

# Planning Policy Advisory Panel Agenda

**Date:** Thursday 2 November 2023

**Time:** 6.30 pm

**Venue:** The Auditorium - Harrow Council Hub, Kenmore Avenue, Harrow, HA3 8LU

## **Membership (Quorum 3)**

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**Chair:** Councillor Marilyn Ashton

**Conservative Councillors:** Christopher Baxter  
Stephen Greek (VC)  
Zak Wagman

**Labour Councillors:** Asif Hussain  
Nitin Parekh  
David Perry

**Conservative Reserve Members:**

1. Norman Stevenson
2. Anjana Patel
3. Paul Osborn
4. Salim Chowdhury

**Labour Reserve Members:**

1. Graham Henson
2. Varsha Parmar
3. Krishna Suresh

**Contact:** Rita Magdani, Senior Democratic and Electoral Services Officer  
Tel: 07707 138582 E-mail: rita.magdani@harrow.gov.uk

Scan this code for the electronic agenda:



# Useful Information

## Joining the Meeting virtually

The meeting is open to the public and can be viewed online at [London Borough of Harrow webcasts](#)

## Attending the Meeting in person

### Directions by car:

Go along Kenmore Avenue and head towards the Kenton Recreation Ground. When approaching the end of the Kenmore Avenue turn right before reaching the Kadwa Patidar Centre.

The venue is accessible to people with special needs. If you have specific requirements, please contact the officer listed on the front page of this agenda.

You will be admitted on a first-come-first basis and directed to seats.

Please:

- (1) Stay seated.
- (2) Access the meeting agenda online at [Browse meetings - Planning Policy Advisory Panel](#)
- (3) Put mobile devices on silent.
- (4) Follow instructions of the Security Officers.
- (5) Advise Security on your arrival if you are a registered speaker.

## Filming / recording

This meeting may be recorded or filmed, and if you choose to attend, you will be deemed to have consented to this. Any recording may be published on the Council website.

**Agenda publication date: Wednesday 25 October 2023**

## Agenda - Part I

1. **Attendance by Reserve Members**  
To note the attendance at this meeting of any duly appointed Reserve Members.
2. **Declarations of Interest**  
To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from all Members present.
3. **Minutes** (Pages 5 - 10)  
That the minutes of the meeting held on 18 September 2023 be taken as read and signed as a correct record.
4. **Public Questions**  
To note any public questions received.  
  
Questions will be asked in the order in which they were received. There will be a time limit of 15 minutes for the asking and answering of public questions.  
  
[The deadline for receipt of public questions is 3.00 pm, 30 October 2023. Questions should be sent to [publicquestions@harrow.gov.uk](mailto:publicquestions@harrow.gov.uk) No person may submit more than one question].
5. **Petitions**  
To receive petitions (if any) submitted by members of the public/Councillors.
6. **Deputations**  
To receive deputations (if any).
7. **New Harrow Local Plan - draft Spatial Vision and Objectives** (Pages 11 - 32)
8. **Any Other Urgent Business**  
Which cannot otherwise be dealt with.

## Agenda - Part II - NIL

### Data Protection Act Notice

The Council will record the meeting and will place the recording on the Council's website.

[Note: The questions and answers will not be reproduced in the minutes.]

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# Planning Policy Advisory Panel

## Minutes

### 18 September 2023

**Present:**

**Chair:** Councillor Marilyn Ashton

**Councillors:** Christopher Baxter                      David Perry  
                                 Stephen Greek                                      Zak Wagman  
                                 Nitin Parekh

**In attendance  
(Virtual):** Asif Hussain

**51. Attendance by Reserve Members**

**RESOLVED:** To note that there were none.

**52. Declarations of Interest**

**RESOLVED:** To note that there were none.

**53. Minutes**

Following a previous request from a Member that the minutes of the Panel meeting held on 4 May 2023 be amended, another Member sought clarification as to the position. The Chair advised that as the meetings were webcast the discussion could be viewed in detail.

**RESOLVED:** That the minutes of the meeting held on 13 July 2023, be taken as read and signed as a correct record.

**54. Public Questions**

**RESOLVED:** To note that no questions had been received.

**55. Petitions**

**RESOLVED:** To note that no petitions had been received.

**56. Deputations**

**RESOLVED:** To note that there were no deputations.

**57. External Presentation - Queens House Car Park**

The Panel received a presentation on Queens House Car Park and proposals for the co-living homes, the redevelopment of the site for 468 co-living units with shared internal/external amenity and demolition of the existing car park containing 385 spaces.

During the presentation, Members were advised that.

- The development proposals would facilitate new public realm improvements and the activation of Kymberley Road, bringing residents into the heart of Harrow, supporting the ongoing regeneration and vitality of the town centre.
- The Co-living design would help to foster a sense of community and provide social connections for residents.
- The new homes would be in a well-connected central location to reinforce the town centre.
- Co-living and community use that will benefit the wider community and are easy to access.
- The modular construction had benefits in terms of sustainability, reduced disruption, accelerated delivery and quality and promote more sustainable modes of transport.

Following the presentation, Members asked questions and made comments regarding the proposed development including:

- a request for clarity on more sustainable modes of transport and whether there would be parking on the proposed development. The Panel were advised that there would be cycle parks available for the units and as this development was in the middle of the town centre it would be accessible to all public transport.

- In terms of whether there was any data from previous similar projects regarding this type of co-living worked Members were advised that this is the first to be approved by the Greater London Authority (GLA) but that there was data from a build to rent scheme which showed engagement in the community areas within those buildings.
- The number of units was proposed for this development was questioned as well as the percentage of occupancy expected and whether these units would be one person per unit or more, The Panel was advised that 468 units for single occupancy were proposed. The up take would be approximately 80-90%.
- In response to a question about parking for the current users of the car park, it was used at 47% capacity and the other car parks nearby could be used.
- The minimum lease on the units would be 3 months.
- No public consultation had taken place as this was the early stages of the application.
- In response to a question, the Panel was advised that there would a large kitchen area on the first floor and small kitchenette in each unit. There would also be dining rooms for hire.
- As the development was using modular construction, there would be minimal disruption to buses during the development.
- In terms of next steps the Panel was advised that there would be a further pre-application but no confirmed date had been confirmed. And a detailed management strategy would be provided once the planning application was submitted to the Planning Committee.

**RESOLVED:** That the presentation be noted.

## **58. Draft Infrastructure Delivery Plan (IDP) Context Report**

The Panel received the report, which set out the understanding of infrastructure need and provision across several key areas in Harrow, and a presentation on the Draft Infrastructure Delivery Plan (IDP). The report. This report was the first step in the Infrastructure Delivery Plan (IDP) process and would be followed by a programme of internal and external engagement to inform the full IDP.

Following the presentation, Members asked the following questions:

As climate change would have significant impacts in terms of flooding Members questioned the impact of climate change on Harrow, particularly due to the clay soil in and this part of west London. The team had plans for a number of projects, but these would have to be prioritised. Work was also

underway to build a better relationship with the water companies to deal with flooding.

In terms of EV charging points and being behind on this, Members were advised that it was necessary to ensure that there was headroom in the system as having additional EV points meant required electricity to service them. There were ongoing infrastructure projects led by the GLA and West London Alliance to ensure that this was included in the Local Plan and car parking policy.

In response to a question as to whether secondary school provision would be considered further as there was a deficiency in terms of number, the Panel was advised that there was always potential to build secondary schools but finding a site big enough to host the school could be challenging. A site was currently under consideration and would be included the next full version of the IDP.

**RESOLVED:** That the report and presentation be noted.

#### **59. Harrow Community Infrastructure Levy - Update (September 2023)**

Members received a report and presentation which provided an update on the receipts, allocation and expenditure of Harrow Community Infrastructure Levy (HCIL), disaggregated into Borough CIL ('strategic' infrastructure allocated via the Capital Programme) and Neighbourhood CIL (neighbourhood infrastructure / projects allocated via the process agreed by Cabinet in February 2023).

Following the presentation. Members were invited to provide comments, discuss the presentation and ask questions:

- The report required amendment as there was a typographical error in paragraph 5.15 on the 6<sup>th</sup> line the word borough should really read ward. In addition, the officer undertook check the figures set out on page 4 of the report.
- Clarification on the ward balances and how they were calculated was requested. The table in the report showed the income from the last financial year split into 10% and 5% and that was added to the reallocated balances that went to Cabinet in February, existing balances were reallocated in terms of 10% and 5% not just a new one.

A Member requested that it be noted that in his ward there was a lot of displaced parking issues due to all the developments and that the NCIL money could not be used for the Controlled Parking Zone (CPZ) review and had to be considered by the Traffic and Road Safety Advisory Panel. The Chair advised that that it was her understanding that a way is being found of using NCIL for traffic and parking management projects without having to go through the Traffic and Road Safety Advisory Panel (TARSAP) process.



It was clarified that once the bid form had been submitted and approved, NCIL funds could only be applied for once the ward funds had been used up.

**RESOLVED:** That the report be noted.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.32 pm).

(Signed) Councillor Marilyn Ashton  
Chair

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**Report for: Planning Policy  
Advisory Panel**

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|                                     |   |
|-------------------------------------|---|
| <b>Date of Meeting:</b>             | 2 November 2023   |
| <b>Subject:</b>                     | New Harrow Local Plan – draft Spatial Vision and Objectives   |
| <b>Key Decision:</b>                | No – information only   |
| <b>Responsible Officer:</b>         | Viv Evans, Chief Planning Officer<br><br>Emma Talbot, Director of Regeneration and Sustainable Development  |
| <b>Portfolio Holder:</b>            | Councillor Marilyn Ashton, Deputy Leader of the Council, Planning & Regeneration Portfolio Holder   |
| <b>Exempt:</b>                      | No  |
| <b>Decision subject to Call-in:</b> | No – for information only   |
| <b>Wards affected:</b>              | All Wards   |
| <b>Enclosures:</b>                  | Appendix 1 – Draft Local Plan Table of Contents<br>Appendix 2 – Draft Borough Profile<br>Appendix 3 – Draft Spatial Vision and Strategy, and Strategic Objectives |

**Section 1 – Summary and Recommendations**

This report provides an update on the new Harrow Local Plan. It also seeks the Panel's comments and feedback on the draft Borough Profile and draft Spatial Vision and Strategy and Strategic Objectives. It then concludes with next steps in the preparation of the new Local Plan.

**Recommendations:**

The Panel is requested to note and comment on the report and Appendices.

**Reason: (for recommendation)**

The Harrow Local Plan is one of the key documents in the Council's policy framework. The Borough Profile sets the context for the plan. Within the plan, the Spatial Vision and Strategy, and Strategic Objectives provide the overarching narrative for the document from which detailed provisions / policies follow. Member input, through the Panel, is an essential part of the Local Plan process.

## **Section 2 – Report**

### **1.0 Introduction**

1.1 This report relates to the new Harrow Local Plan and:

- (a) provides an update of the preparation of the Plan;
- (b) documents the draft Borough Profile and draft Spatial Vision and Strategy and Strategic Objectives for the Plan and seeks the Panel's feedback on these; and
- (c) outlines the next steps.

### **2.0 Options considered**

2.1 The option of not providing an update nor seeking feedback or comment was considered and dismissed as this would not give the Panel the opportunity to monitor and comment on something within their Terms of Reference. The Harrow Local Plan is one of the key documents in the Council's policy framework. The Borough Profile sets the context for the plan. Within the plan, the Spatial Vision and Strategy, and Strategic Objectives provide the overarching narrative for the document from which detailed provisions / policies follow. Member input, through the Panel, is an essential part of the process.

### **3.0 Background**

3.1 The Council has committed to preparing a new Harrow Local Plan. This is in response to the time that has elapsed since the current Local Plan was adopted (2012 and 2013) and changes in national and regional planning policy since that time, as well as emerging issues and local priorities.

3.2 At its meeting on 9 January 2023, the Panel considered a report in relation to the Council's Local Development Scheme (LDS). The LDS is a rolling three-year project plan setting out all the planning documents to be produced by the local authority and the timetable for their preparation. The draft LDS considered by the Panel committed

the Council to prepare a new Local Plan, with adoption scheduled for December 2025. The LDS was subsequently agreed by Cabinet on 16 February 2023.

- 3.3 At its meeting on 6 March 2023, the Panel considered a report that introduced the Local Plan process in more detail and key issues that it will need to address. It sought comments and discussion from the Panel to assist in the scoping of the Local Plan, including its broad vision and objectives, to inform drafting of the new Local Plan.
- 3.4 The plan will cover the period from 2021-2041. Under government guidance, plans should be reviewed (and updated if necessary) every five years.

## **4.0 Local Plan Progress**

- 4.1 Since the Panel's March 2023 meeting, considerable work has been undertaken in relation to the preparation of the new Harrow Local Plan. This can be broadly broken down into evidence base work, stakeholder engagement and plan drafting.

### *Evidence base work*

- 4.2 All draft Local Plans are examined by the Planning Inspectorate for 'soundness'; plans must be found sound before they can be adopted by the Council. One of the 'tests of soundness' under the National Planning Policy Framework (NPPF) is that a plan must be 'justified'. This means it must represent 'an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence' (NPPF, paragraph 35).
- 4.3 The report to the Panel in March 2023 provided details of the evidence base informing the new Local Plan. Additional evidence base work commissioned since that time includes:
  - (a) *Delivering Net Zero study* – this provides an evidence base to support emerging planning policies for 18 London boroughs (including Harrow) seeking to deliver net zero carbon development. The study tests two policy option routes: (i) Standard energy policy - focusing a single metric, the % reduction in regulated carbon emissions using Building Regulations Part L 2021 compliance modelling tools and (ii) absolute energy targets – using energy use intensity and space heating demand, calculated using predictive energy modelling tools. This study has been completed.
  - (b) *Infrastructure Delivery Plan (IDP)* – to provide evidence on the infrastructure required to support the level of development envisaged in the Local Plan. The Panel considered the initial context report for the IDP at its last meeting. Study is ongoing, with the detailed IDP due in time for the second round of

consultation on the draft Local Plan (Regulation 19 consultation).

- (c) *Update to the Economic Development Needs Assessment (EDNA) 2017* – the need to update this has become evident from the Mayor of London’s responses to recent local plan consultations in other boroughs, as well as significant changes in the economy since 2017 (i.e. increased levels of online shopping and people working from home). Draft outcomes of this work are due by the end of November 2023.
- (d) *Tall Buildings Study* – this is required to meet the requirements of London Plan Policy D9: Tall Buildings. Draft outcomes of this work are due by the end of November 2023.
- (e) *Integrated Impact Assessment* – this is an assessment of the draft Plan having regard to sustainability (‘sustainability appraisal’), equalities (‘equalities impact assessment’) and health impacts (‘health impact assessment’). It runs parallel with the Local Plan process and helps test alternatives and refine policies throughout the Local Plan process.

- 4.4 The Council has also procured specialist software (Urban Intelligence’s ‘Place Maker’ software) to proactively and efficiently identify potential development sites, having regard to existing land uses, ownership and planning / infrastructure constraints. The system also has a public facing element which enables developers / landowners / residents to identify site potentially suitable for development.
- 4.5 Once the Local Plan has been drafted and refined (post first round of consultation), it will be subject to a Viability Assessment (to ensure the policies collectively don’t make development unviable within the borough). Additionally, any site allocations (i.e. sites specifically identified in the draft Plan as being suitable for development) will be subject to a ‘Level 2’ Strategic Flood Risk Assessment (SFRA).
- 4.6 An initial conference has also been held with Kings Counsel (Saira Kabir Sheikh KC) who will be assisting the Council during the Local Plan process. The initial conference focused on key parameters influencing the Local Plan process, such as the plan period (2021-2041), approach to setting housing targets (London Plan target versus need), and emerging issues from evidence base preparation and policy development. Counsel will be involved in reviewing the draft Local Plan / evidence base before key stages such as consultation (two formal processes), submission to Government and representing the Council at hearings as part of the independent examination of the draft Local Plan by the Planning Inspectorate.

#### *Stakeholder engagement*

- 4.7 The Local Plan is a key land use policy mechanism for most functions of the Council (i.e. housing, heritage, economic development, transport, education, social care, parks, biodiversity) and also impacts upon Council landholdings. All relevant areas of the Council have

been approached with respect to the effectiveness of the current Local Plan, any emerging issues and pressures, and what they would like to see included in the new Local Plan. Many of these service areas are directly involved the drafting of policies relevant to their functions and all will be requested to review relevant policies before the draft Plan is presented to the Panel.

- 4.8 Service areas have also been involved in the preparation of any evidence base documents relevant to their area.
- 4.9 As noted at the Panel's last meeting, the context report for the Infrastructure Delivery Plan involved engagement with all relevant internal stakeholders. The development of the full Infrastructure Delivery Plan will involve engagement with external stakeholders such as the NHS, UK Power Networks, Thames Water etc.
- 4.10 An initial discussion has been held with the Greater London Authority (GLA) as the Harrow Local Plan must be in 'general' conformity with the London Plan. These discussions were general in nature, focusing on the sorts of issues that have caused issues with general conformity in other boroughs. A further discussion will occur before the first formal round of consultation (Regulation 18 consultation) on the draft Local Plan.
- 4.11 Duty to Cooperate meetings have been held with a number of adjoining boroughs (i.e. Barnet, Ealing, Hertsmere), with other to be held shortly. The Duty to Cooperate is a requirement of the plan making process; it was largely intended to replace the system of formal regional spatial strategies in England to address cross-borough planning issues of a strategic nature (i.e. housing and employment need, infrastructure etc).

#### *Plan drafting*

- 4.12 Significant progress has been made on the drafting of the new Local Plan. The draft table of contents is included at Appendix 1. The table of contents is evolving as policies are drafted, with several policies being consolidated where possible and additional ones added where the need becomes evident.
- 4.13 This report seeks members comment and feedback on the overarching spatial vision and objectives for the new Local Plan (see section 5 below).

## **5.0 Draft Borough Profile, Spatial Vision and Objectives**

### *Draft brough profile*

- 5.1 Appendix 2 sets out a 'borough profile' that will form the context for the new Local Plan. It seeks to capture key statistics and characteristics of the borough which inform the preparation of the new Local Plan and the issues it seeks to respond to. Members of the

Panel are invited to comment on the draft profile with respect to the key points it draws out, any omissions and any general comments.

- 5.2 As the Local Plan process progresses, info-graphics and maps will be developed to better visually depict the data included in the profile.

*Draft spatial vision, spatial strategy and spatial objectives*

- 5.3 Appendix 3 sets out the initial draft spatial vision, spatial strategy and spatial objectives for the new Harrow Local Plan. These have been developed having regard to the current Local Plan, previous discussions with members, the emerging evidence base for the new Local Plan, and relevant corporate strategies such as the Corporate Plan.

- 5.4 Whilst not typically referred to when determining planning applications, the vision, strategy and objectives of the Local Plan set the overall context and narrative from which detailed policies are developed. They should be as Harrow / locally specific as possible, rather than generalised (emphasising the relevance and role of the borough profile in Appendix 2).

- 5.5 Planning Advisory Service (PAS) guidance indicates:

The local plan must contain a vision which should be aspirational but realistic. It should set out the intended character of the plan area, based on current trends and trajectory of key data such as that related to population and economy. Objectives should flow from the vision, establishing the way in which the plan area will deal with the identified critical issues. Together, these should be clear, realistic, locally distinctive and spatial in planning terms.

- 5.6 Guidance further indicates the following key questions to consider when drafting / reviewing the vision:

1. Does the vision reflect council and community priorities?
2. Does the vision describe Harrow as opposed to anywhere?
3. Do we get a clear sense of what Harrow will be like in 20 years time?
4. Can we translate this into planning policy and outcomes that can be delivered?
5. Is it clear where change will happen in economic, physical and social terms?
6. Is it concise and easy to understand?
7. How will you measure success of achieving the vision?

- 5.7 In terms of strategic objectives, guidance indicates these should flow from the critical issues we have identified and support the delivery of the spatial vision. For example, what are the problems we are trying to solve? This will stem from quantitative data for example, pollution levels, housing need, and qualitative data for example, other council priorities, things that are important to communities. The objectives for what the plan should deliver should address these critical issues;



these will be our strategic priorities for the area. Guidance recommends that we focus on these priorities; we don't need an objective for everything.

- 5.8 The Spatial Strategy essentially seeks to relate the vision and objectives to areas and localities within the borough and quantify the level of development anticipated in each part of the borough.
- 5.9 The Panel is requested to consider and comment on Appendices 2 and 3.

## **6.0 Next steps**

- 6.1 It is intended to present the 'first draft' (Regulation 18 version) of the new Harrow Local Plan to the Panel at its meeting on 22 January 2024. This will then be presented to Cabinet in February 2024 for approval to consult for eight weeks (end of February to mid-April 2024). A second round of consultation on a revised Local Plan (Regulation 19 consultation) is anticipated to occur by the end of 2024.
- 6.2 There has been approximately three months slippage in the Local Plan programme included in the Local Development Scheme (LDS) considered by the Panel at its meeting on 9 January 2023 (and subsequently Cabinet on 16 February 2023). This is largely due to difficulty in recruiting the additional resources for the Planning Policy Team that were included in the budget agreed by Full Council in February 2023. Such difficulty in recruitment is being experienced across London and the country generally.
- 6.3 The LDS will be updated in due course if necessary to reflect actual timeframes closer towards submission of the draft Local Plan to Government for examination.

**Ward Councillors' comments:** None- for information only.

## **Risk Management Implications**

Risks included on corporate or directorate risk register? **No**

Separate risk register in place? **Yes**

The relevant risks contained in the register are attached/summarised below.  
**Yes**

This report is for information and discussion only so no immediate risks arising from the report.

## **Procurement Implications**

None – report for information and discussion only.

## **Legal Implications**

None – report for information and discussion only.

## **Financial Implications**

None – report for information and discussion only.

## **Equalities implications / Public Sector Equality Duty**

None – report for information and discussion only.

## **Council Priorities**

Please identify how the decision sought delivers this priority.

1. **Putting residents first.**
2. **A Borough that is Clean and Safe**
3. **A Place where those in need are supported.**

The wide-ranging nature of the spatial plan means that the new Local Plan will contribute to all the delivery of these priorities as well as the objective to Restore Pride in Harrow.

## **Section 3 - Statutory Officer Clearance**

**Chief Officer: Viv Evans**

Signed by Chief Planning Officer



**Date: 24 October 2023**

**Divisional Director: Emma Talbot**

Signed by Director for Regeneration and Sustainable Development

**Date: 24 October 2023**

## **Mandatory Checks**

**Ward Councillors notified: NO, as it impacts on all Wards**

**EqlA carried out: NO – for information only**

If 'NO' state why an EqlA is not required for Cabinet to take a decision

**EqlA cleared by: N/A**

## **Section 4 - Contact Details and Background Papers**

**Contact:** David Hughes, Planning Policy Manager,  
david.hughes@harrow.gov.uk

### **Background Papers:**

Adoption of revised Local Development Scheme (LDS) – Cabinet –  
16 February 2023 (item 109) - [Agenda for Cabinet on Thursday 16 February 2023, 6.30 pm – London Borough of Harrow](#)

New Harrow Local Plan – Way Forward and Strategic Objective – Planning  
Policy Advisory Panel – 6 March 2023 (item 33) - [Agenda for Planning Policy Advisory Panel on Monday 6 March 2023, 6.30 pm – London Borough of Harrow](#)

National Planning Policy Framework (NPPF) (September 2023) -  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1182995/NPPF\\_Sept\\_23.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf)

Current Harrow Local Plan: [https://www.harrow.gov.uk/planning-developments#id-local\\_plan](https://www.harrow.gov.uk/planning-developments#id-local_plan)

London Plan (regional spatial strategy) 2021:  
[https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

**Appendix 1 – Draft Local Plan Table of Contents (as at 23 October 2023, subject to ongoing drafting)**

|  |
|--|
| <b>Local Plan element</b>  |
| <b>Borough Profile</b>   |
| <b>Challenge for Harrow (Issues and objectives)</b>                |
| <b>Spatial Vision /Objectives</b>                                  |
| <b>Spatial Strategy</b>  |
| <b>Strategic Policy 01: High quality growth</b>                    |
| GR1 Delivering high quality design in Harrow                       |
| GR2 Inclusive and safe design                                      |
| GR3 Public realm and connecting places                             |
| GR4 Building heights   |
| GR5 View management  |
| GR6 External lighting  |
| GR7 Building alterations, extensions and basement development      |
| GR8 Infill and backland sites, back gardens and amenity areas      |
| GR9 Shopfronts   |
| GR10 Outdoor advertisements, digital displays and hoardings        |
| <b>Strategic Policy 02: Heritage</b>                               |
| HE1 Heritage Assets  |
| HE2 Enabling development   |
| <b>Strategic Policy 3: Meeting Harrow’s housing needs</b>          |
| HO1 Housing Size Mix   |
| HO2 Conversions  |
| HO3 Optimising the use of small housing sites                      |
| HO4 Genuinely affordable housing                                   |
| HO5 Housing estate maintenance, renewal and regeneration           |
| HO6 Purpose built student accommodation                            |
| HO7 Co-Living  |
| HO8 Housing with shared facilities (Houses in Multiple Occupation) |
| HO9 Self-build and custom-build housing                            |
| HO10 Gypsy and traveller accommodation                             |
| <b>Strategic Policy 04: Local Economy</b>                          |
| LE1 Town Centre Principles   |
| LE2 Harrow and Wealdstone Opportunity Area                         |
| LE3 Night-time and evening economy                                 |
| LE4 Industrial Land  |
| LE5 Culture & Creative Industries                                  |
| LE6 Visitor accommodation  |
| <b>Strategic Policy 05: Infrastructure</b>                         |
| CI1 Safeguarding and securing community infrastructure             |
| CI2 Play and informal recreation                                   |
| CI3 Sport and Leisure  |
| CI4 Digital and communications infrastructure and connectivity     |
| <b>Strategic Policy 06: Green Infrastructure</b>                   |
| GI1 Green Belt and MOL   |
| GI2 Open space   |

|  |
|--|
| <b>Local Plan element</b>  |
| GI3 Biodiversity and access to nature  |
| GI4 Urban greening and trees   |
| GI5 Food growing   |
| <b>Strategic Policy 07: Climate and Nature</b>                                 |
| CN1 Responding to the climate and nature emergency                             |
| CN2 Sustainable design   |
| CN3 Minimising greenhouse gas emissions  |
| CN4 Energy infrastructure  |
| CN5 Reducing flood risk  |
| CN6 Sustainable drainage   |
| CN7 Water management (pollution)   |
|  |
| <b>Strategic Policy: 08 Managing waste and supporting the circular economy</b> |
| CN8 Reducing and managing waste  |
| CN9 Design to support the circular economy                                     |
|  |
| <b>Strategic Policy 09: Movement</b>   |
| M1 Sustainable transport and movement  |
| M2 Active Travel (Walking cycling/modal shift)                                 |
| M3 Parking   |
| M4 Deliveries, servicing and construction                                      |
|  |
|  |
| <b>Appendix 1: Glossary</b>  |
| <b>Appendix 2: Site Allocations</b>  |
| <b>Appendix 3: Monitoring Framework</b>  |
| <b>Appendix 4: Housing Trajectory</b>  |
| <b>Appendix 5: Changes to Policy Maps</b>                                      |

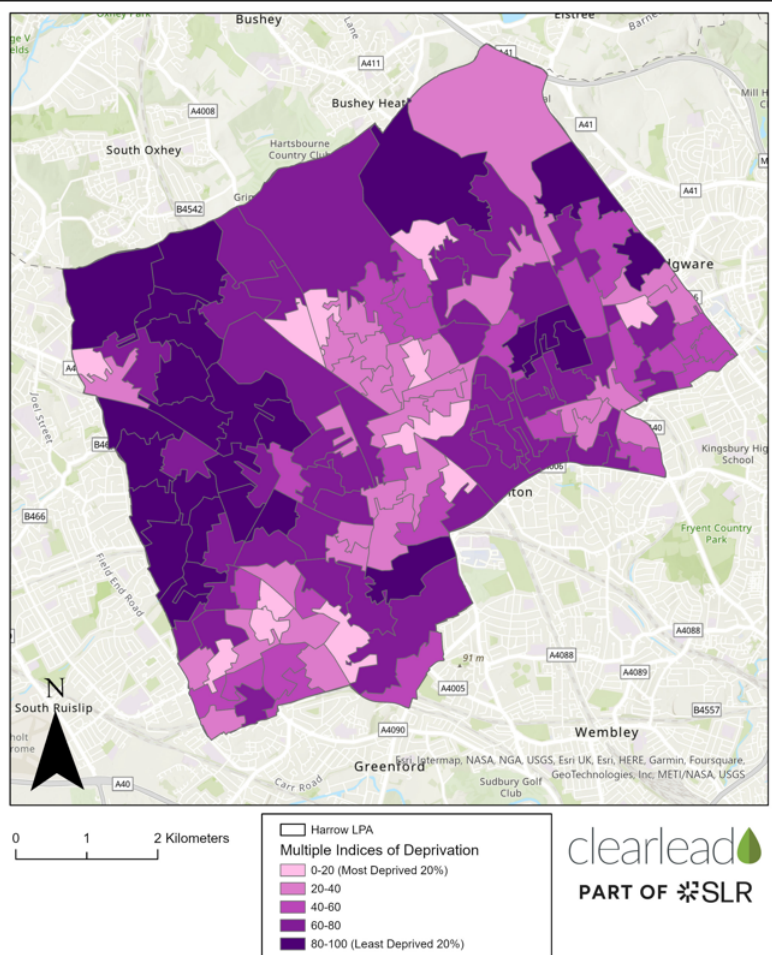
## Appendix 2 – Draft Borough Profile

| <b>People</b><br>(Census data 2021) |  |
|-------------------------------------|--|
| Population                          | Harrow has a resident population of approximately 261,200. In the ten years between 2011 and 2021 the borough saw a 9.3% increase in population compared to the London average of 7.7%.  |
| Age profile                         | Harrow has fewer people in the 20-35 year age brackets than the London average. Harrow has slightly more younger people (<19 years) and more older people (60+) than the London average.   |
| Marital Status                      | Harrow has a higher proportion of people married or in a civil partnership compared to the London average.   |
| Country of Birth                    | There are a significantly higher proportion of Harrow residents born outside the UK compared with London averages, highlighting higher than average levels of diversity.   |
| Ethnic Background                   | There are a significantly higher proportion of Asian, Asian British or Asian Welsh residents in the borough compared with London averages.   |
| Ethnic Background                   | Harrow is one of the most culturally diverse local authorities in the UK, with over 60% of residents being Black, Asian, Multi-ethnic or Other ethnic group.   |
| Religion                            | Of Harrow's resident population 83.5% identify as having some form of religion. The most prominent religion is Christianity (33.9%), followed by Hinduism (25.8%), Islam (15.9%), Judaism (2.8%), and Buddhism (1.1%). Over a tenth of the borough identify as having no religion.   |
| Health                              | Harrow is a generally healthy borough considering the age profile of residents, many of whom are quite elderly. It should be noted that the 2021 Census was undertaken during the Covid-19 Pandemic which may have influenced how people perceived and rated their health.   |
| Disability                          | According to Census data, there are slightly lower levels of disability in Harrow compared with London averages.   |
| Proficiency in English              | Harrow residents have lower levels of English spoken as a main language, which is likely to be reflective of the ethnic diversity in the borough. As noted in the Harrow Economic Strategy, Black, Asian and Multi-ethnic residents are more likely to experience barriers to employment due to lack of English language, functional and digital skills. |
| LGBTQIA+                            | 2.03% of Harrow residents aged 16 years and over identify as being part of the LGBTQIA+ community.   |
| <b>Homes</b><br>(Census Data 2021)  |  |
| Household Size                      | Harrow has significantly larger households than the London average. 32.5% of households have 4 or more people compared to the London average of 24.1%.   |

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| Household Size  | Harrow has a significantly lower proportion of lone person households (12.1%) than the London average (20.1%).   |
| Accommodation Type  | Harrow is a lower density housing borough. There are a significantly greater proportion of whole house or bungalow homes in the borough than the London Average, this is reflective of a more suburban outer London Borough.   |
| Accommodation Type  | There are significantly lower proportion of flats in the borough than the London average.  |
| Occupancy rating for bedrooms   | Harrow has slightly fewer spare bedrooms in houses than London averages, and more 2+ occupancy bedrooms in the borough than the London average.  |
| Household Tenure  | Harrow is a high home ownership borough. There are higher rates of outright ownership of houses compared to London averages, and higher rates of ownership with a mortgage or loan than the London average.  |
| Household Tenure  | There are significantly lower rates of social rented housing in Harrow compared to the London average.   |
| <b>Infrastructure</b><br>(Census Data 2021)   |  |
| Car Ownership   | Harrow has significantly higher rates of car ownership (75.2%) compared to the London average (57.9%).   |
| Working from Home   | Harrow has lower rates of residents working predominantly from home compared with London averages. It should be noted that this census data is from 2021 during the Covid-19 Pandemic, during which time a higher proportion of people were working from home.   |
| Distance to work  | Harrow workers travel further to get to work, having higher rates of residents travelling 10-30km to get to work than the London average.  |
| Method of travel to work  | Harrow has significantly higher rates of car use to get to work compared with the London average, and lower levels of bus and non-underground train usage as a method of transport to work.<br>Harrow has significantly lower rates of cycling and walking as a method of travel to work compared with the London average. |
| Sustainable Travel<br>(Living Harrow: The London Borough of Harrow's Climate and Nature Strategy 2023-2030) | Over the 3-year period from 2017/18 to 2019/20, 23.5% of journeys in Harrow were made by public transport, 28.7% by walking and 0.8% by cycling, to give an overall number of journeys by sustainable means of 53%. This compares to an outer London average of 55.1% and 64.8% for London as a whole.                     |
| Waste Management<br>(Living Harrow: The London  | Harrow has the highest residual waste levels in West London, with an average of 619kg of residual waste produced by each household in Harrow. The borough's  |

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| Borough of Harrow's Climate and Nature Strategy 2023-2030)                                    | recycling rates of 35.70% are better than the London average of 32.7%  |
| <b>Economy</b><br>(Harrow Economic Strategy 2023)   |  |
| Unemployment  | Unemployment in Harrow has almost doubled since the pandemic. In June 2019, 1.8% of working age residents aged 16 to 64 were out of work, this had risen to 3.6% in February 2023  |
| Qualifications  | 17.4% of Harrow residents have no qualifications and are furthest away from the job market. More support is required for entry level qualifications.   |
| Job Density   | Job density measures the number of jobs per working age resident and in 2021 the figure for Harrow was 0.509. This is significantly lower than neighbouring boroughs and is the lowest in the West London Alliance (WLA) region. |
| Resident Earnings (2022 ONS annual survey of hours and earnings - resident analysis)          | Average full-time weekly earnings in 2022 for Harrow residents (£798.8) were higher than the averages in neighbouring boroughs Brent and Ealing, as well as London.  |
| Resident Earnings Wage Gap (2022 ONS annual survey of hours and earnings - resident analysis) | There is a significant gender wage gap in Harrow. Average full-time weekly earnings for men (£882.6) were significantly higher than those recorded for women (£695.0).   |
| Wages in Harrow   | Wages paid by Harrow's businesses are below the London average, with all those that are employed in the borough having gross weekly earnings of £514.20, which is 37% less than the London average of £815.90.                   |



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| <p>Deprivation<br/>(English Indices of Deprivation 2019)</p>  | <p>Harrow is ranked 207<sup>th</sup> most deprived local authority in England, out of 317, (1 being most deprived and 317 being least deprived).<br/>Harrow is the seventh least deprived London Borough in the Index, although it should be noted that this data was recorded pre-pandemic and unemployment in Harrow has nearly doubled since.<br/>While resident earnings are generally high in comparison to neighbouring boroughs, there are still pockets of deprivation in the borough, these are highlighted in the map below.</p>  |
| <p>Businesses</p>   | <p>There has been a decline in the number of Harrow businesses surviving beyond five years which fell from 44% in 2020 to 40.9% in 2021. This is likely reflective of a business base dominated by micro-businesses who are likely to have struggled to stay open after the pandemic and face barriers to accessing finance.</p>   |
| <p><b>Environment</b><br/>Living Harrow: The London Borough of Harrow's Climate and Nature Strategy 2023-2030</p> |  |
| <p>Open Space</p>   | <p>Approximately 20% of the borough's land by area is identified as open space. These open spaces comprise</p>   |

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|              | more than 80 areas, including parks, allotments, nature reserves and cemeteries.   |
| Biodiversity | Harrow has 44 designated Sites of Importance for Nature Conservation (SINCs), which includes Bentley Priory Nature Reserve, the borough's only Site of Special Scientific Interest (SSSI). |

## **Appendix 3 – Draft Spatial Vision and Strategy, and Strategic Objectives**

### **Spatial Vision**

In the year 2041 Harrow will continue to be a thriving outer London Borough, helping London to grow sustainably while maintaining its own identity. There will be a resounding sense of pride in Harrow, it is a place that people want to live, work and visit.

Development will respect the character of the borough and its capacity to evolve over time.

The diverse Harrow community will benefit from an ever-improving quality of life, having a well-connected borough that provides excellent local access to a range of facilities, services, housing, employment, and nature.

Harrow will be a clean and safe borough where residents can settle in homes that suit the needs of their household and lifestyle.

Residents and businesses will benefit from the creation of sustainable neighbourhoods where housing, local services, employment, and facilities are within walking and cycling distance. Residents will be healthier and happier due to localised provision of goods and services.

Town centres will be revitalised through innovative measures adapting to their changing roles as places of leisure, arts and culture, in addition to work and retail hubs. Town centres will be exciting places for people to live should they choose.

The borough has been responding to the climate emergency and seeing the benefits of taking early action to improve our environment. New developments are energy efficient and carbon neutral. Retrofit of older building stock has been encouraged and facilitated to minimise emissions and ensure residents have cheap, clean energy.

Air quality will have significantly improved through shifts to sustainable transport and electric cars. Active transport and EV infrastructure has been bolstered to facilitate the transition. Recycling rates will be some of the best in London.

The borough will see increased rates of biodiversity through the protection and enhancement of existing green spaces, and the provision of additional spaces alongside development. The green belt and metropolitan open land will continue to be the lungs of the borough through enhancement projects.

**Draft Spatial Strategy:** (note, quantum of development subject to ongoing evidence base work)

By 2041, new development and economic growth will provide XX,XXX new low-carbon homes, create over X,XXX additional new jobs and fund significant local infrastructure improvements that benefit Harrow's diverse community.

The high-quality carbon neutral design of new development will contribute to local distinctiveness, creating clean, green and healthy spaces that foster community pride, whilst also delivering on the council's climate and nature objectives.

Comprehensive and coordinated regeneration activity will continue to positively transform the Harrow & Wealdstone Opportunity Area, delivering a minimum of X,XXX additional new homes, and 1,000 additional new jobs.

Harrow town centre will continue to be a vibrant and attractive Metropolitan Centre having benefited from additional arts, leisure, and culture facilities. Adaptable mixed-use and residential development will ensure that there is continued vibrancy in the centre. Employment uses will be bolstered attracting and retaining an array of adaptable businesses and workers to the area. The centre will be the primary location for central public services ensuring high-quality services and facilities are accessible to all. The town centre will benefit from increased connectivity with other parts of the borough, and beyond through sustainable transport linkages.

Wealdstone will strive to become a vibrant centre, with its own distinctive identity. The centre will be a vibrant hub supported by local residents and a strong business community, whose presence has been transformed by the intensification of employment and carefully managed redevelopment of surrounding industrial estates.

The Station Road corridor will have benefited from redevelopment and environmental improvement linking the Wealdstone and Harrow town centres together.

Harrow-on-the-Hill Station, Harrow Bus Station and Harrow & Wealdstone Station will be accessible major public transport nodes with step free access. Harrow-on-the-Hill station and surrounding area will benefit from a comprehensive redevelopment providing a new focal point for the Harrow Town Centre comprising retail, leisure, office and residential uses. This redevelopment will have contributed to a vibrant new character achieving high standards of sustainability, public realm and residential quality.

Improved pedestrian connectivity and wayfinding between Harrow town centre and Harrow-on-the-Hill will increase legibility in both locations.

The borough's other town centres will accommodate development opportunities commensurate to their character, role, and function.

The Borough's Metropolitan Open Land, Green Belt and other open space will be maintained and enhanced as an interconnected network of green infrastructure and open watercourses supporting biodiversity and healthy lifestyles. Access to green infrastructure will be enhanced.

The quality and accessibility of open space will be maintained, and better provision for children's and teenagers' accessible recreation and playspace will have been made.

Harrow's identified heritage assets and historic environment -will continue to be valued, conserved, enhanced and celebrated. Areas of special character and architectural significance will be protected.

North Harrow District Centre will be restored as a vibrant local shopping and service centre meeting the needs of residents and supporting local business.

The vitality and character of Pinner High Street will have been preserved and enhanced.

In Stanmore, mixed use retail and residential development will have strengthened its function as a District Centre, access to natural green space will be maintained and accessible to residents and visitors.

Partnership working with the neighbouring boroughs of Barnet and Brent will have secured co-ordinated public realm enhancements to Edgware, Burnt Oak, Kingsbury and Kenton centres, and will have provided improved connectivity between Kenton Station and Northwick Park Station.

Appropriate development will occur on small, brownfield sites in sustainable locations close to town centres, and train and underground stations.

The leafy, suburban character of the Borough's residential Metroland areas, outside sustainable locations, will have been safeguarded as areas of low density, family housing.

Optimising development opportunities on sites across the Borough will provide high quality housing to suit the needs of a range of residents, while respecting the appearance of residential character areas.

Employment land will be directed to appropriate locations remaining flexible and adaptable to meet current and future needs. A sufficient supply of industrial land will be provided and maintained to meet current and future needs.

Harrow will maintain or increase its market share of retail expenditure to secure the vitality and viability of the Borough's town centre network and meet local needs.

## Strategic Objectives:

Introduction: These strategic objectives form a link between the Vision for Harrow and the spatial strategy. They address the key challenges facing the Borough presently and over the long-term, and represent the main outcomes sought through the implementation of the Local Plan.

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| <p><b>Our Local Identity</b></p> | <p>Retain, reinvigorate and reinforce the local distinctive character of Harrow’s communities by ensuring new development responds positively to the special attributes of its local context.</p> <p>Respecting the cultural, historic, built and natural environments</p> <p>Ensuring new development is designed, constructed and maintained to a high standard.</p> <p>Conserve and enhance the historic and cultural environment, promoting understanding and appreciation of it. Working with stakeholders to sustain the value of local heritage assets including the international value of Harrow School.</p> |
| <p><b>Infrastructure</b></p>     | <p>Harrow's infrastructure will continue to meet current and future demand through high quality and timely provision. Development contributions will be used to ensure that the community continue to enjoy access to all forms of social and physical infrastructure, including education, health care, recreation and cultural facilities.</p>  |
| <p><b>Transport</b></p>          | <p>Sustainable transport infrastructure will be delivered to ensure there are healthy and safe alternatives to private vehicles. The council will facilitate modal shift away from fossil fuel car use.</p>   |
| <p><b>Air quality</b></p>        | <p>Air quality improvements will continue to be made through high quality design, spatial planning and sustainable infrastructure improvements.</p>   |
| <p><b>Open Space</b></p>         | <p>The quality of existing open space will be improved, and new open space provision will be facilitated. Public access to open space will be increased.</p>  |
| <p><b>Biodiversity</b></p>       | <p>The borough’s biodiversity will be protected and enhanced, with greenbelt and MOL land becoming a thriving example of biodiversity uplift.</p>   |

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| <b>Climate Emergency</b>               | Harrow will reduce its contribution to climate change through facilitating net zero development where possible, minimising our reliance on fossil fuels, promoting retrofitting and energy efficiency, and utilising sustainable design methods. Harrow will improve its resilience to climate change through adaptation.   |
| <b>Waste and Recycling</b>             | Harrow will continue to minimise waste and increase recycling rates in line with circular economy principles.   |
| <b>Housing</b>                         | Harrow will facilitate the delivery of new housing from a range of sources to meet the diverse range of housing needs of a growing population and demographic changes. This will be located within the most sustainable locations of the Borough such as the opportunity area, town centres and sustainable locations to protect, enhance and positively evolve the character of the suburbs. |
| <b>Affordable Housing</b>              | Maximise delivery of genuinely affordable housing to meet the needs of residents.   |
| <b>Mixed and Inclusive Communities</b> | Promote inclusive, mixed sustainable communities, through ensuring high standards in new housing and opportunities to build social interaction, to create cohesive, healthy communities enabling the older population to remain independent and active for longer, as well as providing specialised housing options to meet the needs of vulnerable residents.                                |
| <b>Housing Types</b>                   | Promote a range of well-designed housing types and sizes, to cater for the needs of an ageing population, younger households with children, and multigenerational families.   |
| <b>Local Economy</b>                   | Harrow will continue to play an important role in the wider London economy, including cultural, creative and digital industries.<br><br>Employment opportunities will be retained and promoted in appropriate employment locations.   |
| <b>Town Centres</b>                    | Town centres will continue to be attractive, vibrant hubs for investment containing appropriate town centre uses, including thriving evening and night-time economies.  |

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