

APPENDIX 1

DRAFT

The London Borough of Harrow

Local Development Framework

ANNUAL MONITORING REPORT -
December 2005

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1. INTRODUCTION

This **Annual Monitoring Report (AMR)** sets out how development taking place in Harrow measures up to the policies, indicators and targets in the Harrow Unitary Development Plan (HUDP), and progress being made in delivering the Local Development Scheme (LDS) in Harrow. In addition, the Government has requested that its own set of indicators known as 'Core Output Indicators' (ODPM 2005) are monitored and reported on.

Improving the quality of life for Harrow's residents is a key aim of planning policies. This is significantly dependent on ensuring that any new development taking place contributes to securing that end. All new development should contribute to achieving more sustainable development in the Borough. Successful implementation of any plan is the key test of its effectiveness and can only be assessed through monitoring. This requires sound systems and mechanisms being in place.

Monitoring helps us to positively identify:-

- a) Which policies are working well;
- b) If any policies are not working well, identifying what action needs to be taken in documents being prepared in the Local Development Framework;
- c) For Proposals Sites, those that are being successfully implemented, or where more pro-active action needs to be pursued to secure implementation;
- d) What changes are taking place in the evidence base upon which future policies and proposals will be developed.

The monitoring of the effectiveness of existing policies and proposals is addressed in Section 4 of the report. Whilst this report must focus on indicators and targets covering the period from 1st April 2004 to March 31st 2005, in practice information covering a longer time frame is provided for some key areas.

The completion of research, together with the identification of any new necessary research, will help strengthen the evidence base upon which future policies will be developed, effective management of the evidence base, and analysis of data and information will help to identify:-

- e) New problems and issues which need to be addressed; and
- f) Where there have been no significant changes of circumstances.

On-going annual monitoring provides a regular picture of what development is taking place in order to make the borough more (or less) sustainable, and helps to identify further work required to ensure that the evidence base is up to date. This will further assist to:-

- g) Help improve the 'baseline' for undertaking Strategic Environmental Assessments and Sustainability Appraisals which will inform identification of planning issues and options and which draft LDF policies are produced and reviewed.

Management of the evidence base and future research

Monitoring development activity and the need to have a robust up to date evidence base in Harrow is not new. However, in producing this initial Annual Monitoring Report it is vitally important to identify how the AMR will be developed to ensure that it covers all essential matters that should be monitored. These are addressed in Chapter 6, and additional material identified for inclusion in future AMR's is set out in Appendix 4.

Whilst the development of the Statement of Community Involvement reflects the Council's commitment to securing improved community involvement, the Council has in recent years achieved improved partnership working with key stakeholders. The Council recognises the importance of data and information held by partners, organisations and industrial members of

the public that will enhance its own evidence base. Importantly for the preparation of the LDF, the development of the Harrow Vitality Profiles has been a major boost for the evidence base by covering a wide range of key matters which impact upon development planning. Further development work on the profiles should further enhance the quality of the evidence base (see section 3.7).

Monitoring progress and delivering the Local Development Scheme

The Local Development Scheme (LDS), the project management plan setting out the timetable and key milestones for producing the various Local Development Documents which together will comprise the Local Development Framework (LDF) in Harrow, was brought into effect on 23rd June 2005. It is essential to assess progress being made in delivering the work outlined in the LDS. It is also important to identify for all interested parties any changes which have taken place since 23rd June and the implications for future work being undertaken as part of the LDS. Progress on delivering the LDS, and suggested amendments are addressed in Chapter 5.

2. EXECUTIVE SUMMARY

The Annual Monitoring Report has identified the following facts, findings and conclusions :-

HARROW IN CONTEXT (Chapter 3)

- The Government's 2004 Mid-Year Population Estimates (MYE) show a population of 211,900 for Harrow. (para 3.3)
- Harrow has one of the most ethnically diverse populations nationally. Harrow is ranked fifth based on the proportion of (non-white) ethnic group residents. (para 3.6)
- The latest GLA Demographic Projections show that both Harrow's resident and household populations will continue to rise over the next twenty-year period. (para 3.6)
- The average density in Harrow was 4,193 persons per square kilometre, lower than the London average of 4,679. (para 3.3)
- In 2004/05 Harrow had the sixth lowest crime rate in London. (para 3.4)

MONITORING HARROW UNITARY DEVELOPMENT PLAN POLICY IMPLEMENTATION (Chapter 4)

Analysis of development that has been taking place, together with examination of planning permissions has identified the following findings:-

Environmental Protection and Open Space (Section 4.1)

- In the last financial year there was no recorded net loss of open space of a result of development. (para 4.1(A))
- There has been no known loss of area covered by Sites of Nature Conservation Importance (SINCs) in the period 2004/5. (para 4.1(B))
- Over 40 Area TPO's were resurveyed resulting in a net increase of approximately 150 new orders and several hundred new trees protected. (para 4.1(C))
- The total amount of household waste in the last financial year was 105331 tonnes, of which 12.8 per cent was recycled or 18.5 per cent including compost. (para 4.1(E))
- There has been no loss of existing waste management facilities through development in the Borough in the last year. (para 4.1(E))
- There were 18 incidences where nitrogen oxide particulates exceeded the Government target during 2004 - this is still considerably lower than the 35 permitted. (para 4.1(F))

Design and the Built Environment (Section 4.2)

- There have been several urban design statements submitted over the last year relating to large development sites. (para 4.2(A))

- Design briefs for the former Government buildings site in Honeypot Lane, Stanmore and land at Harrow on the Hill station were being prepared during the financial year 2004/2005 and were adopted in July 2005. (para 4.2(B))

Transport (Section 4.3)

- There was one completed residential scheme in the last financial year which did not provide any parking spaces. (para 4.3(A))
- The accident rate for Harrow recorded in the last financial year was 320.8 accidents per 100,000 persons. Compared to the average for Outer London Borough's of 467.2 (TFL 2003) it is significantly lower. (para 4.3(B))
- Five travel plans were adopted in the financial year 2004/05. (para 4.3(C))
- The Council expects developments on five medium/large sites to improve the integration of different transport modes. (para 4.3(D))

Housing (Section 4.4)

- An analysis of new residential development in the Borough shows that the average residential density is 237.09 habitable rooms per hectare (for developments over ten units). This is well above the target in the Unitary Development Plan of 150 habitable rooms per hectare. (para 4.4(A))
- 36.6 per cent of new dwellings were completed at less than 30 dwellings per hectare, 18.8 per cent were completed at between 30 and 50 dwellings per hectare and 45.5 per cent were completed above 50 dwellings per hectare. (para 4.4(B))
- There was no development on greenfield land in Harrow during 2004/2005 (para 4.4(C)).
- In total, 498 units were completed in the last financial year and this exceeds the annual target of 330 additional residential units by 168. (para 4.4(D))
- In total 213 planning permissions were granted for residential development, leading to a potential net gain of 520 residential units. (para 4.4(E))
- In the last year 9 mixed use permissions were granted. (para 4.4(G))
- The average residential density has not changed drastically in the period 2000/2001 to 2004/2005. (para 4.4(I))
- Housing completion levels over the last 5 financial years have averaged 390.8 net additional dwellings per annum, comparing well with the target in the HUDP of a minimum of 330 units per annum. (para 4.4(J))
- In the last financial year (2004/05), 89 affordable units were completed in Harrow. (para 4.4(K))
- In the last financial year (2004/05), permissions for 292 affordable housing units were granted, suggesting an upward trend reflecting the new affordable housing policies in the 2004 HUDP. (para 4.4(L))

Employment, Town Centres and Shopping (Section 4.5)

- The overall vacancy rate of total measured retail frontage in Harrow's town centres is 5.14 per cent and this is significantly below the HUDP target of 10 per cent. (para 4.5(A))
- Harrow experienced a reduction in average footfall levels of 4 per cent in 2005 compared to 1999. It is considered that a 4 per cent reduction is not highly significant over the five year period, although two town centres experienced higher than average reductions in footfall levels. (para 4.5(C))
- There was no additional retail floorspace built out of town centres, therefore meeting the target has been achieved. (para 4.5(D))
- Office vacancy rates were at their lowest level in January 2005 at 9.73 per cent compared to the previous five years. (para 4.5(E))
- There were two new build retail units completed in the last financial year. For 'change of use' development (over 1000 m²), B1 and B8 Use Class achieved a net gain of 4049 m² floorspace and Use Class D1 achieved a net gain of 1116 m². (G)
- In terms of completions resulting from new build and change of use, an overall net gain of 12,006 m² gross external floorspace was achieved for employment use. The total amount of employment land (B1, B2, B8) currently in use in Harrow is 707,358 m² floorspace or 94.162 hectares. (para 4.5(H))
- In designated employment or regeneration areas contained in the HUDP the following gains to employment Use Classes were achieved – B1 = 298 m², B2 = 3179 m² and B8 = 2341 m². (para 4.5(I))
- There were no completed retail or leisure developments of over 1000 m² in 2004/05. However, there was 1229 m² completed development of office floorspace in 2004/05. (para 4.5(J))
- The total amount of land available for employment use designated in the HUDP is 64.45 hectares. (para 4.5 (L))
- The total amount of employment land lost to completed residential development (C3) was 1339 m². (para 4.5(M)).

Recreation, Leisure and Tourism (Section 4.6)

- In October 2005 work began on the new £2.7 million community centre and sports hall at the Rayners Lane Estate (para 4.6(B))
- Sport/leisure facilities at Whitmore High School/Canons High School have been upgraded (para 4.6(E)).

Community Services and Accessibility (Section 4.7)

- Use Classes D1 and D2 (community facilities and leisure) achieved a net gain in floorspace based on permissions granted in 2004/2005 of 1435 m². (para 4.7(A))

- There were improvements to most of the libraries in Harrow. The most significant building event was the relocation of the Wealdstone Library from Grant Road to The Wealdstone Centre. (para 4.7 (E))

(Findings on other matters in this section are to be drafted)

Implementation of Proposals Sites (Section 4.8)

- Of 40 Proposals Sites, development has been completed on 1 site, construction is underway on 5 others, one Development Brief has been prepared, and planning permission has been granted on one site.
- Development/refurbishment works undertaken on 2 other sites will require re-consideration of their designations.

General Conclusions (Section 4.9)

- No HUDP policies have been identified which do not appear to be working well.
- Proposal Sites are being developed, although it will be necessary to re-assess what can be done to secure development of all other sites.

Monitoring local development scheme progress (Chapter 5)

Summary of progress so far

- There have been no significant delays since the LDS was brought into effect, and all documents are currently on programme.

Changes to the June 2005 Local Development Scheme

- Conservation Area SPDs – the draft AMR will be amended to reflect the Council's consideration of new English Heritage guidance relating to Conservation Area appraisals and management plans.
- The Mobility & Wheelchair Housing SPD will be re-named 'Accessible Homes SPD' on adoption.

Management of the evidence base and research (Chapter 6)

- A PPG17 compliant audit of Sport and Recreation need and supply, and Green Belt Management Study have been completed.
- Consultation on the findings of the 2004 Greater London Authority re-survey of Sites of Nature Conservation Importance (SINCs) is being undertaken.
- Research identified in the LDS for an Employment Land Study, Private Sector Stock Condition Survey and Housing Needs Survey are being commissioned.
- Research that will enhance the evidence base for the Waste DPD being jointly produced by West London boroughs has nearly been completed.

3. HARROW IN CONTEXT (maps of Harrow in context to be included)

Providing a brief picture of Harrow's position and role within London and the West London Sub-Region helps to provide the rationale for the emphasis of the content of this AMR. In addition, it helps to identify further work to be undertaken, including research and analysis on key matters such as population and employment.

3.1 Location

Harrow is an attractive Outer London Borough, situated in North-West London and approximately ten miles from Central London. The Borough is part of the West London sub-region, which comprises five other London Boroughs – Ealing, Brent, Hammersmith & Fulham, Hillingdon and Hounslow. The London Borough of Barnet borders the eastern part of the Borough and Hertfordshire lies to the north of Harrow, with the District Councils of Three Rivers and Hertsmere immediately adjoining.

3.2 Harrow and the West London Sub-Region

Harrow is located in the north-east of the West London Sub-Region, identified in the London Plan as the 'Western Wedge', and a vibrant part of the London economy. The sub-region will see continued growth, both in population and employment terms, in the foreseeable future. Harrow will be expected to accommodate an appropriate share of this growth. There is considerable partnership working between a wide range of agencies, bodies and groups in the sub-region, and importantly the 6 local authorities which comprise the West London Alliance. Such collaborative working was important in developing a joint response to the Mayor's draft West London Sub-Regional Development Framework. Various strategies, plans and programmes on a variety of matters are developed jointly between the Boroughs.

3.3 The Borough

The Borough has 21 wards, but the Council's New Harrow Project has recently divided the Borough into three strategic areas - East, West and Central. The Council is now starting to roll-out its services on this area basis. Future Annual Monitoring Statements will embrace this new geography, where appropriate.

The Government's 2004 Mid-Year Population Estimates (MYE) for Harrow show a population of 211,900, an increase of only 0.9 per cent (1,900) since the 2001 MYE, but 2.5 per cent since 1994 (based on current Borough boundaries). Covering 50 sq. km (just under 20 square miles), Harrow is the 12th largest borough in Greater London, but 22nd in terms of size of population. Just over a fifth of Harrow is designated Green Belt, where population densities are considerably lower. The average density in London was 4,679 persons per square kilometre - Harrow was lower, at 4,193 (ONS, 2002).

3.4 Crime in Harrow 2004-5

According to Metropolitan Police Statistics, Harrow's Total Crime Statistics for 2004-5 were 18,107. Harrow had the sixth lowest Crime rate in London and over 12,000 less incidents than the average Borough in London. Harrow saw the third lowest rates in London for both Violence Against the Person and for Criminal Damage and the fifth lowest rate for Drugs Offences in London during 2004-5. However, the Safer Harrow Crime and Drugs Audit for 2001-2004 showed that in 2003/04 Harrow had the lowest crime rate in London.

Fear of crime still remains high particularly amongst the elderly, yet much of the available news for Harrow residents is good and the outlook promising (Mori Poll 2005). It is not uncommon for people to think that the level of crime in their area is higher than in reality and such perceptions have been in place in Harrow for a number of years. Local surveys show that most residents feel that a low level of crime is the most important factor in making somewhere a good place to live and that crime is the issue in need of most improvement in order to make Harrow a better place to live. They also show that residents feel generally unsafe walking alone in the Borough after dark.

3.5 Environment

Importantly, Harrow is essentially a predominantly dormitory residential suburban area, with a relatively small amount of land and buildings devoted to employment and industrial activity when compared with other Outer London boroughs. Over a quarter of the Borough (over 1,300 hectares) is open space, which helps make Harrow one of London's most attractive suburban areas. There are over 83,000 dwellings in the Borough and over three-quarters of Harrow's housing stock was owner-occupied in 2001, ranking Harrow fifth in London. Over 11 per cent of Harrow's households lived in social housing in 2001, the third lowest level of social housing in London. Harrow has relatively high levels of car ownership, compared to other London Boroughs, with over 77 per cent of households having access to a car or van in 2001, the second highest level in London.

The Borough is well served by both mainline rail and underground services. Four underground lines traverse the Borough – the Metropolitan, Jubilee, Bakerloo and Piccadilly lines with stations situated across the Borough. Mainline rail services are provided by the Chiltern Railways, Silverlink and Southern Railways, with services to Central London, Northampton, Birmingham, Gatwick, Watford and Aylesbury. Road links are good, with a major road network which links to the M1, M40 and M25 motorways.

Harrow Town Centre is Harrow's main shopping and office location – a Metropolitan Centre, ranked amongst the top ten in London. The Borough has a further nine district centres and six local centres. There are also a number of designated Industrial and Business Use areas in the Borough, with Kodak occupying the largest area and also being the largest private employer in Harrow.

The 2000 Private Sector Stock Condition Survey showed that there were 3597 statutorily unfit dwellings in Harrow. The Council are currently commissioning a new Private Sector Stock Condition Survey, the results of which will be available on the 1st April 2006. The NBA Stock Condition Survey 2003 revealed that 48.3 per cent of the Council's own housing stock failed to meet the decent homes standard.

3.6 People

Harrow has one of the most ethnically diverse populations nationally. In the 2001 Census 'diversity' ranking of local authority districts in England & Wales, Harrow is ranked fifth (nationally and in London), based on the proportion of (non-white) ethnic group residents. 41.2 per cent of Harrow's residents belong to a minority ethnic group, compared to 26.2 per cent in 1991. Within Harrow's maintained primary & secondary schools combined, 60.9 per cent pupils are from non-white groups, compared to 19.8 per cent nationally (Source: Annual Schools' Census, OFSTED, Jan 2005). The Greater London Authority's (GLA) 2005 Round of Ethnic Group Projections are not yet available, but projections are likely to show that the proportion of residents in the Black and other minority ethnic groups is likely to increase in Harrow over the

coming years. The largest minority ethnic group is Indian and 20 per cent of residents are of Hindu faith, the highest proportion in England & Wales.

The 2004 Government Mid-Year Estimates show that 20 per cent of Harrow's residents are aged under 16, which is the same for the UK as a whole, and 14 per cent are aged 65 and over, below the UK average of 16.7 per cent. Women outnumber men at all ages from 38 onwards.

The latest GLA Demographic Projections (2005 Interim Round, Scenario 8.07) imply that both Harrow's resident and household populations will continue to rise over the next twenty-year period, with the highest rates of growth occurring between 2006 and 2011. West London's growth is predicted to follow a similar trend. These projections take account of housing capacity, as reported in the Mayor's 2004 London Housing Capacity Study, unlike the Government's projections. These (2003-based ONS Sub-National Projections) also suggest a growth in population, but with an even higher level of growth. The Government's projections show an overall population of 224,900 by 2026, compared to the GLA's projected population of 220,700 by the same date (see Table 1 and Figures 1 & 2).

The 2001 Census showed that there are over 79,000 households in Harrow. 26 per cent of households are one-person households, below the England & Wales average and the lowest level in London. Married couple households predominate in Harrow, accounting for 39 per cent of households, the second highest level in London. Harrow has over 4,400 lone-parent households with dependent children, an increase of over 80 per cent since 1991, lower than the national average and one of the lowest levels in London. The average household size is 2.59, the third highest level in London and the fourth highest in England & Wales.

The projected growth in the number of households of 4302 from 2006 to 2016 roughly equates to the number of new dwellings which the Mayor of London requires Harrow to provide, as detailed in the draft London Plan Alterations – Housing Provision Targets, which have been derived from the 2004 London Housing Capacity Study, (July 2005).

The National Statistics Socio-Economic Classification (from the 2001 Census) provides an indication of socio-economic position, based on occupation (for residents aged 16 to 74 who have ever worked). More residents (22 per cent) are grouped in the lower managerial & professional occupations category, higher than the England & Wales average of 18.6 per cent. 12.5 per cent of residents fall in Class 1 (higher managerial & professional occupations), which compares to 8.5 per cent in England & Wales.

98,386 of Harrow's residents (aged 16-74) were employed in 2001, an increase of around 5,000 since the 1991 Census (although the latter imposed no upper age limit for recording economic activity). 42.3 per cent worked full-time and 10.2 per cent part-time in 2001 and only six other London Boroughs recorded higher percentages of part-time workers. 10 per cent of economically active residents were self-employed. 3.4 per cent were permanently sick or disabled in 2001, preventing them from working at all. This level is below both the London and England & Wales averages.

Monthly benefit claimant count statistics (Source: ONS/GLA) show that the unemployment rate in Harrow averaged 3 per cent in 2004/5, which continues to be at a lower level than for Greater London, where the average rate was 4 per cent over the same period. Harrow's rate was slightly lower than the average rate for Great Britain of 3.1 per cent. In total, around 3,000 of Harrow's residents were in receipt of unemployment related benefits each month.

The ODPM 2004 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with Harrow ranking 232nd out of 354 districts in England, 29th out of 33

London Boroughs and 15th out of 19 Outer London Boroughs (where 1 is the most deprived). Most multiple deprivation is in the south and centre of the Borough. Multiple deprivation is a basket of a number of indicators, including income, employment, health & disability, education skills & training, housing & services, living environment and crime. The Harrow Vitality Profiles look at the 2004 Indices of Deprivation more closely.

10 per cent of households in Harrow (about 8,500) have gross incomes of under £10,000 per year and average household gross income is around £38,800 a year (Source: CACI Paycheck data). Generally the wards to the south and centre of the Borough have more households with low income.

3.7 Harrow Vitality Profiles

In addition to the wide-ranging conventional sources of data, information and research which informed the preparation of the HUDP, the Council has developed an innovative resource covering a cross-cutting set of indicators. These inform the main service areas within the Council and will valuably assist the delivery of spatial planning in the Local Development Framework. Selective indicators from the profiles have been included in this AMR, and reflect some of the ODPM Core Indicators.

Table 1.

Household & Population Projections 2001-2026

Household Projections						
	2001	2006	2011	2016	2021	2026
Harrow	79,565	82,096	85,031	86,398	87,082	87,700
West London	554,281	572,400	592,851	610,840	619,143	625,225
Greater London	3,036,956	3,165,062	3,336,398	3,475,343	3,557,524	3,628,255
Population Projections						
	2001	2006	2011	2016	2021	2026
Harrow	210,044	213,852	218,540	219,367	219,488	220,665
West London	1,417,906	1,445,137	1,477,100	1,504,060	1,513,550	1,525,872
Greater London	7,322,403	7,531,397	7,838,151	8,071,193	8,201,716	8,349,223

Source: 2005 Interim Round of GLA Demographic Projections (Scenario 8.07), GLA, October 2005

Figure 1.

Population Projections 2001-2026

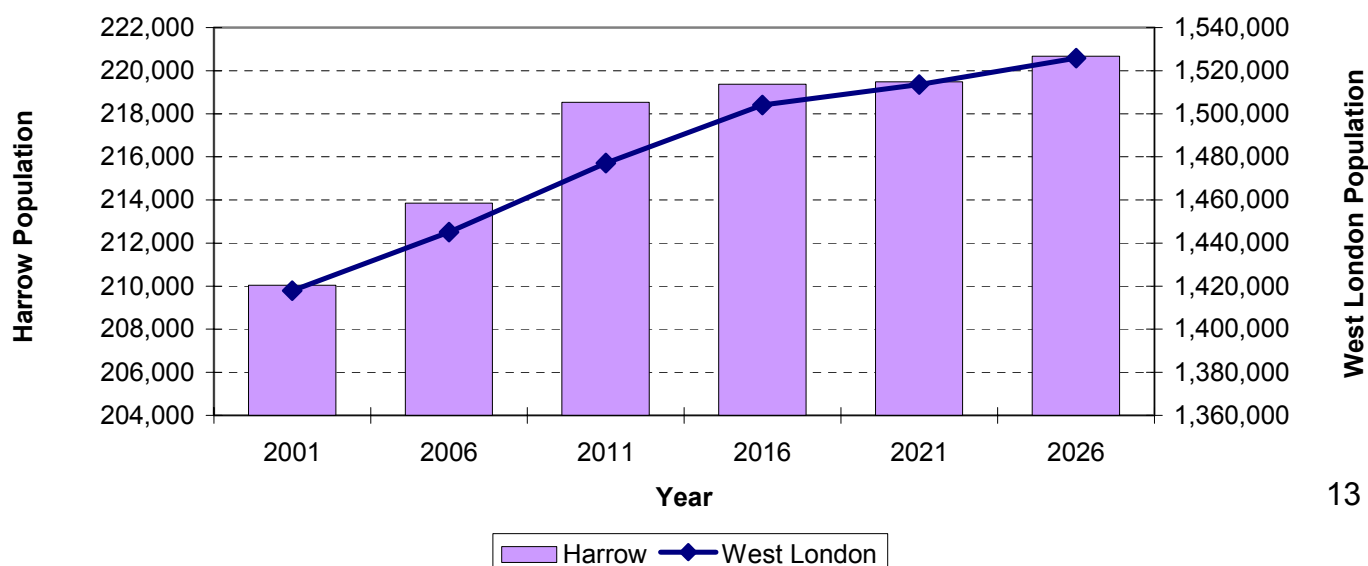
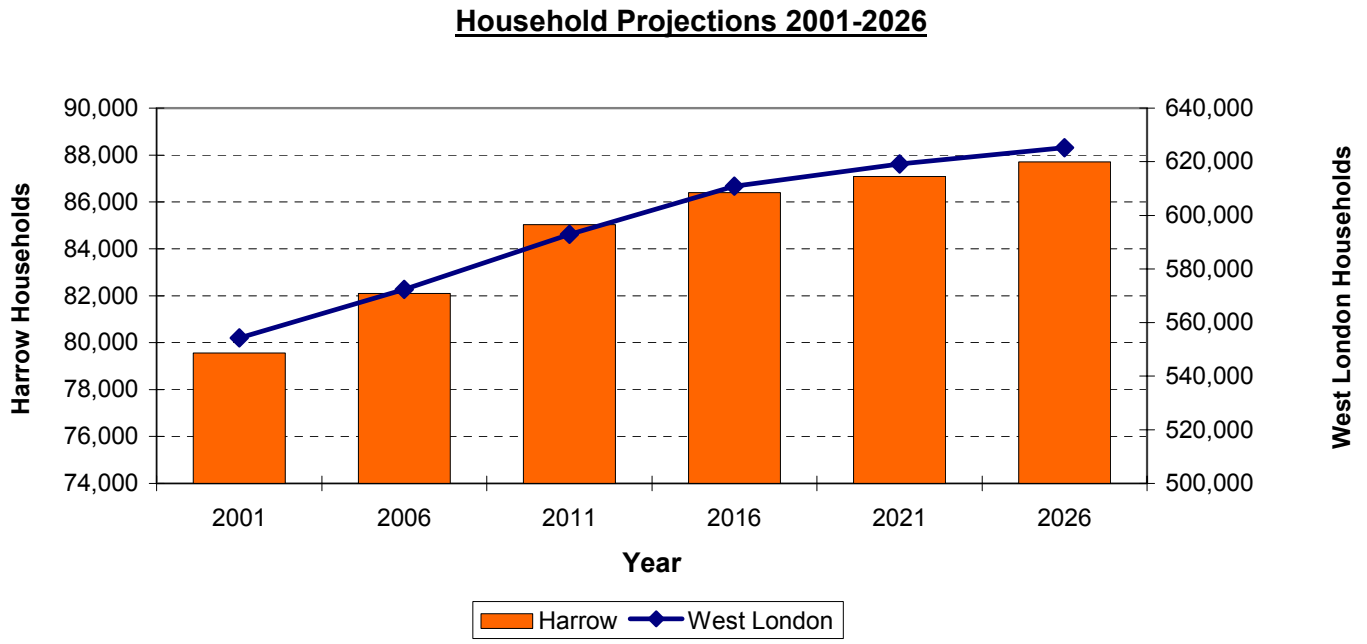


Figure 2.



Source: 2005 Round of Interim GLA Demographic Projections (Scenario 8.07), GLA, October 2005

4. MONITORING UNITARY DEVELOPMENT PLAN (UDP) POLICY IMPLEMENTATION

The Annual Monitoring Report, as previously mentioned, serves a number of purposes. One of which gives the Council the opportunity to take stock of the current situation of the Borough and analyse how policies in the Harrow Unitary Development Plan (HUDP) are affecting the area. The following sections deal with each HUDP topic area and whether certain targets and indicators (set out in paragraph 2.35 of the HUDP) are being met. In addition to monitoring and reporting on the UDP targets and indicators, the Council is required to provide information on the ODPM Local Development Framework Core Output Indicators contained in '*Local Development Framework Monitoring: A Good Practice Guide*' (March 2005) and the update of October 2005. These Core Output Indicators are intended to '*measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.*' (ODPM 4.16:2005). The source of each indicator is shown in brackets although it should be noted that some indicators are not measured by the HUDP or the ODPM and have been included as helpful additional information.

4.1 ENVIRONMENTAL PROTECTION AND OPEN SPACE

All development has some environmental impact. To protect global and local ecosystems from irreversible damage adverse impacts must be kept at levels that do not disrupt natural processes to the extent whereby they can no longer function, or function properly, and are unable to recover. This requires closer consideration to be given to the relationship between development, infrastructure and resources than has been given in the past and, in particular, the implications of proposals for water and energy supply and use, waste, pollution, land and wildlife. At the most basic level sustainable development is concerned with safeguarding natural resources, and maintaining or improving air, land and water quality.

Environmental protection and open space objectives

- 1) To promote a pattern of development that is energy and resource efficient, reduces reliance on fossil fuels and other non renewable resources, and maintains or enhances air, land and water quality to a standard that is beneficial to human health and wildlife;
- 2) To conserve and enhance biodiversity and natural heritage in the Borough and ensure residents have opportunities to enjoy nature, close to where they live where this does not conflict with nature conservation aims;
- 3) To protect and enhance areas and features of structural importance to the Borough; and
- 4) To maintain and improve the distribution, quality, use and accessibility of public and private open spaces in the Borough.

(A) No net loss of open space (HUDP)

Harrow currently has 1334 hectares of open space (public and privately owned), which comprises 26 per cent of land in the borough. In the last financial year there was no recorded net loss of open space as a result of development. The quality of facilities at the Wealdstone FC development on Prince Edward Playing Fields have been upgraded which has brought this formerly vacant site back into effective use.

Providing high quality parks is important to the overall quality of life of residents. There are three parks in Harrow which are being managed to Green Flag standards with the aim of receiving the award in the financial year 2006/07. The three parks are; Canons Park, Roxeth Recreational Ground and Harrow Recreational Ground.

(B) Increase in area covered by Sites of Nature Conservation Importance and no loss in area of existing sites (HUDP)

There has been no known loss of area covered by Sites of Nature Conservation Importance (SINCs) in the period 2004/5. Furthermore, the 2004 Greater London Authority re-survey of SINCs has identified a number of additional new Borough or Local sites (i.e an increase in the area covered by SINCs). The sites included in the re-survey will be considered in the development of the Core Strategy DPD and Proposals Map for the Local Development Framework. The list of sites currently in the HUDP, those identified in the London Ecology Handbook and those included in the GLA re-survey, are shown in Appendix 2.

(C) Net increase in the number of trees covered by Tree Preservation Orders (UDP)

During the last financial year over 40 Area Tree Preservation Orders were resurveyed resulting in a net increase of approximately 150 new orders and several hundred new trees protected.

(D) 100 % of Conservation Areas to be covered by policy guideline statements (HUDP)

Currently, 14 of the 28 Conservation Areas in Harrow are covered by policy statements. There are four other Conservation Areas that have a policy statement at the public consultation stage. These are: Old Church Lane (Stanmore), Pinner High Street (Pinner), Rayners Lane and Harrow School. In response to new national guidelines on Conservation Area Appraisals issued in August 2005 by English Heritage, the Council is considering its approach (see Appendix 3 for a list of Conservation Areas)

(E) Waste recycling and levels for household waste

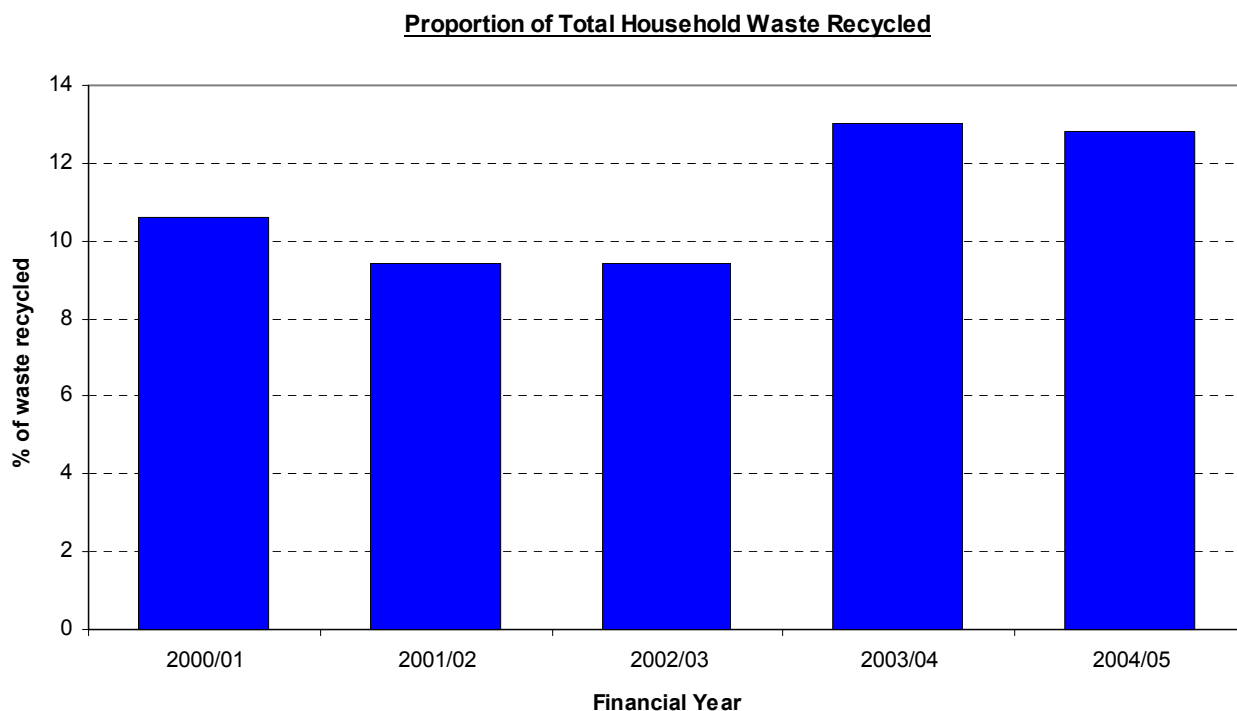
The Government has set tough targets requiring the Council to recycle 25.2 per cent of our household waste by the end of March 2006. Whilst recycling levels have improved in the last two years, continued improvement is still needed to reach the target as Table 2 below shows. There has been no loss of existing waste management facilities through development in the Borough in the last year.

Table 2. Household Waste and Proportion Recycled (2000 – 2005)

Year	Total Household Waste (tonnes)	Proportion Recycled (%)	Including Compost
2000/2001	88321	10.6	
2001/2002	90491	9.4	
2002/2003	95662	9.4	
2003/2004	98115	13	13.20%
2004/2005	105331	12.8	18.50%

(Note - figures for compost only available from 2003/04)

Figure 3.



(F) No incidents of nitrogen oxide particulates exceeding the Governments objective levels by 2005. (Summary: for full version see Appendix 1) (HUDP)

Harrow Council declared the Borough an Air Quality Management Area (AQMA) in January 2002. After a review and assessment of air quality within the borough predicted that two pollutants, PM_{10s} (very fine particles) and nitrogen dioxide (NO₂) were likely to exceed nationally set objectives.

It was predicted Harrow was likely to exceed some of the objectives set for nitrogen dioxide and for PM₁₀ along the major roads in the Borough, including Uxbridge Road (A410), Greenford Road (A4127), Burnt Oak Broadway/High Street (A5), Northolt Road (A312), and Station Road/Sheepcote Road (A409).

The 50 µg m⁻³ 24-hour mean for PM₁₀ was not exceeded for the background continuous monitoring station and the annual mean concentration indicated a downward trend in background concentration for the Borough. However, at the roadside continuous monitoring station there were 18 incidences which exceeded the target during 2004, which was considerably lower than the 35 permitted. The mean annual PM₁₀ concentration for the roadside monitoring station measured in 2004 was used to predict the PM₁₀ mean annual concentration in 2010. The predicted concentration was 26.71 µg m⁻³ well below the annual limit.

4.2 DESIGN AND THE BUILT ENVIRONMENT

Like most of London, Harrow is intensively developed and, although there are significant areas of open space, the built environment predominates. Harrow has a rich heritage and a built environment of enormous variety, with famous landmark buildings and historic areas of national importance, as well as some modern, commercial buildings in Harrow town centre. They combine to create an attractive and high quality environment, which the Council is committed to maintain and enhance.

Design and Built Environment Objectives

- i) To ensure that development secures the most efficient and effective use of land through good design, thereby enhancing the built environment;
- ii) To promote more sustainable types and layouts of development, including mixed use development;
- iii) To seek the protection and enhancement of the historic environment; and
- iv) To promote more sustainable travel patterns through layouts and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

The HUDP has no specific targets relating to Urban Design and the OPDM Core Output Indicators do not require any data to be submitted about design issues. Notwithstanding this, alternative indicators have been identified which can give an impression of action being taken to improve the quality of the built environment in Harrow.

(A) Number of urban design statements submitted

There have been several urban design statements submitted over the last year relating to large development sites and numbers should increase in the future. However, currently the actual number of urban design statements submitted is not formally recorded as part of a planning application. It is intended that the next AMR will include more detailed information on the number and type of urban design statements submitted.

(B) Number of design briefs for key development sites

Design briefs for the former Government buildings site in Honeypot Lane, Stanmore and land at Harrow on the Hill station were prepared during the financial year 2004/2005 and were adopted in July 2005.

(C) The production and status of design guides and design policy documents

Apart from the site briefs, there is a general design guide on the Design of New Development and an associated Householder Guide for domestic applications. The Access Officer is also preparing Supplementary Planning Documents on Access for All and Accessible Homes. Work on a sustainable design and construction guide will be dealt with as a policy consideration in the LDF. The Harrow Town Centre Development Strategy, adopted in July 2005 touches on a number of design issues and gives Harrow Town Centre a vision for the future. A Streetscape Design Guide is currently being produced by Engineering Services and will focus on the urban design aspects of street spaces to make them legible, varied and interesting. This will be reported on in the next AMR. Secured by Design is mentioned in the Design of New

Development guide. There is also regular liaison with the Police Crime Prevention Design Advisor, both in terms of individual proposals and planning briefs.

(D) Number of planning applications which the Access Officer commented on between September 2001 to August 2003

The Access Officer submitted comments on 101 planning applications. A survey was also carried out on 2,043 shop frontages in Town Centres to assess whether they were generally accessible or inaccessible. The results from the survey indicated that 61.4 per cent of retail outlets are inaccessible to wheelchair users. A further study was undertaken to show the accessibility of various types of randomly surveyed public facilities in Harrow. The results are as follows:

i) 10 Listed Buildings Assessed for access and facilities

3 were found to be accessible.

ii) 3 Education Facilities assessed for access

2 were found to be accessible.

iii) 11 Service Providers with private car parks assessed for compliance with BS 8300

7 were found to be in compliance.

iv) 8 Bars and Restaurants assessed for access and facilities

3 were found to be accessible.

v) Hotel and B&B Accommodation assessed for accessibility of bedrooms

3 were found to be accessible.

4.3 TRANSPORT

In line with central government advice, the Council's land use policies aim at reducing the distances people need to travel and also the number of journeys that need to be made. The transport policies demonstrate the interaction between land use and the transport networks within and outside the Borough. This is in order to stem the rise in congestion and pollution levels, the number of journeys that can be made by modes other than the car must be increased considerably.

The policies acknowledge the important role the car plays in the lives of most - but not all of the Borough's residents and workers. The aims to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes and the policy objectives are:

- i) To help bring about a land use pattern where travel, particularly by car, is minimised, and where there is a realistic choice of mode of transport;
- ii) To promote sustainable travel patterns by encouraging walking, cycling and the use of public transport by better maintenance and improvement of the provision made for these modes, and to promote safe and convenient interchange between different modes of transport;
- iii) To protect the environmental quality of the Borough from the impact of traffic; and
- iv) To manage the highway network effectively for all users without increasing its overall capacity for private motorised vehicles, and creating further capacity where appropriate for priority use by sustainable transport modes.

(A) Number of residential schemes with no parking spaces provided

There was one completed residential scheme in the last financial year which did not provide any parking spaces. The development for 40 units was located on the site of a former public house The Railway Approach, Wealdstone. It is hoped that the number of residential schemes (in appropriate locations) with no or minimal numbers of parking spaces will increase in the next year as the Council aims towards achieving more sustainable patterns of development.

(B) Accident Rates

The accident rate recorded in the last financial year was 320.8 accidents per 100,000 persons. Compared to the average for Outer London Borough's of 467.2 (TFL 2003) it is significantly lower. The accidents in Harrow comprised 56.0 involving pedestrians, 12.8 involving cyclists, 24.7 involving motorcyclists, 210.7 involving cars and 39.7 involving other modes per 100,000. If the current accident rate is maintained, then it is expected that the target of reducing accident numbers by 40 per cent by 2010 will be met.

(C) Number of Travel Plans produced

In the last five years 16 travel plans have been adopted and 5 adopted or produced in the last year:

- Calamity Comics, Station Road
- Zoroastrian Centre, Rayners Lane
- Swaminarayan Temple, Kenton Road
- Swaminarayan Temple, Buckingham Road
- Forthcoming – BAE Development – The Grove, Stanmore.

(D) All medium/large development schemes to be designed to maximize integration of different modes. (HUDP)

In the financial year 2004/05 the following large sites within the Borough have been subject to discussion between developers and the Council regarding redevelopment. The Council expects transport integration and accessibility to be significantly improved on the following sites:

i) BAE Systems, Warren Lane, Stanmore

Outline consent was allowed on appeal in March 2005 for a residential development comprising 198 units.

ii) Former Government offices site, Honeypot Lane, Stanmore

Applications have been submitted for a residential scheme with approximately 600 residential units with a significant affordable housing element, offices and other commercial uses. The application is still under consideration.

iii) Royal National Orthopaedic Hospital, Brockley Hill, Stanmore

A planning application on this Green Belt site have indicated a scheme for partial redevelopment to provide new hospital and associated facilities, housing (including staff), a revised road junction, car parking and open space.

iv) Biro House and TXU site, Stanley Road and Roxeth Green Avenue, South Harrow

The Council has been considering a number of different applications for this site which is located in a business use area. One of the schemes was for a Zero Energy Development (ZED) for residential use.

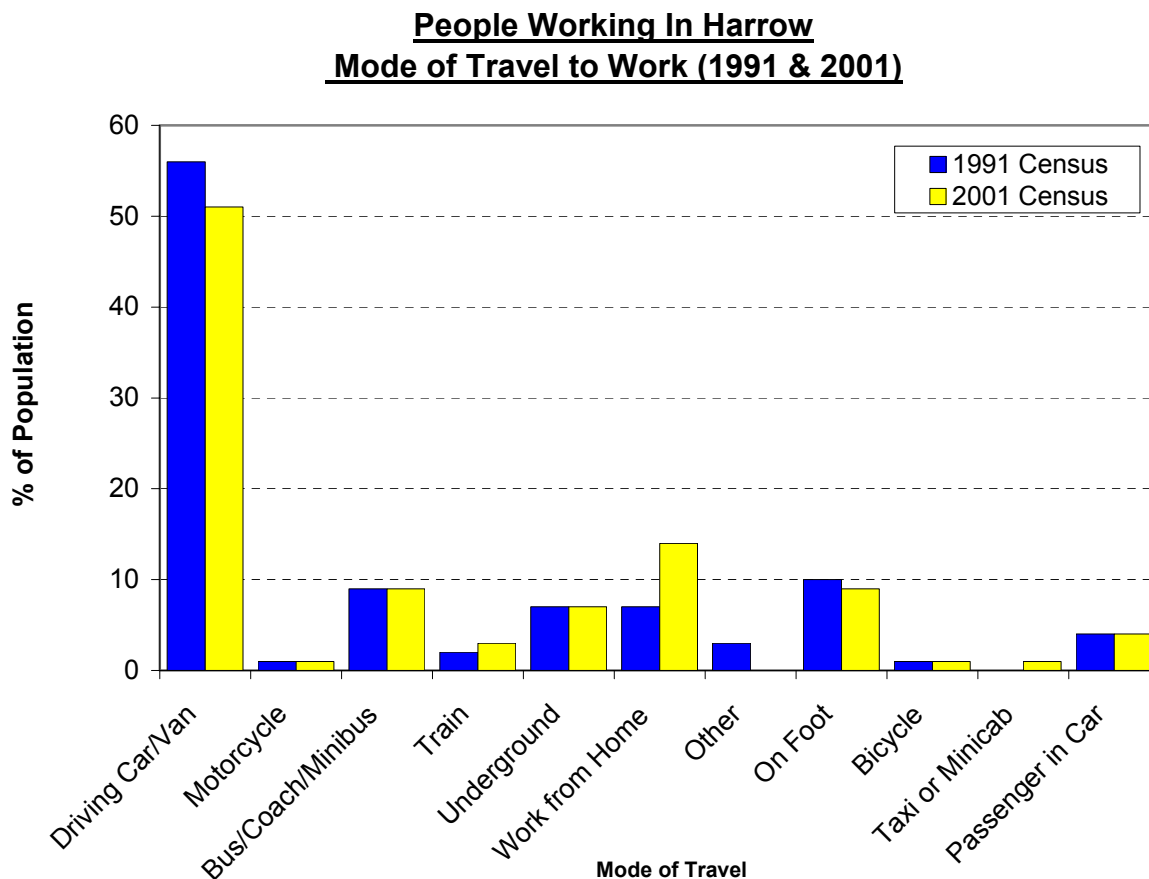
(E) Amount of completed non residential development within UCO's A, B, D complying with car parking standards set out in the local development framework. (ODPM)

&

(F) Amount of new residential development within 30 minutes public transport time of a: GP, hospital, primary school, secondary school, areas of employment and a major retail centre. (ODPM)

The Council has been unable to monitor indicators (E) and (F) for the financial year 2004/2005. For the second indicator the Council is aware that MVA has developed the ACCESSION software which should help provide this information in the future.

Figure 4. A Comparison of 2001 and 1991 Census data for Mode of Travel to Work for People Working in Harrow



Summary of travel to work data from the 1991 and 2001 Census.

- 51 per cent of people who work in Harrow drive to work, over 34,900 people, but over 2,800 fewer than in 1991.
- Only 10 per cent of people (6,845) travel to work in Harrow by train or underground – more than in 1991, when around 5,600 used this mode of travel.
- Over 5,590 people (9 per cent) used the bus to get to work in Harrow, just over 450 more than in 1991.
- There has been a large increase in the number of people who work mainly at, or from home – over 9,600 in 2001, compared to 4,600 in 1991.

4.4 HOUSING

Housing constitutes the largest single component of the Borough's built-up area (about 50 per cent). The need for good quality housing is one of the most important issues for the Borough's residents. This section addresses a number of important housing issues, including, details general concerns for the quality of the residential environment in relation to the provision of new dwellings, conversions, change of use and the implications for design and layout, parking and amenity space.

Housing Objectives

- i) To provide sufficient housing land to meet identified housing needs, give priority to the re-use of previously-developed land, bring empty homes back into use and promote the conversion of existing buildings within urban areas, in preference to the development of Greenfield sites;
- ii) To meet the housing requirements of the whole community including those in need of affordable and special needs housing including key workers;
- iii) To provide wider housing opportunity and choice and a better mix in the size, type and location of housing and seek to create mixed communities;
- iv) To provide for higher density housing in locations with good public transport accessibility and/or access to town centre facilities and to reduce reliance on the use of the motor car;
- v) To promote housing in town centres by, for example, converting space above shops and vacant commercial buildings, and including housing in mixed-use developments;
- vi) To secure the effective use of vacant land and buildings;
- vii) To improve the existing dwelling stock; and restrict the loss of residential accommodation.

The latest population figures put Harrow's current population at 211,900. (*2004 Government Mid Year Estimate*) This figure could rise up to 219,367 by 2016 (*GLA Interim Projected Populations and Household Scenario 8.07*). A rise in the number of households is also taking place. According to projections by the GLA, the number of households in the Borough is expected to rise from 79,565 in 2001 to 85,031 by 2011. These demographic changes, coupled with high housing demand and rising house prices (see Figure 9) need to be taken into consideration if housing policies are to result in development activity that meets people's needs. It is important that good quality housing is provided in the right locations, in a variety of types, at affordable prices and at a sustainable rate to match future demand. The following sections set out the state of housing development in the Borough and how the policies are performing and whether targets are being met.

(A) New Residential Development built at a density of at least 150 habitable rooms per hectare (HUDP)

An analysis of residential development in the Borough shows that the average residential density is 237 habitable rooms per hectare (for developments over ten units). This is well above the minimum target of 150 habitable rooms per hectare and reinforces the Council's commitment to sustainable development and the value of working towards the provision of new residential development at higher densities in appropriate locations. In terms of the individual

developments, 88.9 per cent (8 out of 9 developments) were built at a density of at least 150 habitable rooms per hectare.

Only one major residential development completed in the last financial year fell short of the target of 150 habitable rooms per hectare. This development (see figure 5) at Brookshill, Harrow Weald provided 54 habitable rooms in 18 three-bedroom flats and had a density of 59 habitable rooms per hectare. However, it is a brown field site located within the Green Belt and the resulting density is not unexpected since the Green Belt policies and PPG 2 set particular limitations on the type and size of development in such locations. In this case, high-density housing would have been inappropriate and damaging to the local built and natural environment and would not have been in keeping with its context. Therefore, this illustrates that the Council is working towards high densities in and around the town centres, whilst in peripheral areas it is not always suitable.

(B) Percentage of new dwellings completed at; less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and above 50 dwellings per hectare (ODPM):

1. Less than 30 dwellings per hectare = **36.36 %**
2. Between 30 and 50 dwellings per hectare = **18.18 %**
3. Above 50 dwellings per hectare = **45.45 %**

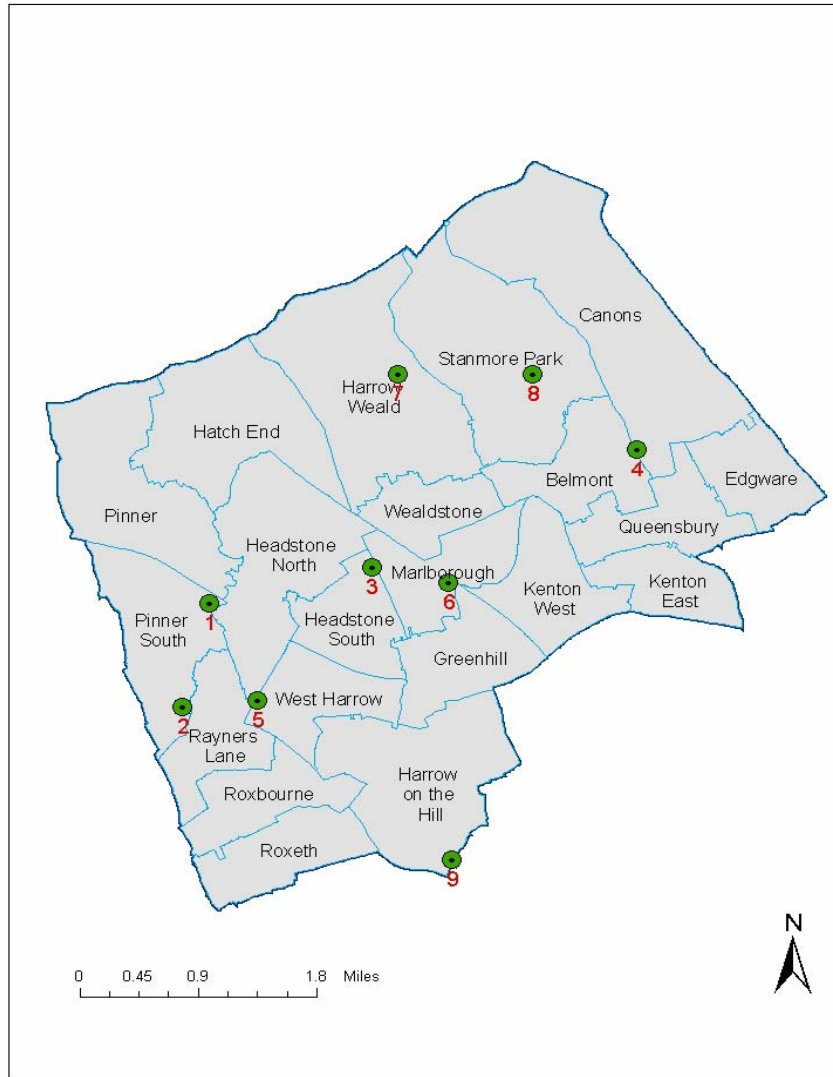
(Additional explanation to be added)

(C) The proportion of new homes provided on previously developed land (ODPM)

The HUDP sets a target of 100 per cent of new residential units to be built on brownfield sites. In the last financial year (2004/05) no new residential development was built on greenfield land.

Figure 5.

Completed Residential Development Locations for 10+ Units



Sources: Housing Monitoring database, Harrow Planning Services

Table 3.

Completed Residential Development (over 10 units) and Density Rate

Number	Address	Density (hrph)	Unit Net Gain
1	Marsh Road, 39-45	169	14
2	Village Way, former BT Depot	171	44
3	Harrow View, 252, Clarendon House	203	16
4	Honeypot Lane, 730, "Green Man" PH	211	15
5	Imperial Drive, 143 (former BP Service Station)	331	16
6	Railway Approach, Former Railway P.H. site	488	40
7	Brookshill, 55, 'Whyteways'	59	18
8	Uxbridge Rd, RAF Stanmore Park	197	411
9	Greenford Road, 140	305	14
		Average = 237	Total = 588

(D) Residential Completions between April 2004 and March 2005

The 2004 London Plan indicated that Harrow has the potential to provide 6,620 additional dwellings during the period 1st January 1997 and 31st December 2016. This equates to an annual average target of 330 additional dwellings and as can be seen from Table 4 below, the target has been surpassed in 2004/05. In total, 498 units were completed in the last year and this exceeds the annual target by 168. However, the latest 2004 London Housing Capacity Study has reviewed all local authorities targets based on previous and current performance. With regard to Harrow, the annual housing provision target was increased by 70 units (21.2 per cent) taking the number up to 400 and this will take effect from the financial year 2007/08.

Table 4. Residential Completions 2004/2005

Completions 2004/05	Total no. of existing units	Total no of proposed units	Net gain of units	Number of sites
New Build	105	455	350	50
Conversions/Change of Use	99	247	148	96
Total	204	702	498	146

Note: Figures include partial completions

(E) Residential Permissions between 1st April 2004 and 31st March 2005

Monitoring permissions data is a good way of assessing Harrow Council's policy performance as well as giving an indication of future development. Judging by the net gain of residential units due to planning permissions granted in the last financial year, it is likely that the annual net additional residential unit target will be met in the next few years. In total 213 planning permissions were granted, leading to a potential net gain of 520 residential units, although they will not all be completed in one year.

Table 5. Residential Permissions 20042005

Permissions 2004/05	Total	New Build	Conversions/Change of Use
Total Number of Permissions	213	143	70
Total no. of existing units	132	9	123
Total no. of proposed units	652	219	433
Net gain of units	520	210	310

(F) Number of expired residential planning permissions

Permissions granted previous to August 2005 have 5 years until expiry for full planning applications and 3 years until expiry for outline permissions. In Harrow almost all permissions translate into developments on the ground, however, a small number expire before development is carried out. Table 6 shows the number of lapsed residential permissions for each financial year over the last five years. Despite the lowest number of expired permissions occurring in the last year, there is no real distinctive trend occurring throughout the sample period. As long as the number remains low, no immediate action is considered necessary, although the situation will continue to be monitored closely.

Table 6. Lapsed Residential Permissions

Year	Lapsed Permissions
2000/2001	6
2001/2002	3
2002/2003	6
2003/2004	3
2004/2005	2

(G) Net increase in the amount of mixed-use developments (HUDP)

Although the numbers involved are very small the number of mixed-use developments given planning permission has been increasing over the last five years, with the highest amount being achieved in the last financial year. In addition to providing denser residential development, providing a mix of uses also contributes towards the sustainable development ethos. More mixed use development means that people may have to travel less distance to take part in various activities, including leisure and work.

Table 7. Mixed Use Permissions Granted 2000 – 2005

Year	Mixed Use Permissions Granted
2000/2001	1
2001/2002	1
2002/2003	3
2003/2004	3
2004/2005	9

(H) Residential Appeals

In the last financial year, 37 appeals were made against planning permission refusals issued by Harrow Council. Out of these 37 appeals, 9 were allowed and 28 were dismissed. This represents a success rate for appellants of 24 per cent, well below the Governments maximum acceptable guideline of 40 per cent successful appeals. This suggests that decisions based on HUDP policies are generally well supported by the planning inspectorate.

(I) Increase in the average density of new residential development in areas of good public transport accessibility by at least 10% above the average residential density between 99/00 and 03/04 (HUDP)

Residential densities are recorded for all planning permissions for new build development. Table 8 shows that the average residential density has remained fairly constant throughout the sample period with the exception of 2003/04. In this year the Roxborough Heights Development in Harrow Town Centre for 123 units was built at a very high density rate of over 1300 habitable rooms per hectare. This accounts for the unusually high figure compared to the other years.

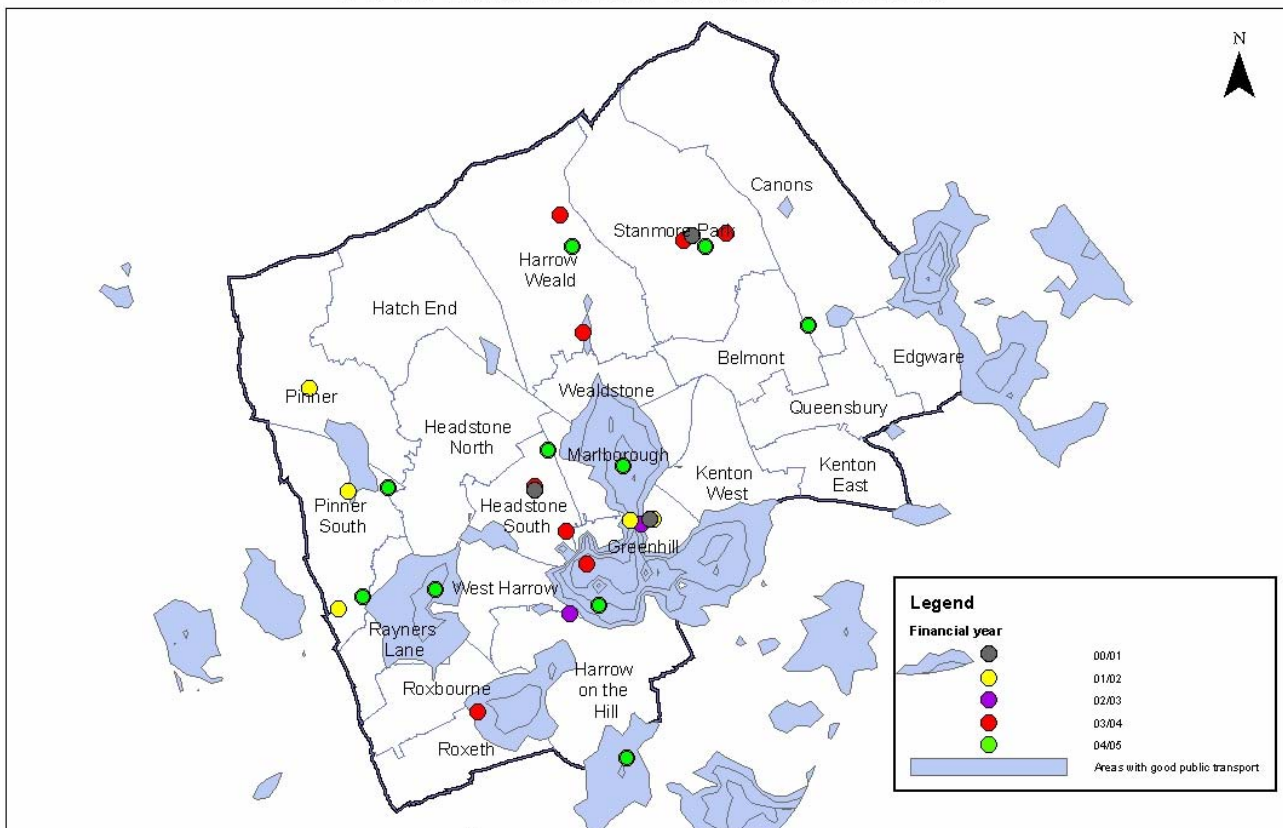
Table 8. Residential Density – Developments of 10+ Units Completed

Year	Average Residential Density (habitable rooms per hectare)
2000/2001	220
2001/2002	251
2002/2003	260
2003/2004	434
2004/2005	254

Source: Housing Monitoring database, Harrow Planning Services

Figure 6.

New residential developments with 10+ units for 99/00 - 04/05 & areas with good public transport accessibility



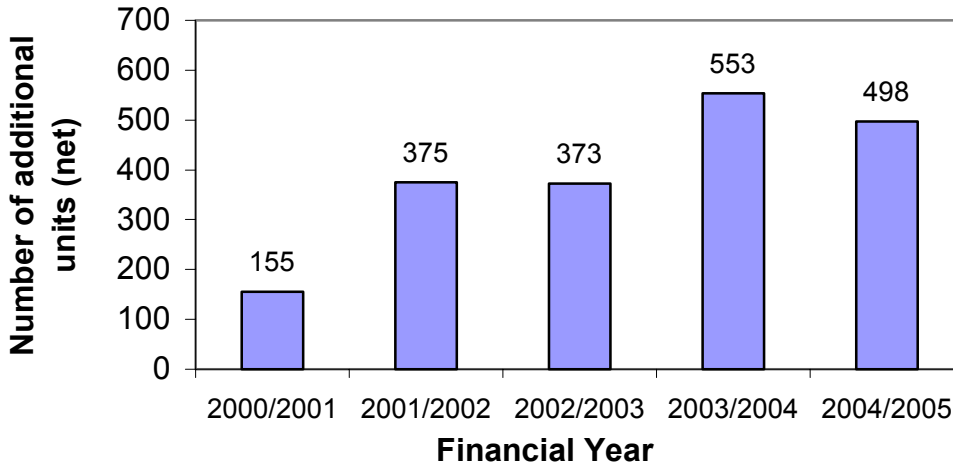
Sources: Housing Monitoring database, Harrow Planning Services
Public Transport Accessibility Levels, Transport for London (TfL)

(J) Housing Trajectory (ODPM)

A key Core Output Indicator which local authorities are required to report on relates to housing delivery. A housing trajectory looks at past housing provision and estimates future performance against set targets for delivery. The housing trajectory will be updated at each Annual Monitoring Report to 'demonstrate progress towards meeting the agreed housing provision figures.' (4.24.ODPM:2005). The targets set in the Mayor's London Plan determine the level of additional housing units that the London Boroughs must provide.

Figure 7.

Net additional dwellings completed in the last years

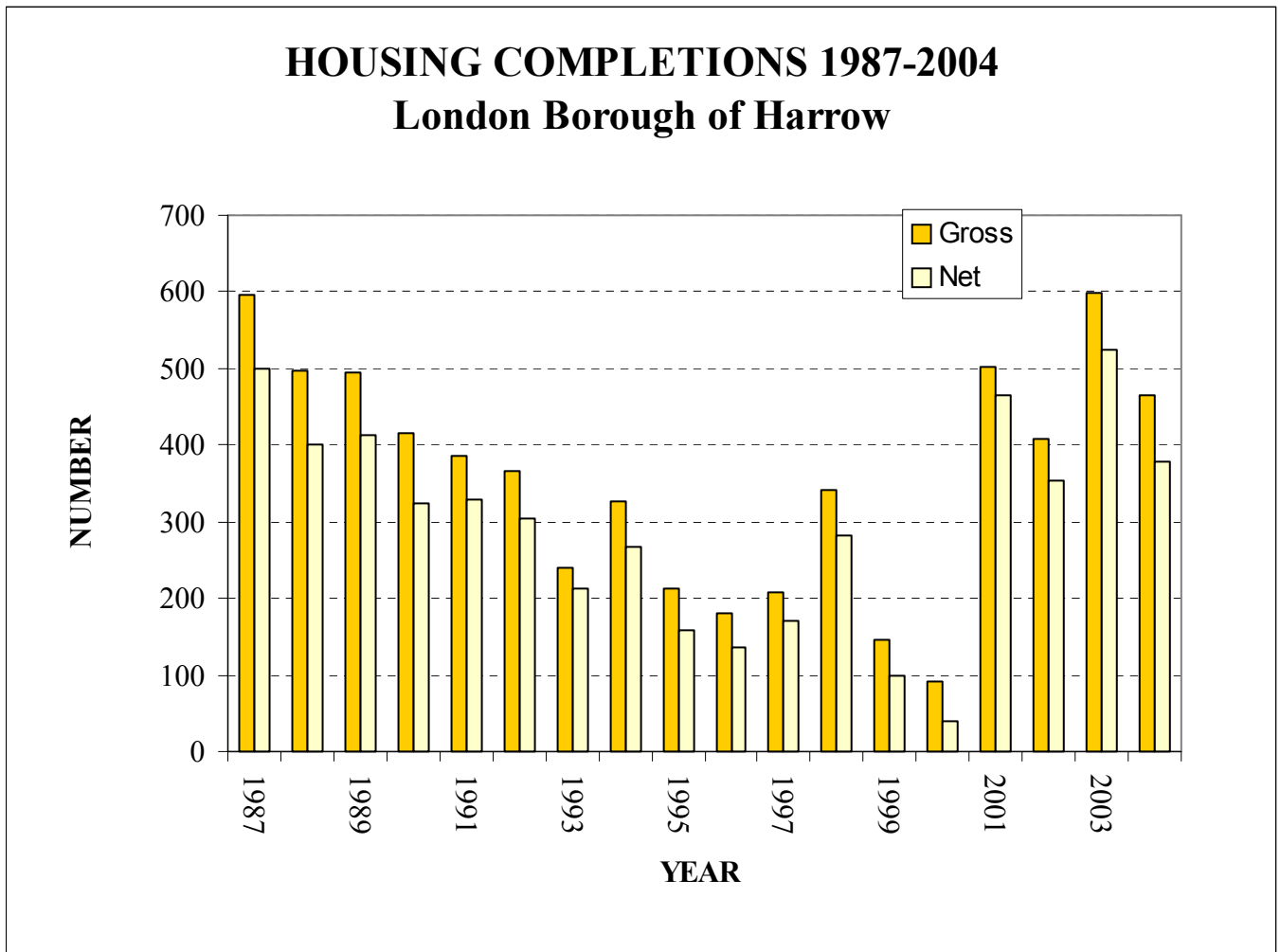


Source: Housing Monitoring database, Harrow Planning Services

Annual average number of net additional dwellings needed to meet 2004 London Plan housing requirement

If the 2004 London Plan target was in operation until 2016, this would result in the number of additional units to be found per year (from all sources) being 235 and this would result in meeting the London Plan target of providing 6,620 additional dwellings by 31st December 2016. This low figure (235) is due to a high number of completions in recent years where the requirement was being exceeded, resulting in the original target of 330 units per year being reduced. However, as previously mentioned the Mayor has published draft London Plan alterations housing provision targets for consultation which would involve a rise to 400 units per year, based on the findings of the 2004 London Housing Capacity Study. The following graph shows the provision of additional housing for each calendar year between 1987 and 2004.

Figure 8.



(Explanation of the Projected Additional Housing Supply in Harrow 2004-2016 (see table overleaf) is to be added).

Projected Additional Housing Supply in Harrow 2004 – 2016

Harrow	2001 Housing Stock	2004-05	2005-06	2006-7	2007-8	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Total
Borough Total	81,495	463	816	379	379	379	379	379	379	379	379	379	379	5,069

Wards														
Belmont	3677	2	0	3	3	3	3	3	3	3	3	0	0	26
Canons	4414	14	80	95	95	95	95	95	95	95	95	0	0	854
Edgware	3632	43	1	4	4	4	4	4	4	4	4	0	0	76
Greenhill	4338	39	93	144	144	144	144	144	144	144	144	0	0	1,284
Harrow on the Hill	4350	17	238	5	5	5	5	5	5	5	5	0	0	295
Harrow Weald	4166	2	8	1	1	1	1	1	1	1	1	0	0	18
Hatch End	3987	9	26	4	4	4	4	4	4	4	4	0	0	67
Headstone North	3557	4	0	2	2	2	2	2	2	2	2	0	0	20
Headstone South	3797	33	6	23	23	23	23	23	23	23	23	0	0	223
Kenton East	3390	6	3	13	13	13	13	13	13	13	13	0	0	113
Kenton West	3425	4	2	2	2	2	2	2	2	2	2	0	0	22
Marlborough	3963	84	109	28	28	28	28	28	28	28	28	0	0	417
Pinner	4178	0	22	4	4	4	4	4	4	4	4	0	0	54
Pinner South	3824	13	4	0	0	0	0	0	0	0	0	0	0	17
Queensbury	3605	2	6	1	1	1	1	1	1	1	1	0	0	16
Rayners Lane	3645	26	10	5	5	5	5	5	5	5	5	0	0	76
Roxbourne	4132	56	143	31	31	31	31	31	31	31	31	0	0	447
Roxeth	3787	3	2	2	2	2	2	2	2	2	2	0	0	21
Stanmore Park	4060	34	36	8	8	8	8	8	8	8	8	0	0	134
Wealdstone	3786	46	27	3	3	3	3	3	3	3	3	0	0	97
West Harrow	3782	26	0	1	1	1	1	1	1	1	1	0	0	34

Notes: For 2004/05 the figures relate to net additional units completed.

For 2005/06 the figures are based on all live planning permissions granted before 31st March 2005 and which were under construction at that time.

From 2006-2014 the figures are based on planning permissions (where work had not yet started by 31st March 2005) plus identified sites in the HUDP and 2004 London Housing Capacity Study. The figures have been allocated on an equal basis over this period. However, it is acknowledged that the actual completions will follow a different pattern which cannot be predicted.

For all years 2005-2016 there will be additional permissions granted each year which are not reflected in this table.

Source: Housing Monitoring database, Harrow Planning Services

Affordable Housing

(K) Total Number of Affordable Housing Completions (2004/05) (ODPM)

In the last financial year (2004/05), 89 affordable units were completed in Harrow, which represents 18 per cent of the total number of all residential units built. HUDP policy H6 sets a target for the completion of 165 affordable units on an annual basis, which has not been met. This figure is derived from a combination of the London Plan Policy 3.A1 *Increasing London's Supply of Housing*, which sets a target for housing provision of 330 completions per year in Harrow, and London Plan Policy 3A.7 '*Increasing affordable housing targets*', which establishes a 50 per cent target of all housing provision being affordable. The following table shows the net number of completed developments over the last five financial years and the numbers and proportions that were affordable and the percentages related to the H6 Policy target.

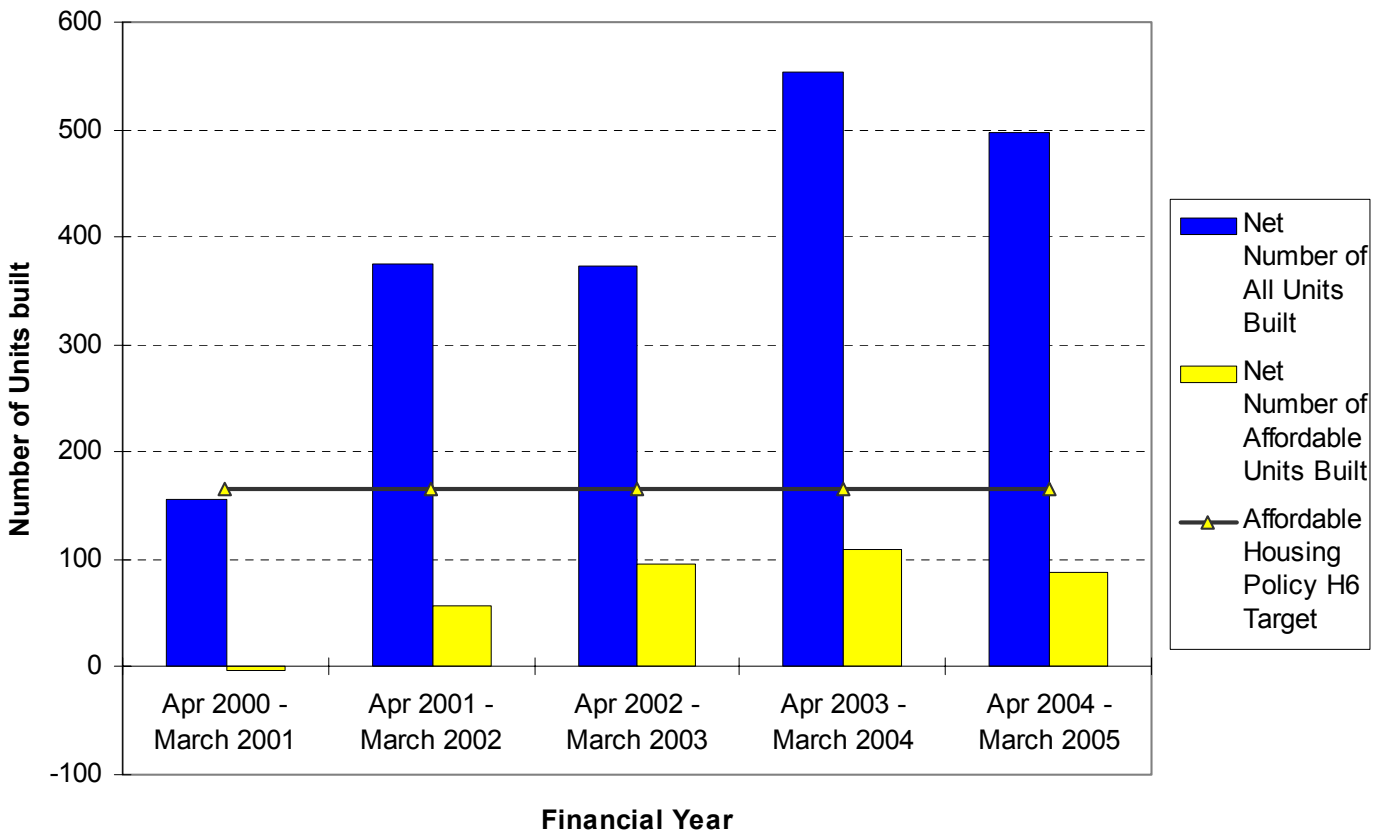
Table 9. Affordable Housing Completions 2000-2005

Period	Net Number of all units built	Net Number of affordable units built	% Affordable	% Of UDP target H6
2000/2001	155	-3	-1.9	-1.8
2001/2002	375	57	15.2	35
2002/2003	373	96	25.7	58.1
2003/2004	553	110	19.9	66.6
2004/2005	498	89	17.9	54
Average	390.6	69.8	15.36	42.4

Policy H6 only came into force in July last year, so the completions rate generally reflects the permissions granted in previous years and will not have had enough time to make any significant impact. Notwithstanding this, as can be seen from the above figures, the target of 165 units was not met last year.

Figure 9.

Affordable Housing Completions



The graph above shows a steady rise in both the total number of residential units built and affordable housing, although with a reduced rate in the last financial year. It also shows that the proportion of affordable units completed has a strong correlation with the trend in total residential units built where an increase in the number of residential units is mirrored with a rise in the number of affordable housing completions. However, as previously mentioned the new 2004 HUDP affordable housing policies cannot be expected to have an immediate effect on completions rates. Another way of understanding how the HUDP policies are performing is to look at the number of affordable permissions granted rather than actual units built.

(L) Total Number of Affordable Units with Planning Permission (2004/05)

In order to provide an indication of what future rates of affordable housing development are likely it is useful to consider the amount of permissions for affordable housing. In the last financial year (2004/05), permissions for 292 affordable housing units were granted which is the highest number of affordable housing permissions annually for the last five years and suggests an upward trend reflecting the new affordable housing policies in the 2004 HUDP. Over the last five years, just one permission with an affordable element expired before the units were built, therefore it is reasonable to conclude that the permissions granted over the last five years can give a general indication of the likely future rates of housing completions. As can be seen from Table 10, the number of units which were granted planning permission in 2004/05 exceeded the HUDP target of 165 additional affordable units per year.

Table 10. Affordable Housing Units Granted Permission 2000-2005

Period	Total Housing Net Gain (units)	Affordable Units On Site	Off Site Purchase	% Affordable	% Of UDP target H6
2000/2001	402	54	10	15.9	38.8
2001/2002	806	184	0	22.8	111.5
2002/2003	524	70	0	13.4	42.4
2003/2004	545	55	0	10.1	33.3
2004/2005	1171	292	0	24.9	176.9
Average	689.6	131	10	17.42	80.58

However, it should also be noted that the proportion of affordable housing granted is well short of the aim of 50 per cent provision being affordable. It is thought that this trend should improve as the policy is longer established and all applications are subject to consideration via the HUDP. Reflecting the importance the Council attributes towards the subject area, a Supplementary Planning Document (SPD) for affordable housing is currently being developed. It is intended that the SPD will improve the application of policies H5 and H6, and in doing so facilitate the development of more affordable housing of the required type.

(M) Net Affordable Completions by Developer Type

In addition to monitoring how the HUDP policies are performing by looking at permissions data it is most important to look at actual completions. It illustrates the proportion of permissions that are being completed and the likely amounts of completions in the near to medium future. Table 11 shows net affordable completions by developer type and net affordable units completed against all new completed residential units for the last five years.

Table 11. Net Affordable Housing Completions by Developer Type

	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
Housing Association	-2	8	4	6	84
Private	0	49	92	104	5
Local Authority	-1	0	0	0	0

(N) Net Affordable Housing Permissions by Developer Type

HUDP Policy H5 relates to private developments and requires that all qualifying developments over 15 units are expected to provide an element of affordable housing. The following table shows a breakdown of affordable housing provision by development type and helps show how much of the target is being met through housing associations compared to private developments.

Table 12.

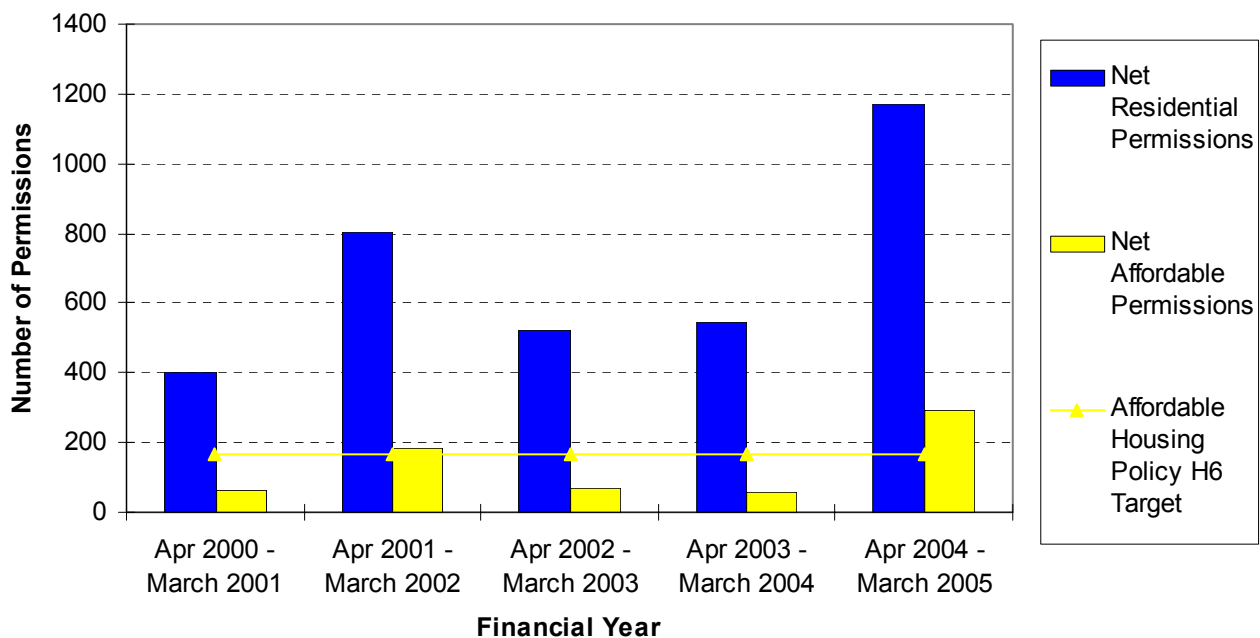
Affordable Housing Permissions by Developer Type

	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
Housing Association	3	184	177	44	45
Private	61	0	115	26	10

Figure 10 clearly illustrates that the implementation of the HUDP policies (July 2004) are having a positive effect on the number of permissions being granted. In the last year there was a significant increase to 292 affordable housing permissions being granted. The next few years look promising for increasing the number of permissions and completions for affordable housing. It is of great importance that this trend continues if house prices are to continue rising as they have done for the last five years.

Figure 10.

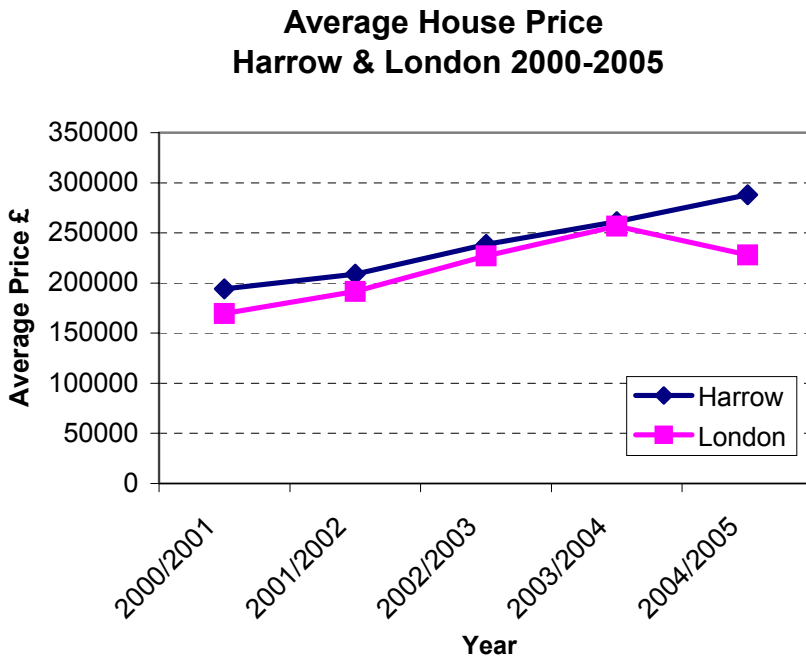
Net Residential Permissions vs Net Affordable Permissions



(O) Average House Prices in Harrow & London

Figure 11 illustrates that the average house price in Harrow is above that of London as a whole. Despite the averages being almost equal in 2003/04, property prices in Harrow continued to rise in 2004/05 whereas average London prices decreased. This reinforces the importance of providing enough affordable housing to cope with rising demand and property prices.

Figure 11. Average House Prices



Source: Land Registry Online

(P) Number of Bedrooms in Affordable Units

In order for affordable housing developments to reflect the affordable housing needs of the Borough it is important that a range of housing types are provided, preferably reflecting the demand of those households in need of affordable housing. In mind of this the number of bedrooms per affordable dwelling is monitored. The following is a summary of this information in Harrow for developments of affordable housing for the period between April 2001 and the end of March 2005.

Table 13. Number of bedrooms in affordable units between 2001/02 and 2004/05

No of bedrooms in affordable units between 2001/02 & 2004/05	
Number of bedrooms in the property	%
1 Bedroom	14
2 Bedroom	28.3
3 Bedroom	49.4
4 Bedroom	5.4
5+ Bedroom	2.9

4.5 EMPLOYMENT, TOWN CENTRES AND SHOPPING

Harrow has relatively little land available for future industrial or office floorspace needs, and this underpins the strong emphasis on need to protect the land and premises currently in such use. Prior to the formulation of the policies in the adopted UDP there has been a steady loss of industrial land and it was now recognised that this loss may need to be stemmed in the interest of sustainability and forecasts of employment growth. The policy objectives are:

- i) To encourage fewer journeys to work by car, through the retention of places of employment in established locations, and development in new locations, to which employees can easily travel by walking, cycling or using public transport.
- ii) To improve accessibility to the town centres, particularly by non-car modes of transport, and to improve accessibility within the town centres for all.
- iii) To ensure a wide variety of mutually supporting uses in the Borough's town centres, especially Harrow Metropolitan Centre, including opportunities for employment.
- iv) To support the economic health of local shops and services.
- v) To improve the environment of places of employment, and any adjacent areas, especially if these are residential in character.
- vi) To maintain and improve the attractiveness of the town centres and local parades.

(A) Vacancy rate overall for each centre to be no more than 10% of total measured retail frontage (HUDP)

Table 14 shows the percentage of total vacant retail frontage (designated and non designated frontage) for each town centre in Harrow. The overall vacancy rate of 5.14 per cent portrays a very positive picture of the economy and shows that businesses are thriving in local town centres. The overall vacancy rate of below 10 per cent has easily been met in the last financial year. The higher vacancy rate in Wealdstone would continue to suggest that it should continue to be targeted for improvement.

Table 14. Percentage of Vacant Frontage in Town Centres

Town Centre	% Frontage Vacant	
Harrow Town Centre	4.56	
Burnt Oak	9.55	
Edgware	3.75	
Kingsbury	0	
North Harrow	10.5	Former Safeway site (354 Pinner Road) excluded from count as it was temporarily vacant for redevelopment.
Pinner	2.59	
Rayners Lane	6.15	
South Harrow	0.9	
Stanmore	2.23	
Wealdstone	13.72	
Belmont	7.13	
Harrow Weald	3.83	
Hatch End	2.52	
Kenton	6.62	
Queensbury	7.59	
Sudbury Hill	0.56	
Average Vacancy Rate =	5.14%	

(B) Employment Structure in Harrow

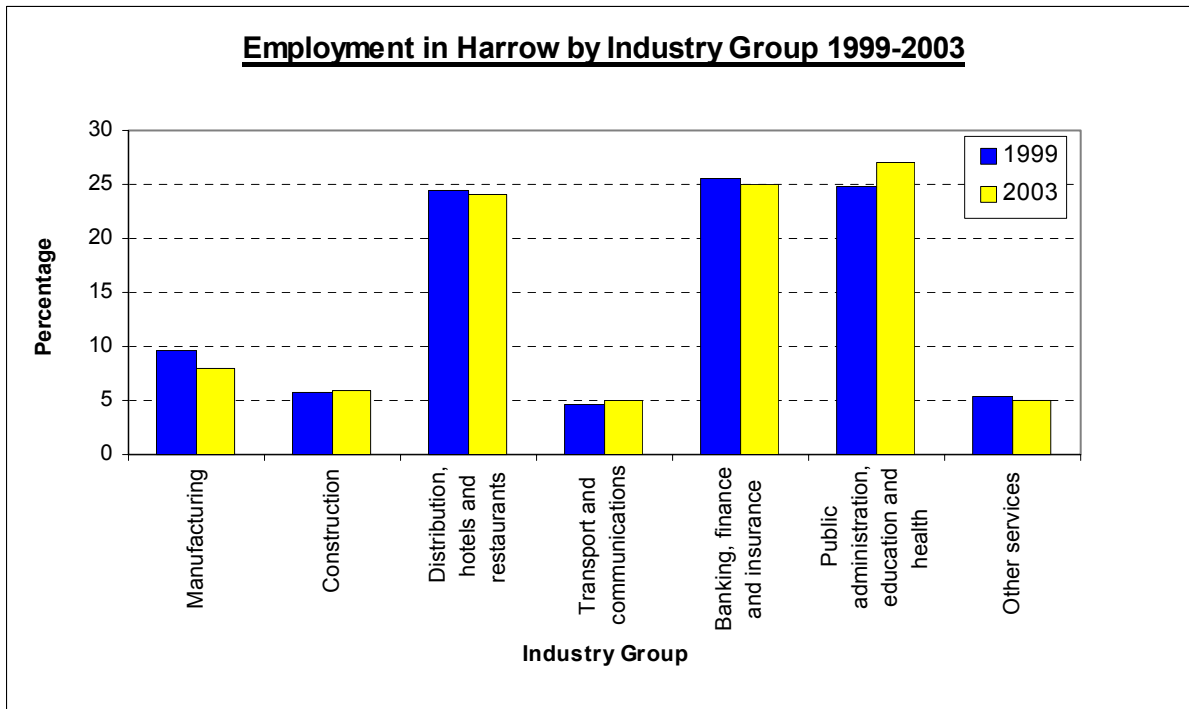
The employment structure of Harrow is reasonably well balanced with almost equal proportions of the population working in distribution, hotels and restaurants (24 per cent), banking, finance and insurance (25 per cent), public administration, education and health (27 per cent). This distribution is fairly typical considering the location of Harrow in London and the South East. Figure 10 compares the 2003 Annual Business Inquiry (ABI) against the 1999 ABI. Overall there is little change in the five year period although there has been a significant decline in manufacturing with corresponding gains in construction and the public sector.

Table 15 shows a comparison between the workplace of Harrow residents in 2001 and 1991. The main finding is that there has been a small increase in the number of people who live in Harrow but work outside Harrow and a very small increase in the number of people who live in Harrow but work outside England and Wales.

Table 15. Workplace Location of Harrow Residents

	2001	1991
Lives in Harrow and works outside Harrow but within England and Wales	61.5%	59.7%
Lives in Harrow and works outside England and Wales	0.3%	0.1%
Lives and works in Harrow	38.2%	40.2%

Figure 12.



Source: Governments Annual Business Inquiry 1999 and 2003

(C) Average footfall levels in metropolitan and district town centres not to fall significantly below 1999 levels (HUDP)

Harrow experienced a reduction in average footfall levels of 4 per cent in 2005 compared to 1999. In terms of whether the target has been met, it is considered that a 4 per cent reduction is not highly significant over the five year period, although two town centres experienced higher than average reductions in footfall levels. The pedestrian counts are carried out in the major town centres every year and approximately every two years for the smaller centres. The reduction in footfall levels in Rayners Lane and North Harrow are of concern. Rayners Lane centre lacks a major supermarket, although the recent opening of a Tesco Express store in the vicinity may lead to an increase in footfall levels in the future. The fall in North Harrow can be partially explained by the closure of a major food store and the site is currently being redeveloped with a new supermarket planned.

Figure 13 charts the pedestrian counts in Harrow's larger town centres against the 1999/2000 baseline figures.

Table 16.

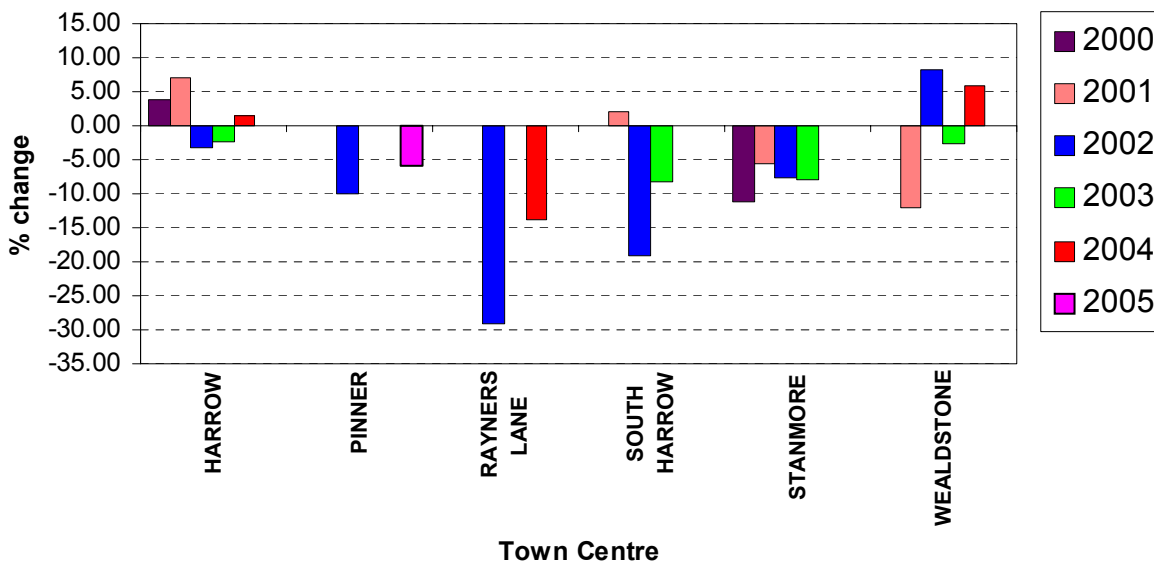
Pedestrian Counts in Harrow's Metropolitan & District Centres

<u>Town Centre</u>	1999	2005	% Difference	Actual Change
Harrow Town Centre	2031045	2062100	1.53	31055
Burnt Oak	195045	184815	-5.24	-10230
North Harrow	103960	91695	-11.8	-12265
Pinner	284760	267885	-5.93	-16875
Rayners Lane	190695	164370	-13.8	-26325
South Harrow	286200	262665	-8.22	-23535
Stanmore	135945	125145	-7.94	-10800
Wealdstone	269790	270060	0.1	270
Hatch End	65400	70035	7.09	4635
Kenton	71610	72765	1.61	1155
TOTAL	3634450	3509530	Average = - 4.26%	-62915

Source: Pedestrian Flow Counts, Harrow Planning Services

Figure 13.

**Percentage Change in Town Centre Footfall 2000 - 2005
Compared to 1999/2000 Baseline**



(D) No more than 5% of additional gross retail floor space to be out of town centre (HUDP)

Only 2 additional retail units were completed during the last financial year and were located within town centres (Wealdstone). Therefore the target has been met with no additional retail floor space located out of town centres.

(E) Office Vacancy Rates

Office vacancy rates were at their lowest level in January 2005 at 9.73 per cent compared to the previous five years. The total amount of office stock in the Borough is declining and there are no current planning applications for any major office developments in the pipeline. Harrow Town Centre is the main office location in the Borough, accounting for 34 per cent of total office stock. Figure 14 shows that the office vacancy rate dropped significantly in 2005 and was actually lower than the vacancy rate in 2001.

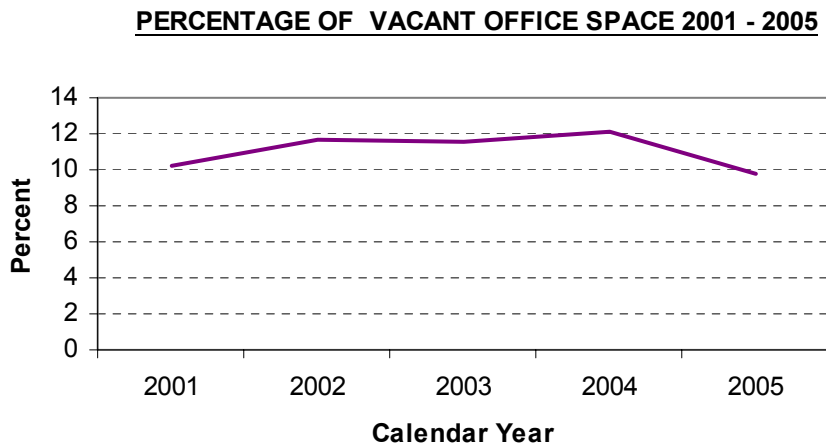
Table 17.

Office Floorspace in Harrow, January 2005

YEAR	OFFICES	VACANT OFFICE	TOTAL OFFICE	% VACANT
2001	353682	40246	393928	10.22
2002	347359	45958	393317	11.68
2003	354466	46135	400601	11.52
2004	321529	44105	365634	12.06
2005	330128	35571	365699	9.73

Source: Property Database & Vacant Property Register, Harrow Planning Services

Figure 14



(F) Amount of vacant warehouse (B8) floor space

The vacancy rate of 7.35 per cent for storage and distribution is not considered alarming and could actually provide an opportunity for additional businesses to locate in Harrow. The older warehouse stock tends to have higher vacancy rates – largely located in South Harrow and Stanmore.

Table 18. Storage & Distribution Floorspace in Harrow, January 2005

	Floorspace (m2)
VACANT B8	7009
OCCUPIED B8	88385
TOTAL B8	95394
% Vacant	7.35

(G) Completed development by Use Class – Non Residential

The ODPM Core Output Indicators request that 'amounts should be defined in terms of completed gross internal floorspace (m³)'. For the purposes of planning applications and subsequent monitoring all floorspace data collected by Harrow Council is recorded as gross external floorspace in square metres.

New build

There were only two new build units completed in the last financial year. They comprise two adjoining retail units located at 87 High Street, Wealdstone.

Change of use completions (greater than 1000 m²).

This Annual Monitoring Report has included developments over 1000 m² in line with the requirements of the Mayor's London Development Database. There were no completed change of use developments over 1000 m² for the A and C Use Classes. It is not surprising that there were no completions over 1000 m² in the A Use Class as these developments are typically smaller in size and the larger developments do not occur regularly. The gains to B1 and B8 are to be expected as office vacancy rates are generally low and there has been an increase in the number of long term storage facilities.

Table 19.

A1	0	B1	1229	C1	0	D1	1116
A2	0	B2	0	C2	0	D2	0
A3	0	B8	2820	C3	-		
Total	0	Total	4049	Total	0	Total	1116

Data on C3 completions is covered in Chapter 4

(H) Amount of floorspace developed for employment by type (completed gross floorspace m²) (ODPM)

In terms of completions resulting from new build and change of use, an overall net gain of 12006m² gross external floorspace was achieved. The total amount of employment land (B1, B2, B8) currently in use in Harrow is 707358 m² floorspace or 94.162 hectares.

(I) The amount of floorspace by employment type in employment or regeneration areas (ODPM)

Use Class B1 experienced a net gain of 298m² floorspace in designated employment or regeneration areas.

Use Class B2 experienced a net gain of 3179m² floorspace in designated employment or regeneration areas.

Use Class B8 experienced a net gain of 2341m² floorspace in designated employment or regeneration areas.

(J) Amount of completed retail, office and leisure development (over 1000 m²) (ODPM)

There were no completed retail developments of over 1000 m² in 2004/05.

There was 1229 m² completed development of office floorspace in 2004/05

There were no completed leisure developments of over 1000 m² in 2004/05

(K) Amount of floorspace by employment type, which is on previously developed land (ODPM)

100 per cent of completed development for employment in Harrow was on previously developed land with no green field sites being used.

(L) Total amount of land available for employment use in terms of site area (hectares) (ODPM)

The total amount of designated employment land in the UDP is 65.45 hectares.

(M) Amount of employment land lost to residential development (C3) (ODPM)

Completions in the last year = - 1339 m²

Permissions in the last year = - 8519 m²

(N) Net gain/loss for each Use Class based on permissions granted in 2004/05

An analysis of planning permissions granted in 2004/05 has revealed that floorspace gains were achieved for Use Class A and D with losses experienced in B and C Use Classes. The large loss of 5633 m² to B1 floorspace can be attributed to the large amount of office to residential conversions and the fact that the Borough actually had a surplus of office floorspace.

Table 20

Use Class	Permissions	Floorspace (m ²)
A1	70	-1535
A2	44	766
A3	47	2458
		Total = 1097

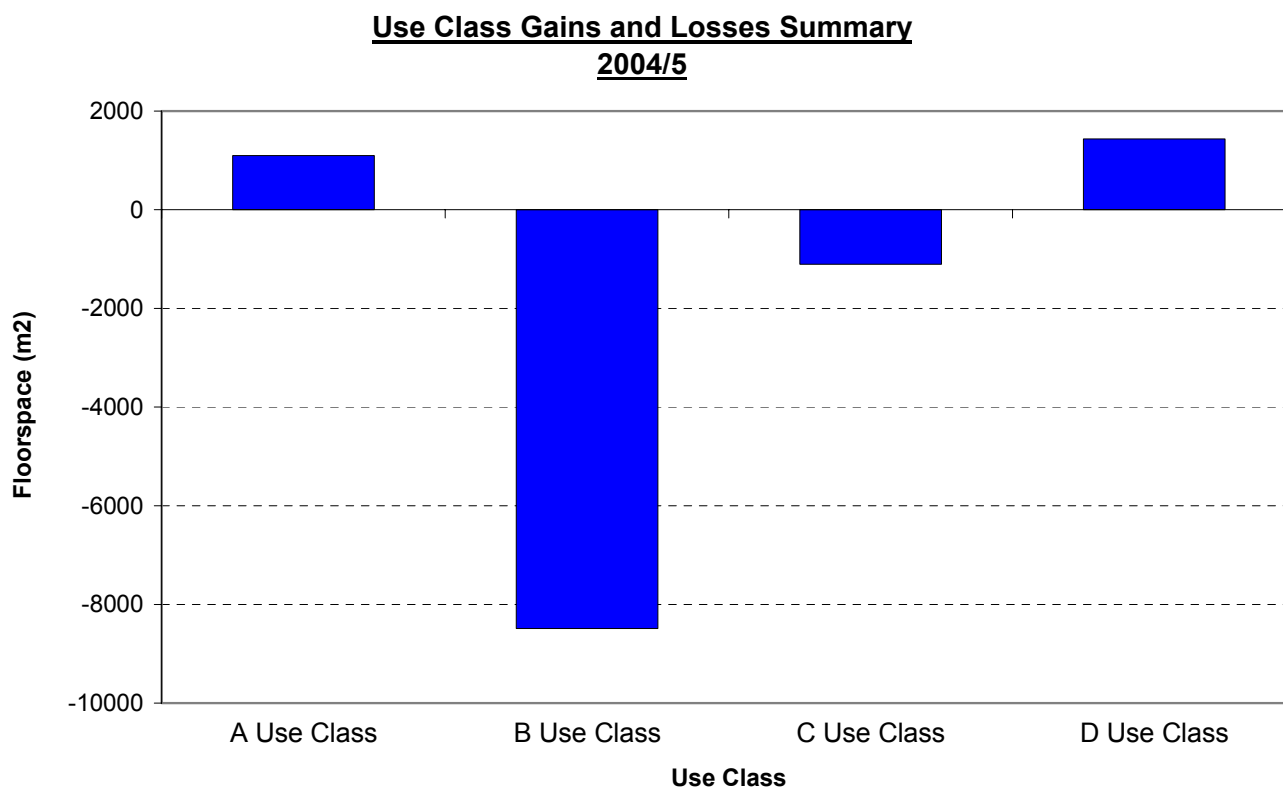
Use Class	Permissions	Floorspace (m ²)
B1	62	-5633
B2	12	-4182
B8	14	1326
		Total = - 8489

Use Class	Permissions	Floorspace (m ²)
C1	5	-548
C2	6	-556
		Total = -1104

Use Class	Permissions	Floorspace (m ²)
D1	65	2027
D2	7	-592
		Total = 1435

Source: Monitoring Database, Harrow Planning Services

Figure 15.



(O) Losses of employment land in designated employment/regeneration areas and across whole Borough

A total of 20 permissions affecting designated employment land were granted in the last financial year. However, all but two of these permissions proposed some element of employment use, the other two proposing C3 uses only. 10,259 m² of employment use floorspace was permitted, resulting in a net gain of 2,169 m² floorspace if these proposals were all implemented.

The two permissions which would result in loss of employment land are for change of use of offices to Healthcare and Support Services at Raebarn House, 100 Northolt Road and the other was for a change of use of offices at Templar House, 82 Northolt Road to flats. The latter has recently been completed.

In terms of employment land lost (i.e. site area) it is difficult to calculate the net change as the most significant application is an outline application which proposed both B1 and C3 uses but the amount of floorspace for each is not known. Although an estimated 50/50 split was made for the amount of floorspace in each, of this is applied to the amount of land taken up by each use this would show an overall net loss of employment land of 0.467 hectares.

4.6 RECREATION, LEISURE AND TOURISM

Sports, recreation, arts, cultural and entertainment activities are important within the community, enriching many people's lives and providing a wide range of benefits, such as better health, social integration and employment. Harrow has the potential to become a greater attraction to visitors and tourists. It has an internationally known name, good transport links with Central London, attractions such as Headstone Manor Museum and Harrow School and proximity to pleasant, accessible countryside.

Recreation, leisure and tourism objectives

- i) To encourage provision, use and improvement, of a range of leisure and recreation facilities and participation by all sections of the community;
- ii) To encourage the development and availability of land and buildings for sports, arts, cultural, entertainment and social activities; and
- iii) To encourage tourism development that enhances the Borough's attractions, makes the best use of cultural resources and opportunities in the Borough and contributes to a high quality environment.

The recommended Core Output Indicators (ODPM 2005) and Harrow UDP indicators do not cover leisure and tourism in detail. It is therefore important to give an update on progress on schemes and projects provided and supported by the Sport and Leisure Unit 2004-2005.

(A) London Youth Games

Over 600 young people from Harrow took part in the 2004 London Youth Games. Harrow's team achieving 20th out of 32 London Borough's and the City of London. This is a great improvement from 30th place, which Harrow has consistently achieved over the last three years.

(B) Community Centre and Sports Hall on Rayners Lane Estate

Council approved a grant of £330,000 for the building of a multi purpose sports hall, which will provide sporting facilities for residents of South Harrow. This will be run in partnership with Warden Housing. The Sport and Leisure Unit will be working closely with Warden Housing to provide sport development opportunities. Work will begin on the new £2.7 million community centre and sports hall in October 2005 at the Rayners Lane Estate. The centre will provide permanent sports activities for residents, learning resources, recreational activities, health promotion and a café.

(C) The release of the Leisure Card

The official launch of the leisure card was 17th September 2004. The leisure card was introduced in an effort to get everybody living or working in Harrow involved in sports and physical activity. It offers discounts on activities at Harrow Leisure Centre, Roger Bannister Sports Centre and Hatch End Swimming Pool.

(D) Live Your Life Project

The Sport and Leisure Unit in partnership with Connexions and the Asylum Team have developed a project to encourage young people living in Gayton Hotel to utilise local leisure facilities and to develop and maintain healthy balanced lifestyles. An outcome of this project is

that these young people will be better informed about their fitness levels and be able to prepare their own routine to reach their potential goals.

(E) Whitmore and Canons High School New Opportunities Project

Through the new opportunities fund the sport and leisure facilities at Whitmore High School and Canons High School have been upgraded to provide improved changing room facilities, suitable flooring and new fitness suites. A component of the New Opportunities Fund was also set aside to employ two part time Community Development Officer's to work alongside Harrow Council and the schools to proactively open up the facilities to the community and establish development plans.

(F) Interim Sport, Recreation and Open Space Strategy

In March 2004 a PPG17 compliant audit of need and supply was completed to identify gaps in provision and input into the development of the Interim Sport, Recreation and Open Space Strategy. The Strategy will provide direction for future investment and ensure resources are appropriately targeted.

(G) Draft Green Belt Management Strategy

In February 2004 a Green Belt Management Study was completed by Land Use Consultants to provide a framework to guide Harrow's future decisions on the use and management of the area and meet the recreational needs of Harrow's residents and visitor. This study will feed into the Draft Green Belt Management Strategy, which will be finalised early 2006.

(H) Canons Park

The Canons Park area was awarded £917, 700 from the National Lottery Heritage Fund to improve and conserve its unique and special character for future generations to admire. After years in the pipeline and a great deal of work in winning the bid, Harrow Council was finally awarded the money in September 2004 and made a public announcement in October 2004.

4.7 COMMUNITY SERVICES AND ACCESSIBILITY

The availability of a wide range of facilities for social services, health, public utilities, healthcare agencies and educational bodies and voluntary organisations in the Borough provides the basis for sustainable community and social inclusion. The basic policies guiding the extent and direction of many of these services are contained in the respective agencies' own plans. The HUDP is required to have regard to land requirement of the relevant bodies use policies in order that new community services and facilities to be provided. It is essential that policies, which seeks the provision of new and protection of existing one should be carefully monitored. The HUDP objectives are:

- i) To improve and encourage the provision of community and health care services in the Borough.
- ii) To facilitate the proper location, design and distribution of land and buildings for health, education and community facilities in the Borough;
- iii) To improve access for all, particularly ethnic minorities, disabled people and those with mobility difficulties.

(A) Permissions for community facilities

Despite the Harrow UDP positively encouraging the provision of additional new community facilities, based on permissions granted for the D2 Use Class there has actually been a net loss of floorspace of 592 m². The most significant loss was of 600 m² for the redevelopment of an ex-servicemen's club to provide 22 affordable flats. For community facilities under the D1 Use Class, a net gain was achieved of 2027 m² in floorspace.

D1 – 65 permissions for development resulting in a net **gain** of 2027 m² of floor space.

D2 – 7 permissions for development resulting in a net **loss** of 592 m² of floor space.

Overall = Net **gain** of 1435m² floor space.

(B) Net increase in the number of accessible public buildings – to be included

(C) Number of completed community facilities – to be included

(D) Schools – to be included

(E) Libraries

Works to improve access and meeting the requirements of the Disability Discrimination Act were carried out at several libraries and included the installation of automatic door openers, improvements to lighting, relocation of facilities from first to ground floors and improved surfaces to external ramps. Hatch End, Kenton, Pinner and Stanmore Libraries were redecorated throughout with Hatch End and Pinner also having new lighting installed. The internal layout of shelving and counter at Hatch End were redesigned to provide better access for people with disabilities.

The biggest building event was the relocation of the Wealdstone Library from Grant Road to The Wealdstone Centre in the High Street as part of a partnership with Youth and Connexions, the Harrow PCT and the Healthy Living Centre. There has been a dramatic increase in library use which has also benefited the High Street generally. The rolling stock in the Civic Centre

Library basement was also replaced which has improved access to local history material and other stock including the Project Loan collection of the School Library Service.

4.8 UDP PROPOSALS SITES – CURRENT STATUS

Since the HUDP was adopted in July 2004, development has been completed on 1 proposals site (PS22), whilst construction is underway on 5 other sites (PS12, PS13, PS14, PS28 & PS35). A Development Brief has been prepared for PS6, planning permission granted on PS25, whilst development and refurbishment works undertaken on 2 sites (PS33 & PS37 respectively) which will require reconsideration of their designations.

Table 21 sets out the development status of each site:-

Table 21.

Proposal Sites	Address	Development Status
PS1	Land South of Greenhill Way	None
PS2	Land North of Greenhill Way	None
PS3	2 St Johns Road	None
PS4	9-11 St Johns Road	None
PS5	Gayton Road Car Park	None
PS6	Harrow on the Hill Station	Development brief has been produced for site.
PS7	Land North of Junction Road	None
PS8	16-24 Lowlands Road	None
PS9	St Ann's Service Road	None
PS10	YWCA Shepcote Road	None
PS11	Belmont Health Centre	None
PS12	Prince Edward Playing Fields	Development has begun.
PS13	Former Harrow Hospital	Being developed for housing and a hostel.
PS14	Former Kings Head Hotel	Almost completed development as flats/homes
PS15	Harrow Weald Park	None
PS16	Harrow Arts Centre	None
PS17	TA Centre	None
PS18	149 and 151 Pinner View	None
PS19	Eastern Electricity Land	None
PS20	Roxeth Allotments	None
PS21	201 – 209	None
PS22	Roxeth Nursery	Development completed 12/07/05 providing 22 flats
PS23	Glenthorne Common Road	None
PS24	Land at Stanmore Station	None
PS25	BAE Systems Site, Stanmore	Outline permission allowed on appeal (31/03/05) for 198 units.
PS26	Anmer Lodge	None
PS27	Former Government Offices, Honeypot Lane	Eastern Part granted permission (16/06/05). Remainder of the site submitted an application in July 04 and is awaiting a decision.
PS28	24-28 Station Road	New Mosque is currently being built.

PS29	Land adjacent to the Leisure Centre	None
PS30	Parks Depot Site, Peel Road	None
PS31	Land North of the Bridge Day Care Centre	None
PS32	Driving Centre, Christchurch Ave	None
PS33	Land West of High Street, Wealdstone	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/2005 for a change of use from offices to 33 affordable flats on part of the site. Remainder of site not developed.
PS34	Ex BR Site, Cecil Road	None
PS35	Wealdstone Library, Youth Centre	Permission granted in November 2004 and development is now underway for 10 houses and 87 flats in 2 – 6 storey buildings.
PS36	1-33 The Bridge & 6 – 14 Masons Avenue	None
PS37	Land at Oxford Road and Byron Road	Will need to be reviewed as premises at 10-16 Byron Road has recently undergone complete refurbishment including extensions for commercial use.
PS38	87-111 High Street	None
PS39	Land rear of 121-255 Pinner Road	None
PS40	Vaughan Centre, Vaughan Road	None

Source: Harrow Unitary Development Plan, July 2004 & Monitoring Database, Harrow Planning Services

All of the Proposals Sites on which construction work has not started will be reviewed as part of the process of identifying sites to be included in the Site Specific Proposals DPD. Other sites will also be considered for inclusion as Proposals Sites, including those previously unidentified sites which were included in the 2004 London Housing Capacity Study.

4.9 General Conclusions

On the basis of analysis of development activity and planning permissions for 2004/05, which has been outlined above, no HUDP policies have been identified which do not appear to be working well. Some Proposal Sites are being developed, whilst in due course it will be necessary to re-assess what action could be taken to secure the implementation of the other sites.

5. MONITORING LOCAL DEVELOPMENT SCHEME (LDS) PROGRESS

Delivering the Local Development Scheme programme

The Local Development Scheme sets out a challenging programme for the production of the various local development documents (LDDs) that will make up the new Local Development Framework (LDF). Reflecting the spirit and practice of the project management approach to developing the LDF, since August the Council has provided the Government Office for London (GOL) with a brief monthly report outlining progress against the timetable for each document. It is intended to maintain this practice.

Current stages of production on local development documents (December 2005):

- LDD1: Statement of Community Involvement - Post-submission public participation
- LDD2: Core Strategy DPD - Initial preparation
- LDD3: Site Specific Proposals DPD - Initial preparation
- LDD4: Generic Development Control Proposals DPD - Initial preparation
- LDD5: Proposals Map DPD: Initial preparation
- LDD6: Mobility and Wheelchair Housing SPD: Statutory public participation
- LDD7: Access for All SPD: Statutory public participation
- LDD8: Affordable Housing SPD: Developing draft SPD

Summary of progress so far

Table? (to follow) provides a summary account of each document's progress so far, from commencement of document preparation through the key milestones to adoption. The Statement of Community Involvement is currently on track for adoption in July 2006, in accordance with the programme. There have been no significant delays in the overall programme since the LDS was brought into effect, and all documents are currently on programme.

Waste DPD

Preliminary research is underway on a Joint West London Waste DPD which will guide the disposal of commercial, industrial, construction and demolition etc. waste streams within the west-London sub-region. It will also identify and assess potential sites for new waste technologies and recycling facilities. The constituent boroughs of the West London Waste Disposal Authority (WLWDA) commissioned consultants SLR and Land Use Consultants (LUC) to give advice in relation to existing sites, inter alia, which will help improve the evidence base in preparation for the development of the DPD. Validation of sites identified in the GLA London Plan Alteration background study have been surveyed and data relating to commercial and industrial waste streams have been reviewed to reduce waste data uncertainties. The Consultants are currently in the process of finalising this stage of work. When this work is complete, it will be necessary to determine the appropriate course of action for developing the Joint Waste DPD, including formulating waste planning policies and agreeing site specific proposals.

Changes to the June 2005 Local Development Scheme

Conservation Area SPDs

The current LDS indicates that Supplementary Planning Documents would be produced for the 4 Conservation Areas where public consultation was being undertaken on draft Conservation Area Policy Statements. Following the publication of new guidance by English Heritage on Conservation Area appraisals and management plans the Council is considering its preferred approach. This is likely to require changes to the LDS. This draft AMR will be amended to reflect the recommendations which will be made by the Council's Strategic Advisory Planning Panel when it considers a report on this subject at its meeting on 1st December 2005.

Re-naming the Mobility and Wheelchair Housing SPD

The title of the 'Mobility and Wheelchair Housing' SPD is proposed to be changed to 'Accessible Homes' at the time of adoption. The current title is considered out-dated and out of step with current terminology. The new title will be a more accurate representation of the subject matter of the document and will reflect the relevant Policy title in the Unitary Development Plan. All consultees on the document will be advised of the change when the Council gives notice of its final adoption.

6. MAINTAINING AND MANAGING A SOUND EVIDENCE BASE

The LDS highlighted the need for a properly maintained and managed evidence base to inform the development of the LDF. This includes the on-going need to ensure the evidence base is robust and credible by indicating awareness of a range of research being undertaken by other bodies. The publication by the Greater London Authority of the London Housing Capacity Study (July 2005), and Waste Sites Investigation Study will valuably inform LDD production. The findings of the 2004 Greater London Authority re-survey of Sites of Nature Conservation Importance (SINCs) are also now available. The publication of the draft West London Sub-Regional Development Framework (SRDF) now also provides an improved context for developing Harrow's LDF.

A PPG17- compliant audit of need and supply was completed to identify gaps in provision and input into the development of an Interim Sport, Recreation and Open Space Strategy. The Strategy will provide direction for future investment and ensure resources are appropriately targeted. A Green Belt Management Study has also been completed that will feed into a Draft Green Belt Management Strategy.

The Council stated its intentions to also undertake research on the following subjects:-

- Employment Land Study
- Private Sector Housing Stock Condition Survey
- Housing Needs Survey.

Work on all three areas is currently being commissioned. In addition, some additional work has been commissioned by the West London Boroughs using funding provided under the Waste Implementation Programme (Local Authority Support Unit). This work will enhance the evidence base that will inform production of the Waste DPD (see section on Waste DPD above).

Whilst no further need to undertake any new planning research has been identified, the Council will continue to monitor and analyse existing data. This in turn may result in identifying such a need. On a corporate level, the Council will continue to enhance information in the Harrow Vitality Profiles which will valuably inform production of Local Development Documents.

APPENDIX 1 - AIR QUALITY

The Government realised that there was need for a change in the way pollution emissions were controlled. Part IV of the Environment Act 1995 required the Secretary of State for the Environment to develop a National Air Quality Strategy (NAQS), which was produced in 1997. The National Air Quality Strategy required Local Authorities to undertake a detailed review and assessment of air quality within their areas. The objectives set for the seven pollutants were based on the levels at which no significant risk to health was posed. The Expert Panel on Air Quality Standards (EPAQS) developed the health-based standards from medical and scientific evidence (Table 1).

Air Quality Strategy 2000 objectives and the objectives in the 2003 Addendum prescribed in regulations for the purpose of local air quality management (for England).

Pollutant	Objective	Concentration measured as	Date to be achieved by
Benzene	16.25 $\mu\text{g}/\text{m}^3$ (5 ppb)	Running annual mean	31 December 2003
	5 $\mu\text{g}/\text{m}^3$ (1.54 ppb)	Annual average	31 December 2010
1,3-butadiene	2.25 $\mu\text{g}/\text{m}^3$ (1 ppb)	Running annual mean	31 December 2003
Carbon monoxide	10 $\mu\text{g}/\text{m}^3$ (8.6 ppb)*	Maximum daily running 8-hour mean	31 December 2003
Lead	0.5 $\mu\text{g}/\text{m}^3$	Annual mean	31 December 2004
	0.25 $\mu\text{g}/\text{m}^3$	Annual mean	31 December 2008
Nitrogen dioxide	200 $\mu\text{g}/\text{m}^3$ (105 ppb) not to be exceeded more than 18 times a year	1-hour mean	31 December 2005
	40 $\mu\text{g}/\text{m}^3$ (21 ppb)	Annual mean	31 December 2005
Sulphur dioxide	350 $\mu\text{g}/\text{m}^3$ (132 ppb) not to be exceeded more than 24 times a year	1-hour mean	31 December 2004
	125 $\mu\text{g}/\text{m}^3$ (47 ppb) not to be exceeded more than 3 times a year	24-hour mean	31 December 2004
	226 $\mu\text{g}/\text{m}^3$ (100 ppb) not to be exceeded more than 35 times a year	15-minute mean	31 December 2005
Particles (PM10)	50 $\mu\text{g}/\text{m}^3$ not to be exceeded more than 35 times a year	24-hour mean	31 December 2004
	40 $\mu\text{g}/\text{m}^3$ (21 ppb)	Annual mean	31 December 2004
* More stringent objective	Set in addendum 2003		

Harrow Council declared the Borough an Air Quality Management Area (AQMA) in January 2002. This was required after a review and assessment of air quality within the borough predicted that two pollutants, PM₁₀s (very fine particles) and nitrogen dioxide (NO₂) were likely to exceed nationally set objectives. Under section 84(2) of the Environment Act 1995, such a declaration required Harrow to undertake a review and assessment of the progress in achieving improved air quality within the AQMA.

Modelling has demonstrated that the main contribution to nitrogen dioxide concentrations within the borough was road traffic, whilst the majority of PM₁₀ concentrations could be attributed to background sources. However, those locations that experienced the highest PM₁₀ concentrations were also those most influenced by contributions from road transport. As road traffic is the main source of nitrogen dioxide and a major source of fine particle emissions within the borough it is natural that most of the measures related to attempting to reduce emissions from this source. Harrow was likely to experience exceedences of the objectives set for nitrogen dioxide and for PM₁₀ along the major roads in the borough, include Uxbridge Road (A410), Greenford Road (A4127), Burnt Oak Broadway/High Street (A5), Northolt Road (A312), and Station Road/ Sheepcote Road (A409). Although exceedence areas are adjacent to major roads within the Borough, for most locations this presents no exposure to NAQS exceedences at the façades of residential premises. The number of residential properties predicted to exceed the annual mean NO₂ objective was greater than that predicted to exceed the PM₁₀ daily mean objective.

Currently the following pollutants are monitored on a regular basis NO₂, PM10s, benzene and sulphur dioxide (SO₂). Continuous monitoring of PM10s, NO₂ and SO₂ are carried out at a background site, with PM10s and NO₂ monitored continuously at a further roadside location. There is further coverage of NO₂ and benzene with a small amount of sites around the borough.

For benzene monitoring all the results for the 2004 monitored are less than 6 µg/m³ and thus indicate that the 2003 annual mean objective of 16.25 µg/m³ would be met. With a trend of falling annual concentrations, this indicated that the 2010 annual mean objective of 5 µg/m³ would also be met. These monitoring results are considered representative of the borough.

The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) were 27.7 µg m⁻³ (93% data capture) and 40.4 µg m⁻³ (only 87% data capture), respectively during 2004. This again indicates that some of the roadside areas within the borough have the potential to exceed the objective limit (See Table 1).

The biased adjusted results for the NO₂ diffusion tube for 2004 indicated that the majority of sites still met the projected annual mean objective for 2005. One site potentially showed that the annual mean concentrations would just be exceeded in 2005 with 40.7 µg m⁻³ but not 2010, as the estimated annual mean would be 33.5 µg m⁻³.

There were no exceedences in 2004 of the 50 µg m⁻³ 24-hour mean for PM₁₀, for the background continuous monitoring station and the annual mean concentration indicated a downward trend in background concentration for the borough. At the roadside continuous monitoring station there were 18 exceedences during 2004, which was considerably lower than the 35 permitted. The mean annual PM₁₀ concentration for the roadside monitoring station measured in 2004 was used to predict the PM₁₀ mean annual concentration in 2010. The predicted concentration was 26.71 µg m⁻³ well below the annual exceedence limit.

APPENDIX 2 - SITES OF NATURE CONSERVATION IMPORTANCE IN THE BOROUGH

The following sites were identified in the London Ecology Unit Handbook (1989):

1. Bentley Priory
2. Stanmore and Little Commons and the grounds of the Royal Orthopaedic Hospital
3. Harrow Weald Common
4. Pear Wood and Stanmore Country Park
5. Stanmore Golf Course and Montrose Walk
6. Aldenham Reservoir South
7. Wood End Railway Crossing
8. Pinnerwood Park and Ponds
9. Pinner Park Farm
10. Harrow-on-the-Hill
11. Roxbourne Park Rough
12. Stanmore Marsh
13. Canons Park and Stanmore Railway Embankments
14. Clamp Hill Brickfields
15. Harrow Weald Park and the Hermitage
16. Rayners Lane Railside Lands
17. Yeading Brook
18. Headstone Manor Copse
19. Grim's Ditch at Pinner Green
20. Oxhey Lane Fields and Railway Cutting
21. Canons Lake and the Basin
22. River Pinn at West Harrow
23. Newton Park and Newton Farm Ecology Park
24. Pinner Memorial Park
25. The Cedars Open Space
26. The Rattler, including Belmont Nature Walk
27. Old tennis court, West Harrow Recreation Ground
28. Harrow Cemetery
29. Kenton Rough
30. North Harrow Countryside Conservation Area

The following revised list of sites has been produced by the Greater London Authority, following a re-survey of sites in the Borough, as a basis for consultation. (New sites are shown with an asterisk):-.

1. Bentley Priory Open Space
2. Stanmore and Little Commons
3. Harrow Weald Common
4. Pear Wood and Stanmore Country Park
5. Stanmore Golf Course
6. Wood End Railway Crossing and Roxeth Park
7. Pinnerwood Park and Ponds
8. Pinner Park Farm
9. Harrow-on-the-Hill
10. Roxbourne Park
11. Royal National Orthopaedic Hospital Grounds
12. Stanmore Marsh
13. Canons Park and Stanmore Railway Embankments
14. Clamp Hill Brickfields

15. Harrow Weald Park and the Hermitage
16. Rayners Lane Railsides
17. Yeading Brook
18. Headstone Manor Copse and Gardens
19. Grim's Ditch at Pinner Green
20. Oxhey Lane Fields and Railway Cutting
21. Canons Lake and the Basin
22. Wood Farm
23. Grims Dyke Farm*
24. The Grail Centre*
25. St Dominic 6th Form College Grounds*
26. River Pinn at West Harrow
27. Newton Park and Newton Farm Ecology Centre
28. Pinner Memorial Park
29. The Cedars Open Space
30. The Rattler
31. Old Tennis Court, West Harrow Recreation Ground
32. Harrow Cemetery
33. Bonnersfield Lane
34. Watling Chase Community Forest planting area and environs*
35. Watling Street verge*
36. Woodridings Brook*
37. Paine's Lane Cemetery*
38. Orley Farm School Nature Conservation Area*
39. Harrow Arts Centre*
40. Woodlands Open Space Spinney and Melrose Allotments*
41. Pinner New Cemetery Footpath*
42. Grims Dyke at Saddlers Mead*
43. Edgware Brook at Whitchurch School*
44. St John's Churchyard, Stanmore Park*

APPENDIX 3 - CONSERVATION AREAS

1. Little Common, Stanmore *
2. Stanmore Hill, Stanmore *
3. Old Church Lane, Stanmore #
4. Pinner High Street, Pinner #
5. Tookes Green, Pinner
6. Roxeth Hill, Harrow on the Hill
7. Harrow School, Harrow on the Hill #
8. Harrow Park, Harrow on the Hill *
9. Harrow on the Hill Village *
10. Sudbury Hill, Harrow on the Hill *
11. Brookshill, Harrow Weald
12. West Drive, Harrow Weald
13. Kerry Avenue, Stanmore *
14. Pinnerwood Park Estate, Pinner *
15. Edgware High Street, Edgware
16. Waxwell Lane, Pinner
17. Waxwell Close, Pinner
18. East End Farm, Pinner *
19. Pinnerwood Farm, Pinner
20. South Hill Avenue, Harrow on the Hill *
21. The Mount Park Estate, Harrow on the Hill *
22. Roxborough Park and the Grove, Harrow on the Hill *
23. Moss Lane, Pinner
24. Pinner Hill Estate, Pinner *
25. West Towers, Pinner *
26. Canons Park Estate, Edgware *
27. Eastcote Village (Part)
28. Rayners Lane #

* Areas Covered by Policy Statements

Areas with Policy Statements at Public Consultation

APPENDIX 4 - ADDITIONAL MATERIAL TO BE INCLUDED IN FUTURE ANNUAL MONITORING REPORTS

(Specific matters identified in the report will be brought together in this Appendix)