16 No delivery or no funded proposals for delivery by end 2020/21

D.9 A potential cemetery extension was included in the Core Strategy in recognition of the (then) potential to redevelop Harrow College's Brookshill campus. The College has since indicated it has no plans to redevelop this campus for the foreseeable future, and the campus is now allocated for education/training uses. A scoping study is thus unlikely to be commissioned as the campus site is unavailable for the foreseeable future.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS7 Objective 8	ICI15	Scoping study to determine viability of cemetery extension	Publish scoping study by end 2017/18	Target not met	No scoping study commissioned/ underway by end 2018/19.

D.10 The council adopted the Harrow Outdoor Sports and Outdoor Pitch Strategies on 11th April 2013, which involved significant consultation with schools and other relevant stakeholders. This was in contrast with the preparation of an Open Space Strategy for the borough, where there was limited consultation with schools prior to its completion in 2013. The indicator below sets a timeframe that has now lapsed and this indicator will not be monitored in future AMRs. When the Local Plan is reviewed a key priority will be to seek to maximise opportunities for shared use of community infrastructure and will include schools as key provider of sporting, cultural and open space opportunities in the borough. A new Cultural Strategy was developed in 2018.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 4	ICI9	Engage schools in preparation of open spaces strategy and cultural strategy (as appropriate)	Schools engaged in strategy preparation by end 2012/13	Working towards target	Schools not invited to engage in strategy by end of 2011/12

D.11 The improvement works on the Station Road corridor were completed in 2017/18. This has improved the pedestrian environment by removing the service roads and created a more pleasant shopping environment. Parking bays were also repositioned.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 4	TRA14	Implementation of Station Road major scheme (LIP2)	Completion of Station Road major scheme by end 2025/26	Target met	Scheme not approved by TfL by end 2014/15

D.12 The Legible London signing scheme for Harrow Town Centre and Wealdstone was completed by the end of 2015.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 11 CS3 Objective 5	TRA15	Legible London signing for Harrow Town Centre and Wealdstone	Provision of Legible London signs by end 2017/18	Target met	No funded proposals to secure Legible London signs by end 2014/15

D.13 Legible London signs have been sited in the vicinity of the following underground stations: Stanmore; Canons Park; South Harrow; Rayners Lane; and Sudbury Hill. The full sign implementation was completed in February 2015. In 2017/18 and 2018/19 Legible London wayfinding signing were introduced in Hatch End, Stanmore Broadway, Bentley Priory Museum and open space, Stanmore Country Park and Recreation Ground.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS6 Objective 5 CS7 Objective 4	TRA25	Investment in public realm and way finder sign improvements between Hatch End Station and Hatch End centre, and Stanmore and Stanmore Station	Additional signs within 2 years as part of the Legible London scheme	Target met	No improvements or new way finder signs have been built.

D.14 Harrow's PPG 17 Study of Open Space, Sport and Recreation identified 28 sites of natural and semi-natural open space in the borough in 2010. Of these, 11 (39%) were recorded as meeting or exceeding the recommended minimum quality standard. Despite vital voluntary support from the Harrow Nature Conservation Forum and Friends Groups, Council funding and capacity constraints, together with the impacts of Covid-19 have limited positive management and precluded monitoring activities.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 1	BIO1	Improve the quality of existing natural and semi-natural open space sites	70% of existing sites meet the recommended local quality standard by 2026 (based on the 2010 PPG17 study)	Target not met	Fewer than 60% by 2016/17 Fewer than 65% by 2021/22 Any subsequent PPG17 study identifies material deterioration in quality compared to 2010 study.

D.15 In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. However, since 2011 no assessments were carried out as the council no longer retains a trained BfL Assessor.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4 CS2 Objective 1	HN2	Major residential development approved with 'good' or 'very good' Building for Life assessments	80% of major resid. developments achieving 'good' or 'very good' assessments by 2025/26	Target not met	Less than 50% by 2015/16 Less than 65% by 2020/21

D.16 Detailed data on train capacities is not frequently released by TfL and other operators. In addition, levels of train service are outside of the control of the London Borough of Harrow, and are not a reflection of the performance of local town planning.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS2 Objective 13	TRA1	Capacity of peak train services serving Harrow-on-the-Hill and Harrow and Wealdstone Stations	Maintain and where possible increase the number of services serving Harrow-on-the-Hill and Harrow and Wealdstone stations	Target met	Reduction in capacity of peak train services

D.17 Comprehensive data on the following indicator is not available.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 2 CS1 Objective 13 CS2 Objective 4 CS8 Objective 4	TRA3	Highway improvements at key junctions used by buses	100% by 2026	Target met	80% of key junctions not funded or proposed for improvements by 2016/17 50% of key junctions not improved or no funded proposals for improvement by 2020/21

D.18 Comprehensive data on the following is not available.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
CS3 Objective 6 CS4 Objective 1 CS6 Objective 5 CS7 Objective 6 CS9 Objective 1 CS10 Objective 1	TRA7 & TRA12	Implementation of bus stop accessibility improvements	100% of schemes funded by 2026	Target met	No improvements or funded proposals for improvements by 2021 in: Sudbury Hill Local Centre South Harrow centre Hatch End Centre Harrow Weald centre Kingsbury/ Queensbury centres Kenton/Belmont centres

D.19 Data is available detailing waste produced by type and source, but the results do not appear to align with the projections given in the 2011 London Plan, which are the source of the targets. As such it is not possible to meaningfully measure progress against this target.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	WAS2	Tonnes of commercial and industrial waste (C&I) arising in the borough	Tonnes of commercial waste arising no greater than or below London Plan projections (134,000 tonnes by 2026)	Target met	More than 139,000 tonnes by end 2016/17 More than 136,000 tonnes by end 2021/22

D.20 Sport England discontinued their Active People Survey in 2015/16, therefore this objective can no longer be assessed.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 4	HAW3	Percentage of adults (16+) participating in at least 30 minutes of sport at moderate intensity at least three times a week	Increase above 16.5% by 2025/26	Target met	Below 15% over a rolling three-year period

D.21 The proportion of applications approved which achieve Greenfield runoff rates are not readily available. However, it is expected that all applications that required drainage approval would have met the Greenfield runoff rates.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3 CS1 Objective 15	FLO2	Proportion of applications approved which achieve Greenfield runoff rates	75% of qualifying applications	Target not met	Less than 60% over a rolling three-year period

D.22 This data is currently not recorded for all developments. In addition, updates to building standards and the London Plan have set new water consumption targets (105 litres per person per day in the London Plan) meaning it is not possible to require new development to achieve the 80 litres set out in the indicator.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM5	Number of applications approved which incorporate renewable energy generation infrastructure	80%	Working towards target	Less than 65% over a rolling three-year period

D.23 This data is currently not recorded for all developments. In addition, updates to building standards and the London Plan have set new water consumption targets (105 litres per person per day in the London Plan) meaning it is not possible to require new development to achieve the 80 litres set out in the indicator.

Objective Number	Indicator Number	Indicator	Target	On Target	Trigger
Strategic Objective 3	CCM6	Proportion of applications approved for major residential development that achieve water use efficiency of 80 litres potable water per person per day	95%	Working towards target	Less than 75% over a rolling three-year period

Appendix E

Glossary

Glossary

Affordable Housing: Housing units that are affordable by that section of society whose income is below the median household income.

Area Action Plans (AAP): An Area Action Plan is a Local Plan Document that will be used to provide a planning framework for areas of change and conservation.

Authority's Monitoring Report (AMR) (previously known as Annual Monitoring Reports): This is a report produced by the council pursuant to Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The report must contain the title of each Local Plan document and supplementary planning document specified in the council's Local Development Scheme, the timetable and stage reached in the preparation of these documents, the reason(s) in the event that the preparation of any document is behind timetable, and in the event that any of these documents have been adopted within the period of the AMR, a statement of that fact and of the date of adoption. The AMR must also: (i) specify any Local Plan policy not being implemented, and a statement of the reasons and any remedial steps to be taken; (ii) report progress against any Local Plan target for the number of dwellings and affordable dwellings for the period of the report and for the period following the publication of the target; (iii) details of any neighbourhood development order or neighbourhood development plan; (iv) details of any charging schedule prepared under the Community Infrastructure Levy Regulations; and (v) details of any action undertaken by the local planning authority pursuant to the duty to cooperate with other organisations. Authority's Monitoring Reports for Harrow continue to cover the period 1st April to 31st March of each year, although the 2012 Regulations enable more frequent reports to be produced and require local planning authorities to make any up-to-date information collected for monitoring purposes publicly available as soon as possible after the information becomes available.

Biodiversity Action Plan: An internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems.

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.

Community Infrastructure Levy (CIL): A planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

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 29 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the council, although the Secretary of State can also designate them.

Controlled Parking Zone (CPZ): An area where on-street parking either requires permits or is restricted by single or double yellow lines.

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

Core Strategy: The Core Strategy is the Local Plan Document that sets out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Harrow's Core Strategy was adopted 16th February 2012.

Development Management Policies: These are policies used by the council when making decisions on planning applications and related planning consent regimes. The planning decisions criteria of the London Plan (2011), together with the policies of the Core Strategy (2012), the Development Management Policies Local Plan (2013) are the adopted development management policies for Harrow.

Development Plan: Under section 38 of the Planning and Compulsory Purchase Act 2004 (as amended) the development plan means (in London) the London Plan and the local planning authority's development plan documents, including the saved policies of the Harrow Unitary Development Plan (2004). Section 38 requires that, if regard is to be had to the development plan for any determination under the planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

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

Employment Rate: The number of people in employment expressed as a percentage of all people aged 16-64

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.

Equivalent 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.

General Permitted Development Order (GPDO): A statutory instrument, applying in England, that grants planning permission for certain types of development (such development is then referred to as permitted development).

Green Grid: A network of interlinked, multi-purpose open and green spaces with good connections to the places where people live and work.

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 & Wealdstone Opportunity Area: A major source of brownfield land, as designated in the London Plan, which has significant capacity for development - such as housing or commercial use - and existing or potentially improved public transport access.

Housing Trajectory: Shows Harrow's progress towards meeting its housing supply targets as defined in the London Plan

Indices of Deprivation: The official measure of relative deprivation for small areas in England.

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

Listed Building Consent: Consent that needs to be obtained before work is carried out on a listed building. Listed building consent may be needed irrespective of whether or not planning permission is required.

Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. Harrow's fifth LDS was published in June 2012.

Local Plan: Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Local Plan is the collective term for a local planning authority's local planning documents which have 'development plan' status, for the purposes of making planning determinations, under section 38 of the Planning and Compulsory Purchase Act 2004 (see above). In Harrow the following documents for the Local Plan: the Core Strategy (2012); the Heart of Harrow Area Action Plan (2013); the Development Management Policies (2013); the Site Allocations (2013); and the Joint West London Waste Plan (still in draft).

London Plan: The statutory spatial development strategy for the Greater London area that is written by the Mayor of London and published by the Greater London Authority.

Micrograms (µm): A measurement of weight equivalent to one millionth of a gram.

Microgram per Cubic Metre of Air (µg/m³ or µg 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 µg m⁻³ means that one cubic metre of air contains one microgram of pollutant.

Micro Particles (PM₁₀): 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. PM₁₀ are particles that measure 10 micrograms (µm) or less. This standard was designed to identify those particles likely to be inhaled by humans, and PM₁₀ has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.

Ministry of Housing, Communities and Local Government (MHCLG): The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system. In September 2021 the department was renamed Department for Levelling Up, Housing and Communities (DLUHC).

National Planning Policy Framework (NPPF): A document which sets out the National Government's planning policies, which local plans are required to comply with.

Office of National Statistics (ONS): The UK's largest independent producer of official statistics and its recognised national statistical institute. The ONS is responsible for collecting and publishing statistics related to the economy, population and society at national, regional and local levels. The ONS is independent of ministers and instead report through the UK Statistics Authority to Parliament and the devolved administrations of Scotland, Wales and Northern Ireland.

Photovoltaic (PV): A method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect. Photovoltaic power generation employs solar panels composed of a number of solar cells containing a photovoltaic material.

Planning Application: A formal request to the local planning authority for planning permission to undertake development. All Harrow planning applications can be viewed on the Harrow Council website via the following link <https://www.harrow.gov.uk/planning-developments>

Planning Application Reference Number: In Harrow the planning application reference number is in the following format P/0000/00 which represents Planning/Number (0001 to 9999)/Year e.g. P/3524/16.

Policies Map: A graphical illustration of the policy designations and site allocations contained in Development Plan Documents required under Regulation 9 of The Town and Country Planning (Local Planning) (England) Regulations 2012. It also shows the borough's conservation areas and sites of special scientific interest.

Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections, which are widely used by the London boroughs. GLA projections are generally dwelling constrained (i.e. They use census data as the baseline but then housing completions in each year to provide an estimate of the current population of the borough and London. The SHLAA-based projections (Strategic Housing Land Availability Assessment) are used to forecast borough populations but, unlike ONS projections, do not account for migration to the same extent.

Public Transport Accessibility Level (PTAL): This is a method used to assess the access level of geographical areas to public transport, including the distance to nearby public transport stops and the frequencies of services. The final result is a grade from 0-6 (including sub-divisions 0, 1a, 1b, 6a and 6b) where a PTAL of 0 or 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

Statement of Community Involvement (SCI): Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare an SCI. The SCI sets out how the council will involve the public and other organisations in the preparation of the Local Plan and in the determination of planning applications. The SCI is a local development document but is not a development plan document. Harrow's SCI was adopted in 2006.

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

Strategic Flood Risk Assessment (SFRA): A local planning authority is required to prepare a Strategic Flood Risk Assessment (SFRA) to inform the sustainability appraisal of its local development documents and to "provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process".

Supplementary Planning Documents (SPD): These will cover specific thematic or area-based issues on which the plan-making authority wishes to provide more detailed guidance to supplement the policies and proposals in Development Plan Documents. They often provide design advice for certain types of development, or set out character appraisals and management proposals for conservation areas. SPDs do not form part of the development plan or and are not subject to independent examination in public. However, their preparation does involve public consultation and must go through the council's own adoption procedures.

Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the Town and Country Planning (Use Classes) Order 1987 and subsequently amended.