

**Harrow Local Plan 2021-2041 – Examination in Public**  
**Note to Inspector – Plan-level viability assessment (MIQ 4.3)**  
**1 July 2025**

This note has been prepared in response to discussion on Matter 3 / Issue 4, specifically MIQ 4.3 and the Council's response at 4.3.2 of its hearing statement.

Below are details of the four schemes referred to at paragraph 4.3.2:

<b>Application reference</b>	P/3667/19
<b>Address</b>	Kilby Industrial Estate, being 1,1A, 3, 3A, 5, and 5A Bacon Lane, Edgware HAS 5AJ and land at the rear thereof
<b>Development description</b>	Redevelopment to provide 23 houses associated landscaping and parking; refuse storage
<b>Date of Agreement</b>	22 February 2021
<b>Number of dwellings</b>	23
<b>Contributions</b>	
• Child Play Space Provision	£4,408
• Employment and Training	£17,597
• Monitoring	£6,378
<b>Total</b>	£28,383
<b>Cost per dwelling</b>	£1,234
<b>Exclusions</b>	Affordable housing / carbon offset (covered separately in viability costs)

<b>Application reference</b>	P/0768/20
<b>Address</b>	16-28 Bonnersfield Lane, Harrow HA1 2JT
<b>Development description</b>	Redevelopment to provide a five storey building comprising of twenty two flats (use Class C3) and commercial unit to ground floor {use Class B1}; six x three storey houses; landscaping; parking; bin and cycle stores; [emergency vehicle access]; associated works (demolition of existing buildings)
<b>Date of Agreement</b>	4 June 2021
<b>Number of dwellings</b>	28
<b>Contributions</b>	
• CPZ	£1,500
• Employment and Training	£15,288
• Highways Improvements	£10,000
• Monitoring	£8,283
• Travel Plan deposit	£10,000

<b>Application reference</b>	P/0768/20
• Travel Plan monitoring	£5,000
<b>Total</b>	£50,071
<b>Cost per dwelling</b>	£1,789
Exclusions	Affordable housing / carbon offset (covered separately in viability costs)

<b>Application reference</b>	P/0669/23
<b>Address</b>	Land lying to the south of (rear of 121-255) Pinner Road, North Harrow
<b>Development description</b>	Development of the Land by the erection of three detached buildings ranging from 2-4 storeys comprising 37 residential units (22 x 1 Bed, 14 x 2 Bed & 1 x 3 Bed) (use class C3); new vehicle and pedestrian accesses and gates; car parking; cycle parking; refuse stores; soft and hard landscaping including amenity space and associated ecological related works as described in the Application and accompanying plans and particulars submitted to the Council
<b>Date of Agreement</b>	19 April 2024
<b>Number of dwellings</b>	37
<b>Contributions</b>	
• CPZ	£1,500
• Employment and Training	£18,750
• Monitoring	£14,659
• Traffic Management Order Contribution	£1,500
• Travel Plan deposit / remedial sum	£10,000
• Travel Plan monitoring	£5,000
<b>Total</b>	£51,409
<b>Cost per dwelling</b>	£1,389
Exclusions	Affordable housing / carbon offset / BNG (covered separately in viability costs or site-specific)

<b>Application reference</b>	PL/2611/24
<b>Address</b>	Byron Quarter (Phase 1) Land to the East of Harrow Leisure Centre Car Park, Christchurch Ave, Harrow, HA3 5BS
<b>Development description</b>	Full planning permission for the demolition of all existing structures, site preparation works and the construction of an apartment block and new houses to

<b>Application reference</b>	PL/2611/24
	provide residential dwellings (Use Class C3), along with cycle and vehicle parking, highway and access improvements, children's play space, public realm enhancements, associated landscaping and works to trees
<b>Date of Agreement</b>	6 February 2025 (Committee). Negotiations ongoing, no revised date for completion of agreement set.
<b>Number of dwellings</b>	149
<b>Contributions {Heads of Terms}</b>	
• Child Play Space Provision	£6,935
• Employment and Training	£130,000
• Urban Greening Factor shortfall	£62,219
• CPZ review	£10,000
• Travel Plan deposit / remedial sum	£10,000
• Travel Plan monitoring	£6,250
• TfL Buses	£70,000
• Monitoring	£47,454
<b>Total</b>	<b>£342,858</b>
<b>Cost per dwelling</b>	<b>£2,301</b>
Exclusions	Affordable housing / carbon offset / BNG (covered separately in viability costs) or site-specific costs i.e. Belmont Trail improvements.