

**HARROW LOCAL PLAN 2021-2041
EXAMINATION IN PUBLIC**

**UPDATED HOUSING TRAJECTORY
AND FIVE-YEAR LAND SUPPLY POSITION**

FOLLOWING HEARING SESSIONS HELD JUNE-JULY 2025

9 September 2025 (V1.1)

HARROW LOCAL PLAN 2021-2041 – EXAMINATION IN PUBLIC

UPDATED HOUSING TRAJECTORY AND FIVE-YEAR LAND SUPPLY POSITION FOLLOWING HEARING SESSIONS HELD JUNE-JULY 2025 - 9 SEPTEMBER 2025

Housing Trajectory – With 17% lapse rate applied to unimplemented planning permissions on small sites

Site Ref	Site Name	Min Resi Capacity	Pre-Adoption					Years 1-5					Years 6-10					Years 11-15				
			21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
OA1	Queens House car park	142										142										
OA2	Harrow-on-the-Hill Station	399													133	133	133					
OA3	15-29 College Rd	95															95					
OA4	Havelock Place	323										55	55	55	55	55	48					
OA5	Station Rd East	188										94	94									
OA6	Greenhill Way	408													136	136	136					
OA7	Tescos	509							255		254											
OA8	Royal Mail sorting office	20										20										
OA9	Poets Corner	1,051								265	265	174	174	173								
OA10	Wealdstone Probation	20										20										
OA11	Ellen Webb Drive	201										101	100									
OA12	Peel Rd car park	228														114	114					
OA13	Travis Perkins Wealdstone	40										40										
OA14	Byron Quarter	702							74	75		138	138	138	139							
OA15	Iceland Wealdstone	28										28										
OA16	Kodak	2,388				317	256	136	0	433	506	482	59	100	99							
OA17	Former Kodak Admin	124							124													
GB1	Royal National Orthopaedic Hospital	500															175	175	150			
O1	Waitrose South Harrow	136															136					
O2	Roxeth Library & Clinic	17																17				
O3	Nursery Northolt Rd & Car Park r/o Northolt Rd	41										41										
O4	Grange Farm	292								45		124	123									
O7	Rayners Ln Station car park	76										76										
O8	Harrow W Conservative Association	14													14							
O9	Pinner Telephone Exchange	48														48						
O10	Harrow View Telephone Exchange	30													30							
O11	N Harrow Methodist Church	36															36					
O12	Hatch End Telephone Exchange	48													48							
O14	Vernon Lodge	28												28								
O15	Belmont Clinic	10																			10	
O16	Travellers Rest	120								120												
O17	Kenton Rd Telephone Exchange	13										13										
O18	Wolstenholme	25															25					
O19	DELETED (Marsh Ln Gas Holders –57 in 32/33)																					
O20	Canons Park Station car park	29										29										
O21	Amner Lodge	138								69	69											
O22	Stanmore Station Car Park	199													100	99						
Completions 2021-2024		1,929	513	643	773																	
140 Northolt Rd & Units 1-2 Northolt Rd Retail park		191				95	96															
Halfords site, Sheepcote Rd		149			149																	
Greenhill Way Phase 0		49			49																	
Extant Small Sites @1/4/24 (with Lapse) + windfall		6,345			365	365	365	375	375	375	375	375	375	375	375	375	375	375	375	375	375	
TOTAL COMPLETIONS		17,329	513	643	773	880	716	671	688	1,252	1,146	1,476	1,529	1,087	1,002	967	813	1,321	567	525	375	385

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Housing Trajectory – Without 17% lapse rate applied to unimplemented planning permissions

Site Ref	Site Name	Min Resi Capacity	Pre-Adoption					Years 1-5					Years 6-10					Years 11-15				
			21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
OA1	Queens House car park	142										142										
OA2	Harrow-on-the-Hill Station	399													133	133	133					
OA3	15-29 College Rd	95															95					
OA4	Havelock Place	323										55	55	55	55	55	48					
OA5	Station Rd East	188										94	94									
OA6	Greenhill Way	408													136	136	136					
OA7	Tescos	509								255		254										
OA8	Royal Mail sorting office	20																				
OA9	Poets Corner	1,051									265	265	174	174	173							
OA10	Wealdstone Probation	20											20									
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OA12	Peel Rd car park	228															114	114				
OA13	Travis Perkins Wealdstone	40											40									
OA14	Byron Quarter	702							74	75			138	138	138	139						
OA15	Iceland Wealdstone	28											28									
OA16	Kodak	2,388				317	256	136	0	433	506	482	59	100	99							
OA17	Former Kodak Admin	124								124												
GB1	Royal National Orthopaedic Hospital	500																175	175	150		
O1	Waitrose South Harrow	136																136				
O2	Roxeth Library & Clinic	17																	17			
O3	Nursery Northolt Rd & Car Park r/o Northolt Rd	41											41									
O4	Grange Farm	292								45			124	123								
O7	Rayners Ln Station car park	76											76									
O8	Harrow W Conservative Association	14													14							
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Completions 2021-2024		1,929	513	643	773																	
140 Northolt Rd & Units 1-2 Northolt Rd Retail park		191					95	96														
Halfords site, Sheepcote Rd		149				149																
Greenhill Way Phase 0		49				49																
Extant Small Sites @1/4/24 (no Lapse) + Windfall		6,345				387	387	387	375	375	375	375	375	375	375	375	375	375	375	375	375	375
TOTAL COMPLETIONS		17,395	513	643	773	902	738	619	687	1,327	1,146	1,376	1,528	1,187	1,002	967	813	1,321	567	525	375	385

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UPDATED HOUSING TRAJECTORY AND FIVE-YEAR LAND SUPPLY POSITION FOLLOWING HEARING SESSIONS HELD JUNE-JULY 2025 - 9 SEPTEMBER 2025

Housing Trajectory – Lead-in and phasing assumptions

Site Ref	Site Name	Lead in & phasing assumptions
OA1	Queens House car park	Several pre-app meetings held with LPA. Site submitted as part of the call for sites process. Call for sites suggested delivery 0-5 years but no formal application received yet, so delivery 6-10 years.
OA2	Harrow-on-the-Hill Station	Ongoing discussions with TfL / Places for London, including high-level work funded by One Public Estate. Site submitted as part of the call for sites and phasing reflects that and the LPA's own assessment.
OA3	15-29 College Rd	Site is a residual 2013 Local Plan site allocation – 51 College Rd was implemented. There is prior approval for part of the site (P/0203/23/PRIOR). No recent engagement on other parcels. Anticipated 11-15 years.
OA4	Havelock Place	Part of site put forward during call for sites. Multiple pre-application discussions with LPA. All discussions have been only part of overall allocation; timeframes (6-10 and 11-15 years) reflect that the site may come forward in multiple phases / schemes.
OA5	Station Rd East	Parts of allocation put forward as part of call for sites. Signal House & Iceland are in for planning (PL/1216/25), should be determined by end of 2025 (62 dwellings proposed). Congress House currently in pre-application, but not expected to be determined in 2025. Phasing 6-10 years.
OA6	Greenhill Way	Part owned by LBH (circa 50%) and several other landowners, the two largest of which have recently engaged with the LPA informally and through pre-application discussions / call for sites. Phasing (6-10 and 11-15 years) reflects timeframes expressed by landowners. 49 dwellings completed 24/25 (part of former allocation; not included in minimum numbers for proposed site allocation).
OA7	Tescos	Live planning application (PL/0693/24), expected to go to Planning Committee November 2025. Phasing (0-5 years) reflects that advised by the applicant in July 2025.
OA8	Royal Mail sorting office	Pre-application discussions held with potential redevelopment of the site. Site submitted as part of the call for sites process, which suggested delivery within five years; no formal application received yet, so delivery assumed 6-10 years
OA9	Poets Corner	Council owned site. Poets Corner planning application submitted (PL/ PL/0501/25) and scheduled to go to Planning Committee on 14 October 2025 (special meeting). Phasing (Phase 1) reflects landowners' intentions with respect to building out the scheme. Milton Road element under construction.
OA10	Wealdstone Probation	Council owned property seeking to re-provide homeless accommodation to replace Vernon Lodge (O14).
OA11	Ellen Webb Drive	Ongoing preapplication discussions as part of Network rail land release programme. Site submitted as part of the call for sites, but no phasing / delivery timeframes identified. 6–10-year delivery period given active engagement by site owner
OA12	Peel Rd car park	Council owned site – one of three sites forming the Harrow Strategic Development Partnership (HSDP). The other two sites (OA9 Poet's Corner, and OA14 Byron Quarter) are being progressed first, so phasing of 6-15 adopted to reflect this.
OA13	Travis Perkins Wealdstone	2025 pre-application discussions held for part of the allocated site. Active interest but no formal planning application. 6-10 years.
OA14	Byron Quarter	Large site with three phases envisaged as part of the delivery. Phase 1 (149 dwellings) permitted (PL/2611/24) February 2025 (subject to legal agreement) with a stated intention to commence on site by the end of 2025. Phase 1 phasing (0-5) reflects that advised by owner July 2025; balance in 6-10 years).
OA15	Iceland Wealdstone	No active pre-applications but site put forward as part of call for sites with estimated delivery between 0-5 or 6-10 years depending on lease. 6-10 years in trajectory.
OA16	Kodak	Large-scale major development site, with two developers - Harrow View East (Barratts and Hyde) and L&Q. Permitted, and under construction. Barratts portion of the site is expected to complete within 0-5 year period. L&Q portion is fully permitted, and an early phase has been delivered. Preapplications ongoing around additional intensification on the L&Q portion. Entire site / minimum capacity permitted except for 258 (out of 300) units of intensification which is expected to be delivered by 2031, but are not strictly "deliverable" so identified as outside 0-5 years. 817 delivered 2019-2024, of which 661 included in 2021-24 completions figure.
OA17	Former Kodak Admin	Planning permission granted pending S106 (PL/1152/24) in March 2025. 0-5 years.
GB1	Royal National Orthopaedic Hospital	Previously permitted (hybrid with outline for residential and detailed permission for hospital use). High level discussions recently, including in relation to continuing the current site allocation. 11-15 years.
O1	Waitrose South Harrow	No recent engagement. 11-15 years
O2	Roxeth Library & Clinic	No recent engagement. 11-15 years
O3	Nursery Northolt Rd & Car Park r/o Northolt Rd	Council owned site put forward as part of the call for sites process. No formal proposals at this stage. 6-10 years
O4	Grange Farm	Substantive permission granted (P/2524/16) for three phase site wide regeneration. Phase 1 full planning permission (89 homes) implemented and on site. Phase 2a (45 homes) planning permission currently being determined (PL/0915/25) – Committee granted permission, subject to legal agreement in July 2025. Site owner advised completion 27/28 (0-5 years) Phases 2b & 3 to follow.

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Site Ref	Site Name	Lead in & phasing assumptions
O7	Rayners Ln Station car park	Part of TfL – Places for London portfolio of sites put forward as part of the call for sites process, which suggested delivery 0-5 and 6-10 years. 6-10 years assumed. Previous application withdrawn, no recent engagement.
O8	Harrow W Conservative Association	During the plan making period the site owner confirmed that they wished the existing site allocation to be carried forward. Delivery years 11-15 assumed given no active proposals / stated phasing
O9	Pinner Telephone Exchange	Site put forward through call for sites process, with a delivery period of 6-10 years. No preapplication engagement as yet.
O10	Harrow View Telephone Exchange	Site put forward through call for sites process, with a delivery period of 6-10 years. No preapplication engagement as yet
O11	N Harrow Methodist Church	Existing site allocation. No recent engagement. 11-15 years.
O12	Hatch End Telephone Exchange	Site part owned by the Council and put forward as part of the call for sites process. No formal proposals at this stage. No recent engagement with adjoining owner. 6-10 years.
O14	Vernon Lodge	Site disposed by Council 2024. Ongoing pre-application discussions. Application expected to be submitted late 2025/early 2026. 6-10 years.
O15	Belmont Clinic	No recent engagement. 11-15 years.
O16	Travellers Rest	Planning application currently submitted (PL/0378/25) and is anticipated to go to Planning Committee provisionally November 2025. 1-5 years.
O17	Kenton Rd Telephone Exchange	Site put forward through call for sites process, with a delivery period of 6-10 years. No preapplication engagement as yet.
O18	Wolstenholme	Lapsed permission for redevelopment (P/5758/17). No recent preapplication engagement. 11-15 years.
O19	DELETED (Marsh Ln Gas Holders)	Planning application submitted June 2025 for new supermarket with no residential. 6-10 years.
O20	Canons Park Station car park	Part of TfL – Places for London portfolio of sites put forward as part of the call for sites process, which indicated delivery 6-10 years. Previous application refused (P0858/20), with appeal dismissed (APP/M5450/W/21/3278646).
O21	Amner Lodge	Extant planning permissions (P/0412/14 and P/3109/20). 0-5 years.
O22	Stanmore Station Car Park	Part of TfL – Places for London portfolio of sites put forward as part of the call for sites process, which suggested delivery 6-10 years and 11-15 years (6-10 years assumed). Previous application withdrawn

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Five-year Land Supply Position

September 2024

In response to discussions held during the hearing sessions in June and July 2025, the Council proposes that housing trajectory follows financial years, with the 5-year period /covers the 2026/27-2030/31 financial years.

In the statement submitted in response to the Inspectors Matters Issues and Questions for Matter 5 (dated 5 June 2025), the Council set out a period of 5 years from adoption as being 1st January 2026 – 31st December 2030, based on the proposed adoption date identified in the LDS. This however resulted in part-financial years. It is intended that the revised approach of using full financial years is of greater clarity and effectiveness.

The updated plan periods are therefore:

- 1 Pre Adoption: 1st April 2021 – 31st March 2026
- 2 Plan years 1-5 (Five Year Land Supply / Deliverable Sites period): 1st April 2026 – 31st March 2031
- 3 Plan years 6-10: 1st April 2031 – 31st March 2036
- 4 Plan years 11-15: 1st April 2036 – 31st March 2041

Paragraphs 8.4.23 & 8.4.24 of the original response to Matter 5 have been updated to reflect these timeframes, as well as any potential amendments to site allocations arising from the hearing sessions. The original paragraphs 8.4.23 & 8.4.24 are included as Appendix 1 of this note.

This note should be read in conjunction with the updated housing trajectory that shows anticipated completions by financial year, as well as delineating the four plan periods set out above.

Deliverable Sites – 5-year land supply position

8.4.23 The table below sets out the Council’s 5-year land supply position, as at 1st April 2026:

A. Time period for 5-year supply purposes	1st April 2026 – 31st March 2031
B. Annual housing target (London Plan)	802
C. Sources of supply:	
i. Site allocations	3,272
ii. Extant unallocated large site (one)	96
iii. Small sites – extant permissions (with 17% lapse rate applied) (one year)	365

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iv. Small sites – modelled (H2) windfall development (four years at 375 per year)	1,500
D. Total	5,233
E. Five-year land supply position (D divided by B)	6.5 years

Developable Sites (6-15 year period)

8.4.24 In the period 1st April 2031 – 31st March 2041, 8,571 new homes are expected to come forward. The sources of these are 4,821 units on allocations (3,523 plus 1,298), and 3,750 from 10 years of modelled windfall development (at 375 per year). This and the overall position for the four plan periods is summarised in the table below:

Period	Pre-adoption: 2021/22- 25/26	Five-year land supply (Years 1-5): 2026/27- 2030/31	Years 6-10: 2031/32 – 2035/36	Years 11- 15: 2036/37- 2040/41	Total
Years	5	5	5	5	20
Target	4,010	4,010	4,010	4,010	16,040
Completions	1,929	-	-	-	1,929
Small PPs/ Windfall (H2) (with lapse rate)	730	365	-	-	1,095
Large PPs	293	96	-	-	389
Allocations	573	3,272	3,523	1,298	8,666
Windfall (H2)	-	1,500	1,875	1,875	5,250
Total	3,525	5,233	5,398	3,173	17,329

Notes

- Completions are available for the 3-year period covering 2021/22-2023/24 (1,929). The balance ‘pre-adoption’ period of 1,596 are sites with extant permissions (being 730 on small sites, 293 on a large, unallocated site, and 573 on large, allocated sites).
- In terms of small sites, permissions totalling 1,095 (as of 1 April 2024) are expected to come forward over the 3-year period 2024/25-2026/27, at 365 units p.a. Thus 2 years are before the 5-year period, and 1 is within it.
- After this, small site windfall is expected at 375 units p.a. as per London Plan policy H2. This means 4 years @375 units p.a. (1,500) are within the first 5-year period.

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Appendix 1 - paras 8.4.23 & 8.4.24 of Original MIQ response June 2025

Developable Sites (6-15 year period)

8.4.23 In the period 1st January 2026 – 31st December 2030, 5,605 new homes are expected to come forward. The sources of these are 3,552 units on allocations, 191 from a single large extant site, 1,406 units from modelled (H2) windfall development, and 456 units (1.25 Yrs) from extant small sites. This is equivalent to 7 years’ of housing need as defined by London Plan policy H1.

Developable Sites (6-15 year period)

8.4.24 In the period 1st January 2031 – 30th March 2041, 8,352 new homes are expected to come forward. The sources of these are 4,508 units on allocations, and 3,844 from 10.25 years of modelled windfall development.

Period	Fin. Yrs 2021-24	Apr 2024- Dec 2025	Jan 2026- Dec 2030	Jan 2031- Mar 2041	Total
a.k.a	Pre-plan	“Plan Development”	5 Year Deliverable	6-15 Year Developable	
Years	3	1.75	5	10.25	20
Target	2,406	1,404	4,010	8,220	16,040
Completions	1,924	-	-	-	1,924
Small PPs	-	639	456	-	1,095
Large PPs	-	149	191	-	340
Allocations	-	776	3,552	4,508	8,836
Windfall (H2)	-	-	1,406	3,844	5,250
Total	1,924	1,564	5,605	8,352	17,445