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Contents

1 Introduction

Purpose of Harrow Core Strategy Draft Preferred Options

- 1.1** The core strategy lies at the heart of the Local Development Framework (LDF) and will set out the long term spatial vision and objectives for Harrow, as well as the strategic policies that will help to shape the future development of the Borough over the next 15 years and beyond. It will also provide a context for the preparation of other LDF documents which, together, will eventually replace the Harrow Unitary Development Plan adopted in 2004. Refer to **Figure 1.1** for an overview of how the relevant local planning documents fit together.
- 1.2** This current document takes forward a plan-making process that began in September 2006 when the Council sought views on a number of key themes in its “Issues and Options” consultation, followed in January 2007 by consultation on four possible growth options for Harrow in the “Strategic Priorities” paper. This resulted in the Council gaining a much clearer picture of what people considered important in writing this new plan for the Borough. The earlier consultation has informed this “preferred options” stage and the responses to the questions asked at that stage have been important in shaping the preferred options now being discussed.
- 1.3** This document identifies 2 overarching growth options to deliver strategic development needs such as housing, employment, retail, leisure and recreation, schooling, health care, community facilities, essential public services and transport development. As well as the comments received from public consultation, it takes account of national and regional issues and a wide range of existing strategies of the Council (including the Sustainable Community Plan and the Council’s Corporate Plan), where they have implications for the delivery of sustainable communities and the development of land. Refer to **Appendix A** for the strategic policy overview and **Appendix B** for the strategic policy links referenced by each chapter of this report.
- 1.4** The core strategy preferred options has been prepared by the Council in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 and in partnership with the local community and key stakeholders with an interest in Harrow and its future. Appraisals of the sustainability of the policies proposed in this document have been carried out and are available in a separate report.
- 1.5** This document will be open to comments from residents, businesses, community groups, government and other organisations. Comments and issues raised during the formal consultation period will be used to narrow down the two proposed growth options to a single option in the final draft version of the core strategy, which will then be subject to further consultation before submission to the Secretary of State for examination.

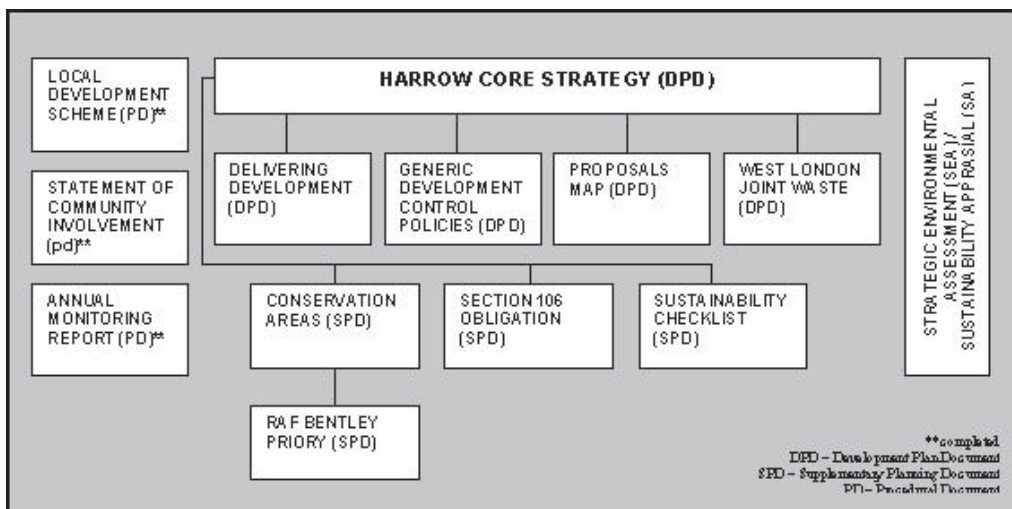
Relationship of the Local Development Framework (LDF) to the Unitary Development Plan (UDP)

- 1.6** The core strategy is the most important documents that will make up the ‘Local Development Framework’, and all other documents will have to be consistent with it (refer to **Picture 1.1**).

1 Introduction

- 1.7** Documents that will be prepared when the core strategy is in place include:
- borough-wide generic development control policies development plan document (DPD), which will translate the strategic priorities of the core strategy into more detailed policies and will be used when assessing planning applications;
 - site specific allocations DPD, which will provide further details for sites which are identified to meet the need for housing and other uses;
 - spatial proposals map, which will detail the geographical extent of the policies and proposals identified in all development plan documents for Harrow;
 - joint West London DPD, which will identify sites on a sub regional basis for waste recycling, reuse and composting;
 - in addition, several Supplementary Planning Documents (SPDs) are being prepared to provide specific planning guidance on key policy issues that require more immediate consideration.
- 1.8** To support the development of the core strategy preferred options, the Council is also assessing the growth options and policies, through a sustainability appraisal (SA). This document will consider how well the growth options and policies will encourage positive outcomes from development for Harrow's residents. Refer to **Figure 1.2** for an overview of how the sustainability appraisal fits with the core strategy.
- 1.9** The Harrow Unitary Development Plan 2004 and the London Plan will continue to form the development plan for Harrow until the relevant documents that make up the Local Development Framework have been adopted.

Picture 1.1 Harrow Local Development Framework

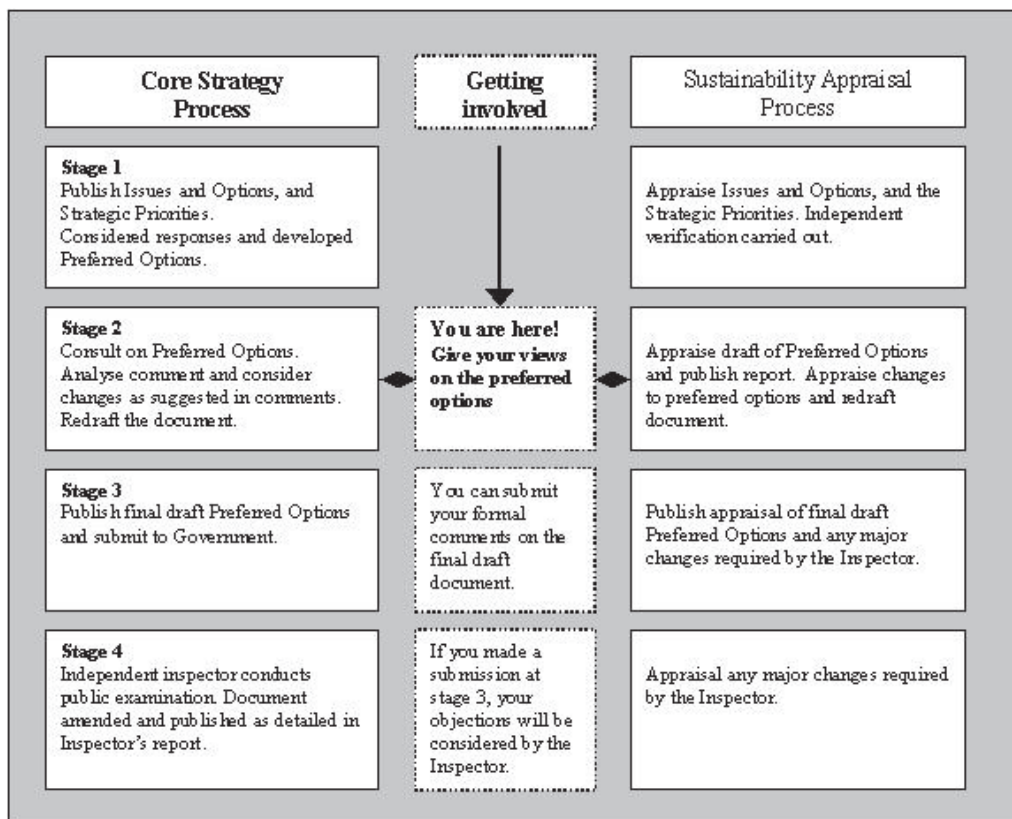


Community consultation and involvement

- 1.10** One of the main purposes of this document is to encourage the local community and stakeholders to become more involved throughout the process of producing the Local Development Framework. The Council's detailed approach is set out in the Statement of Community Involvement, and is summarised in **Figure 1.2** below.
- 1.11** The Council is consulting on all of the strategic policies in this document. **Your views and comments are essential** to guide us in determining if we have identified the key issues facing the borough and its future development.
- **For strategic policy 1, we are seeking your views on which proposed growth option you prefer (A or B);**
 - **For strategic policies 2 to 7, we are seeking your views on the proposed policies.** No alternatives have been selected, as the Council considers these to be the main strategic issues facing the Borough;
 - **For all strategic policies, please make comments on any changes or new issues you would like included.**
- 1.12** The formal public consultation stage on this document will start on **6 June 2008** until **18 July 2008**. There will also be a further consultation stage early in 2009 (which is proposed in February 2009) when the strategy will be closer to being finalised.
- 1.13** To actively engage with you, the Council intends to hold exhibitions and meetings to present the preferred options set out in this document and invites your views on how you would like Harrow to be developed in the future. **Your views are very important to us, as they will help us to make changes to the proposed policies and determine how the Council will plan for Harrow's future growth.** We look forward to your contribution.
- 1.14** To better assist you with making any comments and a formal representation, the Council now has the facility for you to do this securely over the internet through the Council's interactive website. It is quick and easy and will enable us to keep you better informed of policy planning information, updates, consultations and outcomes.
- **To access this please go to <http://harrow-consult.limehouse.co.uk> and follow the link to register to use this facility.**
- 1.15** Additionally, you may download the questionnaire and once completed send it to the following freepost address - **Freepost RLZL-GGTG-YBTG, LDF Consultation, Harrow Council Civic Centre, PO Box 21, Harrow, HA1 2UJ**

1 Introduction

Figure 1.1 Overview of how to get involved in the Core Strategy



Structure of the core strategy preferred options

1.16 The document is structured as follows:

- **Chapter 1** - (this chapter) sets out the purpose of the core strategy preferred options development plan document. It summarises how the document has been prepared, the statutory basis for the core strategy and its relationship with other local development plan documents, the timescale and consultation information.
- **Chapter 2** - identifies the spatial vision and objectives for the core strategy.
- **Chapter 3** - identifies two growth options (A and B) as well as the 7 strategic policies and key issues that Harrow considers to be most important when managing future growth within the borough.
- **Chapter 4** – identifies how the core strategy strategic policies will be monitored within existing monitoring processes.
- **Appendix A** – identifies in more detail the relationship of the core strategy with relevant national, regional and local planning documents.
- **Appendix B** – identifies existing national, regional and local planning documents and policies that are relevant to this core strategy.

- **Appendix C** – identifies the policy options from earlier consultation that have been incorporated in chapters 2 and 3, as well as those options not selected and the reasons why.
- **Appendix D** – identifies the largest sites that are likely to be developed over the next 5-10 years.
- **Appendix E** – identifies key words where further explanation of terms and concepts are needed.

2 Core Strategy Strategic Vision and Objectives

2 Core Strategy Strategic Vision and Objectives

From our earlier consultation on the issues and options and strategic priorities in 2006/07, you told us that;

- *the vision was not specific and needed to be more focused*
- *the green belt should be protected from development*
- *new homes should be built on previously developed land within existing built-up areas and that there should be more affordable housing*
- *tall buildings are appropriate in Harrow town centre and around major transport links, but development needs to be managed to prevent town cramming and tower blocks*
- *new development should be close to public transport or where they reduce the need to travel by car*
- *future employment needs should be encouraged through more intensive use of existing employment sites*

The following section aims to address the concerns you have raised by identifying the key issues facing future development and its location within Harrow, as well as provide a concise statement of the Council's spatial vision and objectives.

Spatial Vision for Harrow

- 2.1** The principal vision statement for Harrow expressed in the core strategy needs to convey not only the spatial aspirations of the Borough, but also support the vision and overarching key themes in the Sustainable Community Plan, the corporate plan and other relevant documents detailed in this chapter. In addition the core strategy must also reflect the priorities of the Mayor's London Plan (the regional spatial strategy).
- 2.2** Within this context, and reflecting on the priorities and concerns raised through the consultation process to-date as detailed above, the following concise statement is proposed as the guiding or principal visions for Harrow's Local Development Framework as the Borough plans for development up to 2025:

Question 1

Spatial vision

The vision and key objectives will provide a good basis for making future decisions about development to achieve positive benefits for the community from growth.

Core Strategy Strategic Vision and Objectives 2

Vision

Harrow's Spatial Vision and Objectives

By 2025, Harrow will be a more sustainable outer London Borough that has maintained and enhanced its existing infrastructure and communities, enabled greater development opportunities and provided for regeneration. Its residents and visitors will have benefited from an improved quality of life with better access to a range and choice of housing, jobs, services, recreational and cultural facilities.

In order to achieve the spatial vision of Harrow's Core Strategy, the following cross-cutting strategic objectives have been identified as integral to guide all developments and growth within the Borough to help deliver the vision;

Cross-cutting strategic objective 1: To ensure development meets the needs of our residents and businesses, regardless of gender, disability, sexual orientation, religion or belief without compromising the well-being of future generations.

Cross-cutting strategic objective 2: To ensure a thriving cohesive and sustainable community by locating development where it will enable local residents to easily access jobs and key services, such as education, healthcare, recreation and other facilities, both within Harrow Town centre and district centres, in a sustainable manner.

Cross-cutting strategic objective 3: To promote community safety as a high priority in the design of new developments in order to create attractive and safe places in which to live, work and play.

Cross-cutting strategic objective 4: To ensure all residents have a choice of good quality and affordable housing in a variety of tenures, and in particular improve the availability of larger affordable family housing, to meet their current and future needs.

Cross-cutting strategic objective 5: To promote walking and cycling and work with partners to ensure that residents and businesses in the Borough have the best possible access to reliable public transport.

Cross-cutting strategic objective 6: To ensure the existing extensive greenbelt, parks and open spaces are accessible to all for cultural, leisure and recreational activities in order to promote healthy lifestyles and enjoyment for all residents.

Cross-cutting strategic objective 7: To ensure that new developments are of a high quality design and are appropriate in terms of their scale, size and location by adopting a design-led approach to development and enhancing the existing built and public realm (particularly in and around Harrow Town Centre).

Cross-cutting strategic objective 8: To ensure global sustainability initiatives are integrated into all developments, to reduce the impact of society on the environment by reducing the carbon footprint, waste, pollution and energy consumption and by promoting sustainable construction and design through the use of renewable energy, conservation of water and reduced flood risk.

Note the numbering of the strategic objectives does not imply any ranking of importance.

2 Core Strategy Strategic Vision and Objectives

Harrow - a spatial portrait and implications of growth

2.3 Harrow is an outer London Borough in north west London, approximately 10 miles from central London and has an area of 5,047 hectares (50 square kilometers or 20 square miles) making Harrow the twelfth largest Borough in Greater London. Harrow is adjacent to the London Boroughs of Hillingdon (to the west), Barnet (to the east), and Ealing and Brent (to the South). To the north, Harrow borders Three Rivers and Hertsmere district councils, both of which are located within Hertfordshire. Refer to the **Figure 2.1** to view the key diagram of Harrow.

2.4 Within Harrow there are 21 wards and 16 town centres – Harrow town centre is the largest and is defined as a metropolitan centre in the London Plan. There are nine district centres: Wealdstone, South Harrow, Rayners Lane, North Harrow, Pinner, Stanmore, Edgware, Burnt Oak and Kingsbury and local centres, including Kenton, Sudbury Hill, Hatch End, Harrow Weald, Belmont and Queensbury. Parts of Edgware, Burnt Oak and Kingsbury district centres and Kenton local centre extend beyond Harrow and lie in adjoining Boroughs.

Population

2.5 Harrow has a population of 214,600, which is predicted to rise to 223,000 by 2025. Generally there are fewer people living in the north of the Borough than in the south, as development is largely constrained by the greenbelt in the north. The most densely populated area in the borough is West Harrow (Vaughan Road, Butler Avenue and Rayners Lane Estate in Roxbourne) with over 100 people per hectare. The areas with the lowest density are Canons, Stanmore Park and Harrow Weald which only have 18 people per hectare.

Ethnicity

2.6 In addition to varying levels of population across the Borough, Harrow is distinctive in that just over half of the population is from minority ethnic communities. The population includes people from at least 137 different countries and has the highest level of religious diversity of any local authority in England and Wales. Within Harrow there are 13 super output areas recognised as being in top twenty percent of most deprived areas across England 2007 .

2.7 The ethnic diversity and wide range in household income of Harrow's population have implications on the housing, health, education, employment, shopping, recreation and leisure facilities in the Borough.

Housing

2.8 Harrow is largely recognised as a residential suburban Borough, with a majority of the housing stock being detached and semi detached houses constructed in the inter war period. Broadly there is larger, lower density housing in the north of the Borough, whilst central and southern areas are more intensively developed with smaller houses at a higher density. Since much of Harrow is already built, there is limited surplus brownfield land available for new housing development. Therefore, meeting housing

Core Strategy Strategic Vision and Objectives 2

targets in a sustainable way will require higher densities to be achieved in appropriate locations. To avoid an adverse affect on existing communities, such development will require higher design standards to be met and supporting infrastructure to be provided.

- 2.9** The provision of affordable homes, particularly larger affordable family housing and homes for residents who want to buy but cannot afford current market prices, is a critical issue facing the Borough. Achieving the appropriate scale of new housing and the right mix of smaller units and larger affordable family homes is essential to reduce the historic and continuing trend of too few affordable family homes to meet increasing demand.
- 2.10** The age, type of housing and quality of housing also have implications on the ability to meet the future housing needs of Harrow's residents. Since much of the housing stock is of a similar age, there is the potential for large areas of ageing housing requiring renovating or redevelopment at a similar time and this will impact on the current character of the neighbourhoods and suburbs in Harrow.

Open space and recreation

- 2.11** The extent of open space helps to make Harrow one of London's greenest suburban Boroughs. Harrow's green belt covers around 11 square kilometers (6.84 square miles or 1088 hectares), this is equivalent to eight Hyde Parks and about one fifth of the Boroughs total area. The north of the Borough is characterised by an extensive greenbelt bordered by fewer but generally larger houses making the suburbs more open and leafy. The greenbelt also forms the boundary between London and Hertfordshire. Major tree masses are predominantly located within areas of open space.
- 2.12** The ease with which the general public can access public open spaces, including the greenbelt, Metropolitan Open Land and local parks, varies throughout the Borough since not all open space land is 'open' to the public. In addition the level and type of leisure and recreational facilities also varies throughout the Borough. The location of new development will have implications for the future demand put on facilities from existing and future residents and visitors and the type of facilities needed.

Transport

- 2.13** Harrow is well served by public transport, with four radial underground lines – the Metropolitan, Piccadilly, Bakerloo and Jubilee lines. In addition there are several national rail routes which also serve the Borough linking Harrow to Watford, Aylesbury, Birmingham, Northampton, Milton Keynes, Gatwick and Brighton. In total there are 13 stations in Harrow, with five others just outside the Borough. There is also a comprehensive network of bus services in the Borough, with around 37 bus routes, including five night bus services. The central part of the Borough, particularly around Harrow Town Centre and Wealdstone, has the highest public transport level (PTAL) for the Borough. While Harrow appears to be well served by public transport, the frequency, reliability and access to public transport within and around the Borough

2 Core Strategy Strategic Vision and Objectives

can be limited, which has implications on the amount of time people spend travelling by car and the level of congestion and pollution. Refer to **maps A** and **B** for areas with a high accessibility rating in the Borough.

- 2.14** In addition to public transport, the road network is extensive, with links to the M1 motorway and the A40 trunk road to the south. The 'London to Luton coordination corridor', in the London Plan, runs along the north east of the Borough adjoining London Borough of Barnet. However, while radial transport links are strong into and out of central London, orbital links around the Borough and beyond into neighboring Boroughs are weak. There is a high level of car dependency, though continual efforts are being made to improve public transport provision, capacity and improvements to facilities for cyclists and pedestrians. The lack of adequate alternative modes of transport other than use of private cars has implications on road congestion within the Borough.
- 2.15** New development will be encouraged on previously developed land within existing built-up areas and where it is accessible by public transport to reduce the need to travel by car. There maybe It is unlikely that there will be any significant rail upgrades affecting Harrow to increase the number of trains running or reduce the level of overcrowding experienced at some stations or on some trains. However, the Council will work to enhance the existing capacity of the transport system (particularly buses) in an attempt to ensure that the current level of service does not negatively impact on existing residents or inhibit future development in the Borough.

Economy, employment and skills

- 2.16** A key challenge facing Harrow in the future is the need to retain existing businesses (retail, commercial and industrial sectors), both within Harrow Town centre and district centres. As well as helping new businesses start up, grow and develop, the Council will need to encourage a diverse economy and provide a stable and viable employment sector. This is particularly important as, increasingly, international markets are having an effect on local employment opportunities, as older industrial plants close due to new technology and subsequently consolidate, move to cheaper locations or relocate off shore (for example the Kodak's recent rationalisation of its site in Wealdstone).
- 2.17** Given that Harrow is a predominantly residential suburb with high levels of commuting to employment locations both in and outside the Borough, there is little prospect of attracting large scale business development into the Borough or achieving significant economic expansion. It is important to encourage the right conditions to help local small businesses stay and grow in the borough. To minimise travel demand by car, and create a sustainable local economy, will involve a greater emphasis on local markets, local business creation and retention, and local skills development, particularly in town centers.
- 2.18** Harrow has a number of strategic employment locations, industrial areas and local business centres. Industrial land is increasing coming under pressure from the housing sector. Therefore, the Council recognises that while some employment land

Core Strategy Strategic Vision and Objectives 2

may be better used for housing and other purposes, it is important to protect land that is providing local employment opportunities to reduce the need for all residents to travel out of the borough for work.

Culture, heritage and tourism

- 2.19** Harrow has over 300 listed buildings, 28 conservation areas, a number of scheduled ancient monuments, an archaeological priority areas and historic parks and gardens. These buildings and areas are of the highest architectural and environmental quality in the Borough, and serve to illustrate its historical evolution, as well as making it locally distinct. Their preservation and enhancement is considered to be of great importance to the Council.
- 2.20** Ongoing maintenance and enhancement of Harrows heritage and cultural buildings and places is important to the Council to ensure the identity and character of the locality is maintained in any future development of these areas, as well as providing areas of interest for tourism.

Overarching wider infrastructure provision

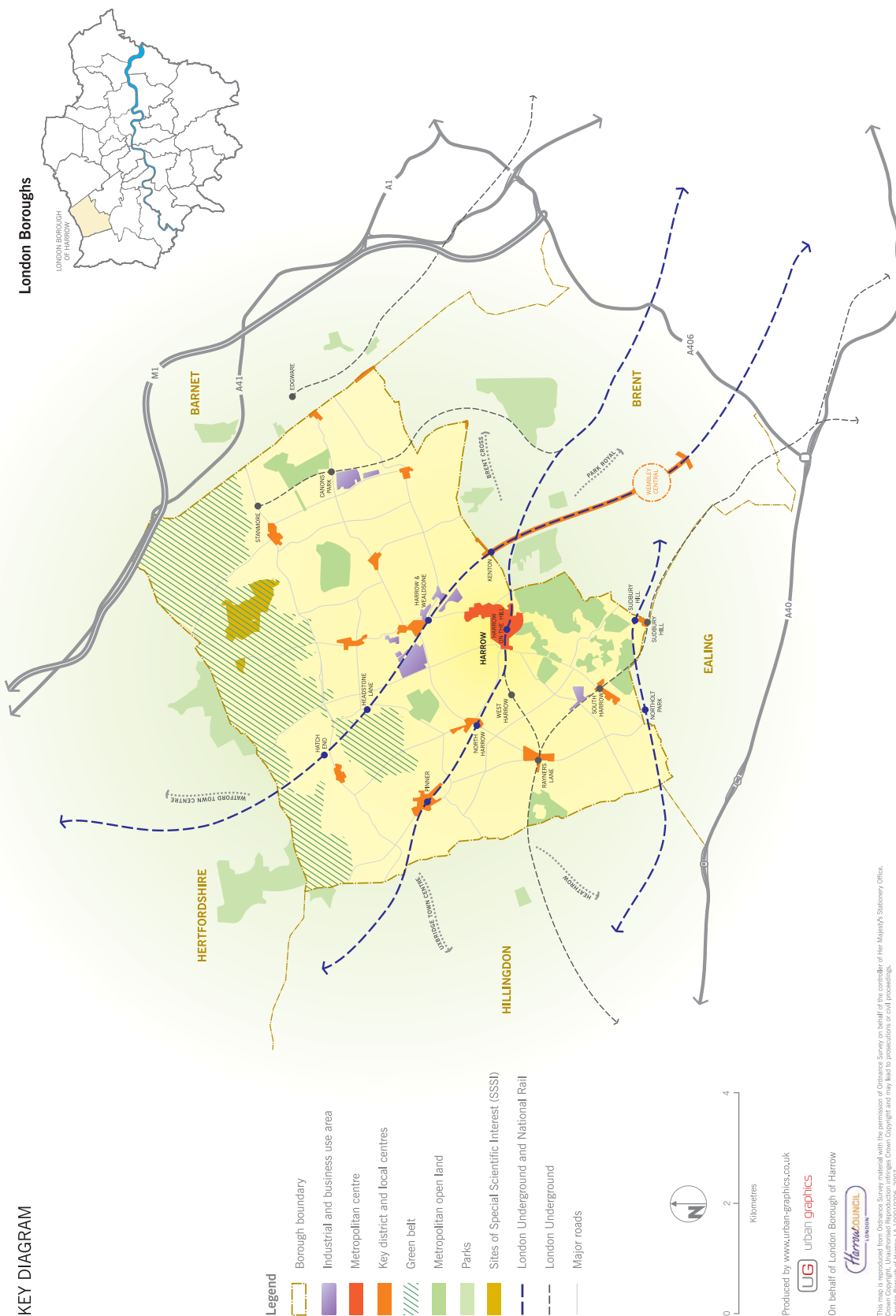
- 2.21** The Harrow Town centre and Wealdstone corridor is recognised as an area where high levels of growth are most likely to happen, due to the availability of larger sites for redevelopment and strong public transport links. The Council has started to work with partners and stakeholders, such as the Harrow Primary Care Trust, Thames Water, Sport England and others, to identify the infrastructure that may be needed to support the new growth. Timely delivery of such services will be critical to supporting the new growth within Harrow. Therefore, the Council will continue to work with partners and stakeholders to ensure they are kept informed of the level of future development, the implications of growth on infrastructure need and where possible to align common objectives in relevant plans, policies and documents.

Environment

- 2.22** The Council recognises that there is a need to safeguard and enhance the quality of the public realm, the built environment and the wider environment as part of this strategy. Reducing carbon emissions will be an important overall objective, as will mitigating the effects of climate change. The council will seek to ensure that all developments will minimize any impact on the environment by reducing carbon emissions, encouraging greater use of renewable energy, making use of best practice in terms of sustainable design and life-time home standards. Protection and enhancement of trees and open space will also be a priority to ensure that Harrow preserves its green, leafy and suburban reputation. Designs to control urban flooding and water conservation will also be encouraged.

2 Core Strategy Strategic Vision and Objectives

Figure 2.1 Key Diagram



3 Harrows Strategic Priorities

- 3.1** The preceding section of this document identified the proposed strategic vision and strategic objectives for Harrow. This chapter deals with how the proposed vision and objectives will be implemented and applied to new development within Harrow.
- 3.2** The preferred options stage of the core strategy refines the issues previously consulted on in the Issues and Options stage and the Strategic Priorities documents. Where possible the Council has taken your consultation responses into account to help inform the proposed strategic policies in the following section. In particular:
- The overarching growth options for where development will be focused in Harrow have been narrowed from four to two options (strategic policy 1);
 - The key strategic issues for Harrow relating to housing (strategic policy 2 and 3), economic growth (strategic policy 4), transport (strategic policy 5), heritage, recreation and community facilities (strategic policy 6) and resource use (strategic policy 7) have been refined; and
 - The preferred options stage of the core strategy refines the issues previously consulted on in the Issues and Options stage and the Strategic Priorities documents. Where possible the Council has taken your consultation responses into account to help inform the proposed strategic policies in the following section. Refer to **Appendix C** for a summary of how this document has incorporated the alternative policies from the Council's earlier work.
- 3.3** It is hoped that this document better identifies the key issues facing Harrow and gives you more certainty on what the potential outcomes from development are likely to be and how they may impact on the Borough. Please note that the numbering of the proposed strategic policies do not imply a ranking of importance and all strategic policies will be considered together when assessing a planning application.
- 3.4** The strategic priorities and policies set out how we will make sure growth has a positive impact on the Borough.

3 Harrows Strategic Priorities

3.1 Broad Development Options

Overview summary

- The population projections show that we will need to accommodate 10,000 more people in the Borough by 2025 and the housing target is to build in excess of 4000 new homes by 2016.
- There are two development options proposed for where most of the future growth will be built in the Borough.
- Both options will require ongoing partnership working between the Council and the PCT, education providers and utility providers to ensure the necessary infrastructure such as health, education and water facilities are provided to meet the needs of future residents.

Key Issues

- Where should Harrow Council encourage future development and growth?
- What is the best way of achieving sustainable development within Harrow while providing for the future needs of Harrow residents?

Growth Option A - Harrow Central Growth Corridor

3.5 Overview of growth option A:

- development will be concentrated on sites with the highest levels of public transport accessibility (called a PTAL with levels 4-6 being best) and specifically the regeneration of the Harrow Central Growth Corridor;
- development will primarily be focused in Harrow Town Centre, Wealdstone, Rayners Lane, South Harrow and small parts of Kenton and Edgware;
- development will be tightly drawn around these town and district centres, based on distance from the transport hubs.
- regeneration and enhancement of Harrow Town centre, Wealdstone, Rayners Lane and South Harrow will be encouraged to create a vibrant economy with a choice of retail, leisure and housing options within a high quality public realm; and
- development will be promoted to maximize housing density and site use in line with the London Plan density matrix.

Refer to **Map A** for an overview of how much of the borough will be covered by this option.

Summary: This will provide the opportunity to bring about regeneration within the Harrow Central Growth Corridor. This will provide the opportunity for more intensive redevelopment in the growth corridor and result in a vibrant, cosmopolitan identity, some taller buildings and a new distinctive appearance.

3.6 The opportunities from growth option A include:

- reducing the development pressures over a large part of the Borough, particularly the greenbelt and open spaces, by focusing growth within a relatively small area;

Harrows Strategic Priorities 3

- limiting the impact of development on existing drainage and sewer systems throughout the borough and potentially reducing the impact in known flood areas;
- encourage and promote the regeneration of the Harrow Town centre, Wealdstone, Rayners Lane, South Harrow, Kenton, Edgware and Burnt Oak to support a more varied shopping experience and a vibrant night-time economy;
- upgrading of public realm in areas of highest pedestrian activity;
- reducing the demand for travel by car by focusing development in that part of the Borough best served by public transport.

3.7 The challenges from growth option A include:

- limited opportunity to promote cultural, leisure and open space facilities close to where people are living;
- limited land available in the growth area to accommodate all the necessary housing growth to meet the London Plan housing targets;
- the potential to reduce the economic viability of other district centres around the Borough with the increased focus on the central growth corridor;
- having a visual impact within a relatively small area, particularly the scale, size, density and height of predominantly residential development;
- the timely provision of infrastructure needed to support the proposed level of development, specifically transport capacity, education, health care, open-space, leisure, recreational and cultural facilities.
- As well as sustainable energy supplies, upgrades to the storm water and sewer system and other utility infrastructure to reduce the impact of development on the networks.

Growth Option B - Public Transport Growth Focus overview:

3.8 Overview of growth option B:

- development will be concentrated in sites with medium to high public transport accessibility;
- development will primarily include all the areas identified in option A but will also include Pinner, Stanmore, Harrow Weald and North Harrow, which are less accessible by public transport. This will create a transition zone between the highest density areas immediately around transport hubs to the lower density housing that currently exists;
- development will radiate further out from each district centre, than envisaged in option A above;
- higher density development schemes will be encouraged in the most accessible areas, in common with option A while high-medium density will be encouraged in the areas that surround them; and
- regeneration of the district centres, in addition to the areas identified in option A, will be encouraged to bring opportunities for new housing, jobs, facilities and cultural opportunities around the Borough.

Refer to **Map B** for an overview of how much of the Borough will be covered by this option.

3 Harrows Strategic Priorities

Summary: This will provide for a lower intensity of regeneration, than option A by spreading development over a wider area within appropriate locations, as identified in Map B. This is likely to result in new buildings of a more modest scale and more familiar appearance for residents.

3.9 The opportunities from growth option B include:

- reducing the visual impact of development by encouraging housing developments at a density that relate in size and scale to the existing communities in areas accessible by public transport;
- reducing congestion and the need for short car journeys as new developments and residents are strongly encouraged to take full advantage of public transport options;
- encouraging greater mixed use development to allow residents to live, work, shop and play within the Borough;
- spreading the demand for access to education, health, open space, leisure and recreational services and the provision of these facilities around the Borough;
- creating more distinctive neighbourhoods, focused around local centres; and
- limiting the impact of development on existing drainage and sewer systems and potentially reduce the impact in known flood areas.

3.10 The challenges from growth option B include:

- encouraging growth throughout the Borough particularly where the demand and availability of land may be limited;
- managing the impacts of encouraging more dispersed growth around the Borough on existing neighbourhoods;
- promoting development to a high standard across the borough; and
- ensuring that the infrastructure needed to support growth across much of the borough is provided in time to meet the needs of development and local residents;

Strategic Policy for growth options A or B

3.11 Irrespective of which option the community and the Council promote in the final core strategy, the following strategic policy will apply to either option;

Question 2

Growth Options

Which option do you prefer? Option A, Option B or Neither?

Please provide comments

Harrows Strategic Priorities 3

Question 3

Managing Growth

The strategy will manage growth to ensure the borough positively benefits from future development.

Strategic Policy 1

Managing Growth in Harrow

Regeneration of Harrow's town and district centres will promote residential and mixed use development to support a vibrant economy that offers a choice of retail, employment, leisure, recreational and housing options within a high quality public realm. Development will be focused in areas with a high level of public transport accessibility, to reduce the need for the use of cars and improve the 'environment' within the borough. Development will take into account and contribute to the wider infrastructure needs of the community, specifically the health, educational, leisure, recreational, cultural, heritage and social infrastructure. Developments will be encouraged to achieve a high level of housing density in line with the London Plan density matrix.

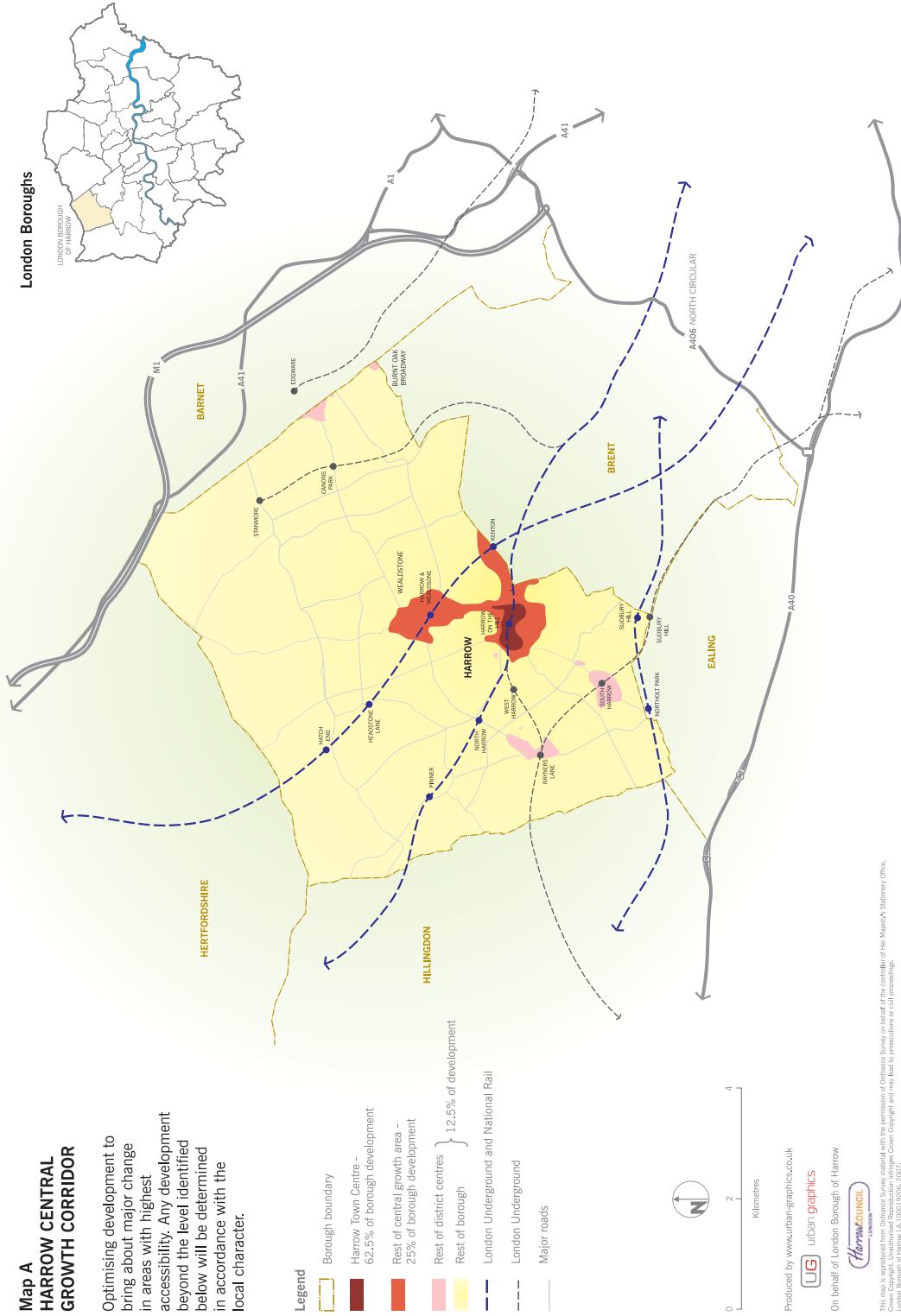
Therefore, the Council will promote and encourage:

- a. intensive use or re-use of brownfield land;
- b. innovative design solutions that will maximise land use potential and add a new and distinctive dimension to the visual character of the Borough, without adversely affecting the quality of life of existing communities;
- c. joint working with key stakeholders and partners to ensure the provision of community infrastructure that meets the change in demand particularly education, healthcare, leisure, open space and recreation facilities, as well as power, gas, water infrastructure;
- d. the provision of environmental enhancements through the use of high quality, inclusive design, appropriate building materials, biodiversity by design and similar initiatives, particularly where they enhance the Borough's character and streetscape and positively contribute to improving the public streetscape, public realm and encourage greater investment activity;
- e. better sustainability by minimising the use of scarce resources, energy consumption and reduce, reuse or recycle waste to improve the quality of the environment;
- f. development design (including transport schemes) to take account of the need to reduce the opportunities for crime, disorder and anti-social behaviour, and promote safe living environments within existing and new developments;

3 Harrows Strategic Priorities

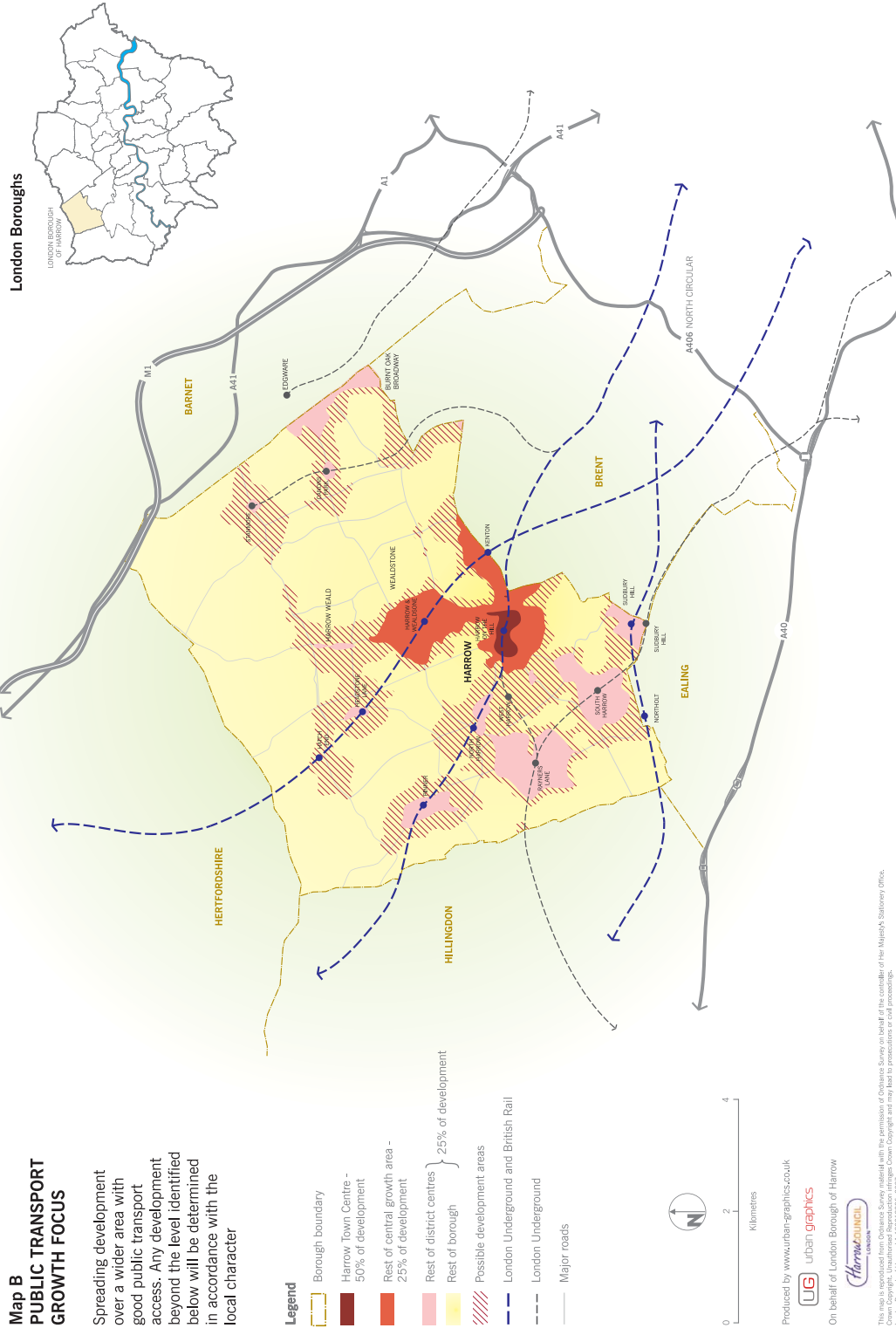
- g. the protection and enhancement of the natural and existing built environment to minimise the flood risk in known flood areas within Harrow and beyond, particularly into Brent and other Boroughs and catchments downstream of Harrow;
- h. convenient access via footpaths, cycle paths and public transport (either existing or proposed), to promote the use of more sustainable travel modes for local journeys and reduce the need to travel by private car. This will be easier in Harrow Town Centre, South Harrow, Rayners Lane, North Harrow, Pinner, Kenton and Edgware; and
- i. the maintenance and enhancement of employment land to provide local residents with the opportunity to work and live within the Borough.

Map 3.1 Harrow Central Growth Corridor



3 Harrows Strategic Priorities

Map 3.2 Public Transport Growth Focus



3.2 Living in Harrow

Overview summary

The following section identifies the amount of housing that the Borough must provide up to 2025/26, the type of affordable housing most needed and additional infrastructure that may be required to support any new development.

From our earlier public consultation on the issues and options and strategic priorities in 2006/07, you told us that;

- *size, type and tenure of new housing developments should reflect the needs and character of the local area. In particular, protecting family housing from conversion and encourage more family housing for sale, along with more affordable housing for larger families, young professionals, singles and couples*
- *higher density should be encouraged in Harrow & Wealdstone and support tall buildings, particularly within Harrow Town Centre and other key regeneration sites*
- *sight lines and important views should be protected from tall buildings and new development*
- *new housing should be in accessible locations and near local facilities, i.e. shops, schools, health care and community centres*
- *mixed use developments should be promoted, particularly where they encourage retail and residential mix*
- *new housing should provide for the needs of various ethnic groups, older people, disabled people, gypsies and travellers, as well as encouraging better integration between existing and new communities*
- *the amount of housing should be increased to reduce homelessness and improve the quality of social rented housing*
- *infrastructure needs should be identified and provided to match housing demand*
- *allotments, greenbelt, and parks should continue to be protected from development*
- *high quality design should be encouraged, particularly in higher density developments, character areas and town centres*
- *new housing should be managed in way that does not compromise the distinctive heart of Harrow's neighbourhoods*

The following section aims to address the concerns you have raised by identifying the key issues facing the historic and future housing provision in Harrow. The following strategic policies aim to provide greater certainty of how the Councils spatial vision and objectives will be promoted in accordance with either growth option A or B and any future planning applications.

3 Harrows Strategic Priorities

Question 4

Housing provision

The strategy will encourage more sustainable housing development.

Strategic Policy 2

Sustainable Housing Provision

To meet Harrow's housing needs and achieve the regional housing target (set by the Mayor of London), Harrow Council will work with housing developers and other service providers to ensure that sustainable good quality residential communities are created, enhanced and promoted to meet both the current and future needs of the diverse communities in Harrow.

This will be achieved by:

- a. ensuring the wider physical, social and environmental infrastructure needed to support and integrate any new development is assessed and delivered in time to meet additional demand. The Council will expect developers to make a contribution towards the provision of appropriate infrastructure to mitigate any impacts of development;
- b. encouraging any empty homes in Harrow being brought back into use and minimising any net loss of existing housing in Harrow;
- c. promoting development in areas well served by public transport to reduce the length of journeys between home, work, educational, shopping and leisure opportunities and enhance the overall quality of the environment and well-being of Harrow's residents;
- d. ensuring that all new development is of a build and design quality, to the Building for Life standards and that positively impacts on the Borough, both visually and environmentally. The standards required for affordable housing funded by the Housing Corporation are also encouraged for private housing;
- e. ensuring that high density development makes provision for mixed use activities on site, including play and informal recreation provision for children and young people, and
- f. ensuring that new development takes into account the safety and security of residents.

Harrows Strategic Priorities 3

Question 5

Harrow housing needs, mix, affordability

The strategy will encourage housing that meets the needs of the residents.

Strategic Policy 3

Harrow Housing Needs, Mix and Affordability

Harrow Council seeks to provide a range and choice of good quality, energy efficient and affordable homes for all its residents, while ensuring that new housing contributes appropriately to the identified housing needs and aspirations of the Borough.

This will be achieved by:

- a. providing a balanced mix of housing size and types, particularly affordable family sized accommodation of three or more bedrooms;
- b. increasing the Borough's stock of affordable housing by ensuring that new housing in schemes with a capacity of ten or more dwellings makes the maximum reasonable on-site contribution to Harrow's target in the London Plan or any revision, for affordable housing;
- c. ensuring that the affordable element of new developments provides a balance of housing tenure to achieve a 70/30% split between social rented and intermediate housing;
- d. ensuring 10% of all housing is designed and constructed to meet 'lifetime homes standards';
- e. ensuring that housing meets the requirements of gypsies and travellers, supported, vulnerable and elderly residents where there is a genuine and proven need and demand; and
- f. ensuring that the specific housing requirements of older people are met through the design and construction of specialist housing that incorporates a mix of housing tenures including affordable housing.

Discussion of Harrow's housing need

- 3.12** Irrespective of which growth option Harrow promotes in the final core strategy, the Borough needs to plan for and provide greater numbers of housing units. As detailed in the Mayor of London's Housing Capacity Study (2006) and further alterations to the London Plan (2007), Harrow is required to provide a minimum of 4000 homes within a 10 year period (i.e. 2006-2016).

3 Harrows Strategic Priorities

- 3.13** The scale, distribution and type of housing that is to be provided in Harrow is a significant issue that the LDF must address. The LDF has a major role to play through the allocation of land and setting the framework for delivering planning applications and the supporting infrastructure. In wider spatial planning and sustainable communities terms, the LDF Core Strategy needs to encourage future housing development to be located so as to maximize the use of land, conserve energy and be within easy access of jobs, schools, shops and public transport. Future housing within Harrow should help to support economic growth, particularly within Harrow town centre and the district centres. Additionally, all housing will need to offer a range of housing choices to address the significant shortage of affordable housing and larger family accommodation, as well as meet the local access for all and accessible homes standards.
- 3.14** The Council recognises that to accommodate the future housing levels it will be necessary to encourage greater development density, which will result in physical and visual changes, particularly to Harrow Town Centre and Wealdstone areas. Ensuring sustainable housing development is provided in Harrow will require all development sites to accommodate the number and types of homes most appropriate to meet demand and take into account each site's location, existing local environment, townscape and the amenities enjoyed by the community. New development will be assessed against Building for Life standards and will need to be of silver standard or above.
- 3.15** The Harrow Housing Needs Assessment (2006) states that Harrow has a total housing stock of 82,250 dwelling units. Two-thirds of the existing housing stock was constructed during the inter-war period and is predominantly three-bedroom, two-storey semi-detached houses, which is generally in good condition. In addition to the inter-war housing, there are some older pre-1919 dwellings, particularly cottages and large houses, predominantly located in the Borough's historic village centres such as Harrow-on-the-Hill, Pinner and Stanmore. Much of this housing is within a conservation area and changes to the existing housing stock will be restricted to maintain the character of such areas. There is a belt of older housing between Wealdstone and Harrow Metropolitan Centre and stretching down to South Harrow. The quality of residential buildings varies throughout the borough.
- 3.16** However, despite the built-up residential nature of the Borough, there is a significant shortage of affordable homes to meet the historic, existing and future needs of Harrow's residents. Within the Borough, there is an under supply of 3 and 4 bedroom plus affordable housing units. The Council is keen to ensure the maximum reasonable amount of affordable housing is provided, while maintaining the financial viability of residential and mixed-use schemes, taking into account other scheme requirements and ensuring wider infrastructure is also provided.
- 3.17** The Council is continuing to investigate the amount of land available to meet the demand for housing through a Borough housing trajectory (as required by Planning Policy 3). The Council has identified a number of sites that are expected to come forward for development within the next 5 to 10 years. The sites that have been identified as providing this growth are detailed in **Appendix D** - Harrow 5 year housing trajectory, along with an explanation on how Harrow will meet the housing market

Harrows Strategic Priorities 3

assessment requirements, also detailed in Planning Policy 3 . Therefore, the Council is confident the housing target set by the GLA will be achieved within the next 10 years, if not sooner.

- 3.18** Beyond 2016/17 the London Plan has identified an interim housing target range up to 2025/26, which will be revised at a later date by the Mayor. The Council is undertaking further work to identify additional sites that may come forward in this time frame to enable the Borough to meet any subsequent housing target.
- 3.19** The Council also recognises that providing for the existing and future scale of housing is likely to require additional or new physical and social infrastructure, such as education, health, leisure facilities and public transport upgrades. The Council will ensure that new developments contribute, through financial contributions, to help support both affordable housing provision and wider infrastructure upgrades within local communities.

3 Harrows Strategic Priorities

3.3 Working in Harrow

Overview summary

The following section identifies the need to maintain employment and business opportunities within the borough and ensure that mixed use development is encouraged, particularly within Harrow Town centre, the central corridor and district centres.

From our earlier public consultation on the issues and options and strategic priorities in 2006/07, you told us that;

- *future employment needs should be met through more intensive redevelopment of existing employment sites and mixed use development opportunities*
- *strategic employment land should be protected from residential redevelopment*
- *you support the retention of existing business on land for business uses*
- *skills and employment opportunities for local people, particularly minority groups, need to be improved*
- *accommodation for SME's with training and education provision to ensure greater success for local residents should be better integrated*
- *affordable office space is needed, particularly to support and encourage more start up and small businesses*
- *mixed use opportunities in Harrow Town Centre, on the Kodak site and on Council owned land should be encouraged*
- *a diverse employment base in Harrow to support sustainable communities should be encouraged*
- *mixed use development in town centres, particularly for office, community and leisure facility uses should be supported*
- *some of you supported out of centre development*
- *some of you supported employment land to be used for waste*

The following section aims to address the concerns you have raised by identifying the key issues facing economic development in Harrow. The following strategic policy aims to provide greater certainty of how the Council's spatial vision and objectives will be promoted in accordance with either growth option A or B and any future planning applications.

Question 6

Delivering economic growth and prosperity

The strategy will allow economic growth in a way that is sustainable and will support local employment.

Strategic Policy 4

Delivering economic growth and prosperity

Harrow seeks to maintain and protect a range of employment opportunities that encourage and enhance the economic vitality and viability of the Borough, as well as make the most sustainable use of land in identified strategic employment locations (Honeypot Lane and Wealdstone Industrial Areas), strategic industrial locations, Harrow Town centre, district and local centres.

This will be achieved by:

- a. promoting a range of employment and business uses including retail, office, leisure, social, health and community facilities, which enhance Harrow (predominantly within Harrow Town Centre and other district centres) as a place to work, shop and live;
- b. encouraging the retention of small employment sites within the Borough, particularly in the district centres (Burnt Oak, Kingsbury, Kenton, Pinner, Wealdstone, Rayners Lane, South Harrow, Stanmore and North Harrow) to maintain local employment and service centres for Harrow's communities;
- c. encouraging the redevelopment of vacant and underused sites, particularly those close to public transport and within Harrow town centre and other district centres, giving preference to mixed use development to support great local diversity and sustainability. For example, to encourage and facilitate a range of incubator units and other facilities to support new business growth and move on space within Harrow, particularly where they encourage local skills development for the benefit of Harrow's residents, and reduce the need to travel; and
- d. individually assessing each site to ensure the maximum contribution to economic development from larger sites is achieved.

Discussion of delivering economic growth in Harrow

- 3.20** The Enterprising Harrow (economic development) strategy aspires to help Harrow become 'a largely community/freelancing borough with high levels of employment within the London region but with a significant range of employment in local businesses with regional as well as local markets making the most of its vibrant centres by 2016.
- 3.21** The research carried out during the development of the strategy shows that Harrow's economy now and in the future depends on the healthy flow and growth of a relatively large number of new and small businesses. This will require an emphasis on retaining employment land, particularly where there are strong public transport links, good access to the main road network (necessary for transporting goods) and where mixed-use activities can be accommodated.

3 Harrows Strategic Priorities

- 3.22** Strategic Policy 1 promotes mixed-use development to help support greater local business and employment opportunities. This will be encouraged through the redevelopment of employment land (where appropriate) to provide modern premises at appropriate sizes and in suitable locations to support all employment sectors, attract more businesses and ultimately provide more job opportunities for Harrow's residents.
- 3.23** Harrow Town centre is classed as a Metropolitan Centre, which serves a catchment wider than the Borough and offers a high level of retail shopping. Unlike most other Metropolitan Centres, Harrow is distinct in that nearly 30% of local employment is provided in offices within and around the town centre. This makes excellent use of the transport links into the town centre.
- 3.24** However, the demand for office space in Harrow has been low with relatively high vacancy rates. The Harrow Employment Land Study stated the need for better quality office space and smaller sized units. The high level of entrepreneurship in the Borough and creative industries is likely to be driving this demand. Since 1995 the number of firms providing business services (such as professional consultancy services, architectural and engineering, research and development and other miscellaneous activities) has increased by almost 65%. Additionally, creative industries currently employ over 5,000 people in Harrow. Therefore, supporting the growth and development of micro and sole businesses operating in Harrow is important to maintain a diverse employment base.
- 3.25** In addition to offices, Harrow Town centre offers a range of high street retail shopping opportunities. However, the Council recognises that in terms of scale, Harrow Town centre is not large enough to compete effectively with neighbouring larger centres such as Watford, Brent Cross or potentially White City. To better compete, Harrow Town Centre needs to attract a wider range of 'anchor' high street stores and encourage a more locally distinct shopping experience with a range of individual stores that encourage (in particular) more residents to shop locally. However, the Council recognises that to encourage a more vibrant pedestrian friendly centre, development within the town centre needs to be of high quality design, with a mix of residential and employment uses to encourage and support a day and night time economy. Harrow Town centre businesses and the Council are working together to establish a Business Improvement District in the town centre to coordinate services and improve its marketing, safety and cleanliness.
- 3.26** The London Plan recognises that for every 1,000 residents, 230 new jobs are created. An additional 2 – 3,000 jobs will be needed in total to cover the increase in population of 10,000 people expected in Harrow. The Council recognises that there is very little undeveloped land in the Borough with increasing pressure being put on existing sites for redevelopment (mostly for housing). Therefore, it is important to protect strategic employment land and industrial locations from housing and other pressures, to maintain and enhance local employment opportunities.

Harrows Strategic Priorities 3

3.4 Transport in Harrow

Overview summary

The following section identifies the need to encourage sustainable travel throughout the borough and encourage large developments in areas with good public transport links, particularly residential developments in Harrow Town centre and the central corridor.

From our earlier public consultation on the issues and options and strategic priorities in 2006/07, you told us that;

- *sustainable modes of travel need to be promoted and the need for private car use reduced*
- *greater public transport services and links need to be provided*
- *the bus network needs to be improved*
- *walking and cycle networks need to be enhanced, increased and improved*
- *more parking is needed in new developments*
- *parking should be limited, particularly in and around Harrow Town Centre and in residential areas close to public transport*
- *transport infrastructure and future improvements should be linked to section 106 contributions from developers*

The following section aims to address the concerns you have raised by identifying the key issues facing Harrow to reduce traffic congestion, encourage more sustainable forms of transport and reduce short 'local' journeys. The following strategic policy aims to provide greater certainty of how the Council's spatial vision and objectives will be promoted in accordance with either growth option A or B and any future planning applications.

Question 7

Integrating transport and development

The strategy will encourage more use of sustainable forms of transport.

Strategic Policy 5

Integrating transport and development

Harrow will seek to reduce reliance on the car by encouraging development on sites that are easily accessible on foot, cycle or public transport. The use of sustainable forms of travel is promoted to improve the quality of life for residents and businesses in Harrow and to ensure the economic and environmental sustainability of the environment.

The Council will continue to lobby the Mayor of London to ensure the existing transport network has sufficient capacity to support the future level of growth of the Borough. Additionally, the Council will promote better orbital bus travel between the borough and further a field to ensure the existing gaps in service are better addressed and ultimately reduced.

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This will be achieved by:

- a. encouraging new development, including housing, retail, commercial, cultural, health, leisure and community facilities (primarily in areas with a PTAL rating of 3-6) within the hierarchy of town centres, and other appropriate locations, in accordance with the Spatial Vision and growth options A or B;
- b. assessing the impact of development proposals on the transport network and work with service providers and partners to promote necessary infrastructure upgrades to meet demand. Where infrastructure is insufficient, development may be restricted;
- c. promoting accessibility improvements to all forms of transport to better provide for the particular needs of those with mobility difficulties;
- d. encouraging low levels of private off-street parking in locations that are well served by public transport (such as Harrow Town centre, the growth corridor and district centres) to help reduce congestion in and around the Borough making essential car use, distribution of goods and emergency services journeys easier and quicker;
- e. educating Harrow residents to ensure people are more fully aware of the implications of their travel choices, provide them with greater access to more sustainable modes of transport, including secure, accessible and sheltered cycle parking and attractive, safe pedestrian routes, in new development, along with the preparation of green travel plans for all major developments.

Discussion of increasing accessibility in Harrow

3.27 The accessibility of public transport is recognised as being one of the key factors necessary to ensure that future development, growth and services promote sustainable communities. In order to promote a healthy sustainable community, the Council needs to reduce the reliance on the private car and encourage better choice and access to public transport. The Council is committed to encouraging new developments within areas that are well served by public transport in an attempt to promote a more sustainable use of land and to:

- improve the environment through reduced pollution (air, noise, water),
- increase the health, fitness and wellbeing of Harrow's communities with better pedestrian and cycle facilities,
- improve the safety and security of residents, workers and visitors when using the transport system including when on foot or wheelchair,
- improve accessibility within and around the Borough to support economic and business growth, and
- promote sustainable transport particularly in those parts of the Borough with good access to public transport (particularly in Harrow Town centre / Wealdstone).

3.28 Harrow is very well located in transport terms, although, for the most part, its major road and rail routes are radial from central London. There are strong overland and underground rail links from Harrow and beyond between central London and Euston Station, which are heavily relied on by commuters. In addition to rail services, there

Harrows Strategic Priorities 3

is an extensive bus network service throughout the Borough. The highest levels of public transport accessibility (ptal) within the Borough are around the Harrow Town centre and Wealdstone.

- 3.29** Being a suburban Borough, there is a tendency to rely on cars for transport, irrespective of public transport services. Within Harrow, 77% of all households have a car and 66% have two or more cars. Additionally, 50% of Harrow's residents in employment travel to work by car compared with 36% of all London residents. The use of public transport and walking within the borough is much lower than that for London. The high level of car ownership in Harrow means that encouraging car owners to change the way they travel to a more sustainable form of transport (such as public transport, cycling or walking) for a majority of their trips is likely to remain a key issue for the Council over the life span of the core strategy. Hence, the Council has identified that ongoing education is essential to promote and encourage people to reduce private car travel.
- 3.30** In line with the rest of London, bus travel in Harrow has continued to improve as a result of continued investment and improved bus reliability. In particular, joint work done between neighbouring Boroughs on bus route 140 has benefited travel in Harrow. Buses in Harrow offer good services to the rest of Northwest London, Mill Hill, Brent Cross, Wembley and Edgware and in addition provide a direct link to Heathrow airport. Feeder services in the Borough serve the most popular underground stations and also Mount Vernon Hospital. Increasing bus services in and around the borough requires less infrastructure improvements than rail and remains one of the ways the Council can improve public transport accessibility through Harrow in the short to medium term. Improving bus lanes will help to speed up bus services, reduce waiting times and encourage greater use.
- 3.31** Increasing the capacity of the public transport network to accommodate the predicted level of development, both within Harrow and West London as a whole, is essential to ensure transport needs are identified and planned for enabling infrastructure to be delivered in a timely manner to support development. The Council is currently working to assess the potential impacts of development and will work with partners, such as the West London Alliance through the Ten Point Plan for Transport in West London, to identify capacity and infrastructure options. This work, where possible, will be incorporated in the final core strategy.

3 Harrows Strategic Priorities

3.5 Enjoying Harrow

Overview summary

The following section recognises that there is a need to enhance leisure, cultural, community facilities and access to open space, as well as protect and enhance the borough's character and heritage sites, to better meet the needs of visitors, existing and future residents.

From our earlier public consultation on the issues and options and strategic priorities in 2006/07, you told us to;

- *resist the loss of community facilities and encourage the co-location of community facilities on one site*
- *increase protection for historic buildings and secure wider benefits for the future conservation and management of heritage assets*
- *protect sight lines and important views*
- *refuse new housing in the greenbelt and protect the greenbelt and metropolitan open land from development as per the London Plan and PPG2*
- *encourage informal greenbelt uses for Harrow's residents to enjoy the rural character and nature conservation of the borough*
- *protect and promote geodiversity and increase tree planting within the borough, particularly on metropolitan open land*
- *improve access to green belt and recreation land (particularly from the south of the borough) and secure new open space, particularly in the south of the borough and close to Harrow Town Centre*
- *encourage bus services to outlying tourist attractions, promote 'day' trip tourism and recognise green heritage as a worthy borough attraction*
- *encourage hotel development*

The following section aims to address the concerns you have raised by identifying the key issues facing Harrow to ensure new development brings positive benefits to maintain and enhance the greenbelt, leisure and recreation opportunities, and the heritage and character of the borough. The following strategic policy aims to provide greater certainty as to how the Council's spatial vision and objectives will be promoted in accordance with either growth option A or B and any future planning applications.

Harrows Strategic Priorities 3

Question 8

Heritage, cultural, recreational and community facilities

The strategy will encourage better provision and quality of infrastructure and facilities.

Strategic Policy 6

Heritage, cultural , recreational and community facilities

Harrow will safeguard and enhance heritage, cultural, recreational, leisure and community assets for the benefit of Harrow residents' health, well being and enjoyment. New development will be required to protect, enhance and improve access (for all levels of mobility) to existing and new facilities for its residents and visitors.

This will be achieved by:

- a. maintaining and protecting Harrow's green and open spaces for the enjoyment of all its residents;
- b. promoting additional areas for cultural, recreational, leisure and community facilities in areas of known deficiency (particularly across the central part of the borough), to improve infrastructure for existing and future residents;
- c. promoting existing links between Harrow's parks and open space to encourage use and improve access;
- d. identifying, assessing and protecting significant new heritage assets;
- e. preserving and enhancing Harrow's existing heritage buildings and sites, by promoting their repair to encourage their continued use, managing the impacts of new development, and continuing to protect Harrow's heritage as required by national policy and Harrow's appraisals, management strategies and plans; and
- f. encouraging better use of the public realm, particularly within Harrow Town centre, the growth corridor and other district centres, by promoting innovative new design that creates new spaces and ensures that they have a positive impact and add value to Harrow's visual appearance, important views, public safety and built form as well as providing for cultural and recreational activity

Discussion of heritage, cultural, recreational and community facilities in Harrow

- 3.32** The Council recognises that both growth options A and B will result in significant change to how Harrow, particularly Harrow Town centre and Wealdstone, will look. The Council recognises that many residents may be concerned with the level of growth proposed and how this may affect existing heritage, cultural, recreational and community facilities. In particular, the existing listed buildings, conservation areas,

3 Harrows Strategic Priorities

scheduled ancient monuments, archaeological priority areas and historic parks and gardens all serve to illustrate its historical evolution, as well as making it locally distinct. Therefore, the council is committed to protecting the open spaces within Harrow from development, particularly where they improve and strengthen the leisure, cultural and heritage sectors of the Borough.

3.33 The Council recognises that the proposed level of development, particularly in the Harrow Town centre and Wealdstone area will increase pressure and demand on existing open spaces, leisure and recreational facilities. The Council will need to provide the infrastructure needed to support the future growth in the borough. In addition to the core strategy, the Council will rely on a number of local and regional plans, strategies and documents to ensure that development needs are identified, assessed and provided for, as detailed in the following:

- Harrow PPG17 Sports, Recreation and Open Space Study Sport (August 2005),
- Harrow Green Belt Management Strategy (March 2006)
- Harrow Tourism Strategy (2005)
- Public Rights of Way Improvement Plan (October 2007)

3.34 Environmental improvement in Harrow is being promoted through the Harrow Biodiversity Action Plan (2007). This document seeks to protect and enhance a number of priority habitats and species, many of which are found within Harrow's open spaces. The Council recognises that all new development must protect and enhance the biodiversity in our open spaces, for the benefit of existing and future generations. The Biodiversity Action Plan in addition to protecting and enhancing biodiversity in Harrow, also aims to improve public awareness about wildlife conservation issues and provide opportunities to enjoy wildlife, whether this is within areas of open countryside or within an urban park. As a result, opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral aspects of new development.

3.35 In addition to the open space provision and need, the Council recognises that the appearance of the Boroughs streets and 'built' public spaces is fundamental to the success of its shopping centres, its safety and to the enjoyment of residents and visitors. A significant investment over the next few years in the wider Harrow Town centre and Wealdstone area should bring about a marked improvement in its quality and style. The Council will require high design and built quality within the Council's own schemes and large developments to set the benchmark for new development positively creating a vibrant new public realm.

3.36 The Council's priorities for all heritage, cultural, recreational and community facilities infrastructure improvements are identified in more detail through the relevant local management strategies and plans. Development contributions from new development will be sought to ensure the infrastructure needed to help deliver these priorities can be realised.

Harrows Strategic Priorities 3

3.6 Environmental Harrow

Overview summary

The following section identifies how Harrow will achieve greater efficiency of natural resource use when managing future development in the borough.

From our earlier public consultation on the issues and options and strategic priorities in 2006/07, you told us to;

- to support and enhance biodiversity particularly in development areas
- that there are enough conservation areas in the Borough
- to provide a locally listed building policy
- to encourage renewable energy technology, rainwater and grey-water harvesting, particularly in new buildings and promote zero carbon developments
- to prevent contaminated surface water run off from entering land and rivers and encourage sustainable water management and flood alleviation for the River Pinn flood zone
- to support and promote waste management, recycling targets for construction and demolition waste and to use energy efficient transport or public transport links for moving waste
- to use employment land for waste, but not to use industrial land for waste purposes

The following section aims to address the concerns you have raised by identifying the key issues facing Harrow to ensure new development brings positive benefits to maintain and enhance the natural environment of the Borough. The following strategic policy aims to provide greater certainty of how the Councils spatial vision and objectives will be promoted in accordance with either growth option A or B and any future planning applications.

Question 9

Resource use

The strategy will result in a more sustainable borough.

Strategic Policy 7

Harrows resource use

Harrow Council will encourage the most efficient and sustainable use possible of natural and renewable resources (such as renewable energy generation and combined heat and power initiatives) to reduce Harrow's impact on climate change and ensure the general quality of life for its residents is at a high standard. Harrow will seek to ensure that the highest standards of sustainable design, construction and technology are integrated in all new and existing developments and schemes to ensure its communities and the environment are not adversely affected by the actions of natural or other forces.

3 Harrows Strategic Priorities

Harrow Council will require all development to be built in accordance with all relevant national, regional and local guidance on 'sustainable development' and 'climate change', such as Building for Life, Sustainable Code for Development and will work towards carbon neutrality, through the use of both active and passive measures to influence choice and encourage a behaviour change of its residents.

This will be achieved by:

- a. integrating the requirements of existing and emerging best practice on renewable energy technologies and water efficiency to reduce potable water consumption for all development;
- b. integrating waste management (sorting, recovering and recycling) into new and retrofitted developments and build on the existing success of Harrow's kerbside and other recycling initiatives by continuing to educate residents, businesses and visitors on the benefits of recycling and waste minimisation;
- c. identifying sites for waste management facilities on a local and sub-regional basis. As well as developing new proposals to reduce, recycle and re-use waste, to ensure Harrow continues to exceed waste recycling, composting and reuse targets set in the London Plan and in national guidance, with the overall aim of reducing the amount of waste for landfill disposal; and
- d. protecting natural flood retention areas (particularly green spaces) and requiring all development to reduce the flood risk within the catchment, by restricting hard surfacing of front gardens provide on site surface water attenuation, through the use of sustainable urban drainage systems (SUDS).

Discussion of environmental issues in Harrow

- 3.37** The Council signed up to the Nottingham Declaration in 2007 and is committed to tackling the causes and effects of a changing climate on our Borough, through the implementation of this document and through continuing to educate the community of our role and impacts on the natural and physical environment.
- 3.38** The Council recognises that there is clear national guidance from the government on the need to reduce energy use, waste and reduce impacts on climate change. Ensuring that the environmental quality of Harrow is maintained and where possible improved, for residents, visitors and Londoners as a whole, is a major concern for the LDF, and is inherent throughout the core strategy. Strategic policy 7 identifies locally specific issues, in addition to relevant national and regional plans, specifically:
- planning policy statements (25, PPS1 supplement)
 - the Code for Sustainable Development
 - the London Plan (chapter 4A)
 - Vehicle Crossing policy (2007)
 - the West London Joint Waste DPD and the Sustainability SPD (both are currently being developed)

Harrows Strategic Priorities 3

- 3.39** Concentrating new development in areas with good public transport links will reduce the environmental problems caused by traffic generated pollution and congestion. New housing is a major user of materials, energy and water and should be designed and constructed in a way that minimises the use of scarce materials and non-renewable resources. It is feasible to design and build new housing that will consume much less energy and water than older existing housing. Additionally, retrofitting existing homes will help improve the quality of existing homes and reduce their energy use. Larger housing developments, with their inherent 'economies of scale', offer greater opportunity to use the most sustainable design and construction techniques, such as solar and photo voltaic panels for energy production and 'grey water' and sustainable urban drainage (SUDS) recycling systems, renewable energy generation and combined heat and power initiatives.
- 3.40** Waste is now considered a resource, which can be reduced, reused and recycled to minimise the amount disposed of, particularly to landfill. The Council has made significant progress to encourage recycling by all residents and is now one of the leading London Boroughs for recycling.
- 3.41** Planning Policy Statement 10 requires the London Plan to specify the annual amounts of waste that each authority should manage within its own boundaries and establish the pattern of waste management facilities. Harrow is then required to allocate any additional sites needed to manage this level of waste. The Council intends to provide greater policy direction on possible waste sites and their management in the forthcoming West London joint waste development plan document. The joint waste development plan is being prepared in partnership with the London Boroughs of Hounslow, Brent, Ealing, Hillingdon, Hammersmith & Fulham and Richmond. This work is still being carried out and, where possible, the implications of this work will be incorporated in the final core strategy.

4 Implementation

4 Implementation

- 4.1** The new Local Development Framework must be capable of being implemented. In order to do so it is important that a clear and concise framework is developed at this early stage. This will be developed in such a way that minimises duplication, but gives a clear steer on who is responsible for implementing policies and proposals, by when and the resources that will be required. This will give greater confidence that the plan we are putting forward can be achieved.
- 4.2** An Annual Monitoring Report (AMR) has to be produced by the 31 December each year, reflecting the activity in the previous financial year (1 April – 31 March). This looks at
- how the borough is performing against national monitoring targets
 - how policies are working in practical terms
 - how our policies are being implemented i.e sites being taken up and developed
 - how our plans and policies are affecting the wider indicators – unemployment, deprivation and similar matters that are part of the monitoring system that has been developed, and
 - how our work programme is progressing (and whether any adjustment is required)
- 4.3** A single monitoring report will be produced covering the national targets, outgoing Unitary Development Plan and each of the Local Development Documents as they emerge.
- 4.4** The following table details the proposed monitoring framework. This will be further developed in the final core strategy preferred options submission version.

Summary overview of Strategic Policy monitoring framework

Strategic Policy	Principal Implementation Routes	Who is Responsible	By When	Resource Implications	Target / Indicator
SP1 - Managing Growth in Harrow	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Planning policy	On going	Within existing budgets	See other DPDs and timetable in LDS
	Sustainability SPD	Strategic Planning Policy in liaison with Development Control	SPD due for adoption by December 2008	Within existing budgets	SPD adoption
	Section 106 SPD	Strategic Planning Policy in liaison with Development Control	SPD due for adoption by mid 2008	Within existing budgets	SPD adoption
SP2 – Sustainable Housing Provision	Assessment of major development proposals	Strategic Planning Policy in liaison with Development Control	On going	Within existing budgets	% permissions complying with either SP1a or SP1b
	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Planning Policy	On going	Within existing budgets	See other DPDs and timetable in LDS
	Assessment of major development proposals	Development Control in liaison with Strategic Planning Policy	On going	Within existing budgets	% permissions complying with either SP2
SP3 – Harrow Housing Needs, Mix and Affordability	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Planning Policy	On going	Within existing budgets	See other DPDs and timetable in LDS
	Assessment of major development proposals	Development Control in liaison with Strategic Planning Policy	On going	Within existing budgets	% permissions complying with SP3
SP4 – Delivering Economic	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Planning Policy	On going	Within existing budgets	See other DPDs and timetable in LDS

4 Implementation

Strategic Policy	Principal Implementation Routes	Who is Responsible	By When	Resource Implications	Target / Indicator
Growth and Prosperity	Assessment of major development proposals	Development Control in liaison with Strategic Planning Policy	On going	Within existing budgets	% permissions complying with SP4
SP5 – Integrating Transport and Development	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Planning policy	On going	Within existing budgets	See other DPDs and timetable in LDS
	Green Travel Plans	To be completed	To be completed	To be completed	To be completed
	Harrow Transport Strategy	To be completed	To be completed	To be completed	To be completed
SP6 – Heritage, Cultural, Recreational and Community Facilities	Assessment of major development proposals	Development Control in liaison with Strategic Planning Policy	On going	Within existing budgets	% permissions complying with SP5
	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Planning Policy	On going	Within existing budgets	See other DPDs and timetable in LDS
	Recreation and Open Public Rights of Way Improvement Plan (October 2007)	To be completed	To be completed	To be completed	To be completed
	PPG-17 Sports, Recreation and Open Space Study Sport (August 2005)	To be completed	To be completed	To be completed	To be completed
	Harrow Tourism Strategy (2005)	To be completed	To be completed	To be completed	To be completed
	Green Belt Management Strategy (March 2006)	To be completed	To be completed	To be completed	To be completed
	Assessment of major development proposals	Development Control in liaison with Strategic Planning Policy	On going	Within existing budgets	% permissions complying with SP6
SP7 – Harrows	More detailed policies within the LDF Site-Specific Allocations and Development Control Policies DPDs.	Strategic Planning Policy	On going	Within existing budgets	See other DPDs and timetable in LDS

Implementation 4

Strategic Policy	Principal Implementation Routes	Who is Responsible	By When	Resource Implications	Target / Indicator
Resource Use	Conservation Area Appraisals and Management Plans	Conservation team	On going	Within existing budgets	% conservation areas with appraisals / management plans
	Harrow Biodiversity Action Plan	Conservation team	On going	Within existing budgets	% species increased
	West London Joint Waste DPD	West London Boroughs	On going	Within existing budgets	% waste recycled, reused or composted
	Assessment of major development proposals	Development Control in liaison with Strategic Planning Policy	On going	Within existing budgets	% permissions complying with SP7

A Strategic Policy Overview

Appendix A Strategic Policy Overview

- 1 To ensure that the spatial vision, objectives and policies in the core strategy are sound, it is necessary to take into account the European, national, regional and local policy context. This appendix examines the key over-arching policy context relevant to Harrow's emerging core strategy preferred options.

European planning context

- 2 Sustainable development is a cornerstone of international and European policy. It means that development required to meet the current physical, social and economic needs of the community should not prejudice present environmental, social and economic conditions for future communities and generations. This position was reaffirmed at the World Summit on Sustainable Development (2002) and is the underlying basis for all new policy formulation.
- 3 The United Kingdom has signed up to the European Spatial Declaration on Sustainable Development (1999) to promote a consistent approach to land-use development in the European Union, through:
 - The development of more balanced metropolitan areas based upon a 'polycentric region', formed by a strong network of urban centres and the close integration of town and country;
 - Improved transport links and parity of access to knowledge and opportunities;
 - The wise management of the natural and cultural heritage, and water resources.

National planning context

- 4 The UK Government Sustainable Development Strategy – "Securing the future" identifies the following five key objectives:
 - living within environmental limits;
 - ensuring a strong, healthy and just society;
 - achieving a sustainable economy;
 - promoting good governance and;
 - using sound science responsibly.
- 5 In order to provide more guidance (for policy and planning decisions) to regional and local authorities, the government has issued a series of Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPS), which explain the statutory provisions and provide guidance to local authorities and others on the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing their development plans.
- 6 Planning Policy Statement 1 (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. PPS 1 states that:

Strategic Policy Overview A

“Planning shapes the places where people live and work and the country we live in. Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people’s lives and helps to deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone. But poor planning can result in a legacy for current and future generations of run-down town centres, unsafe and dilapidated housing, crime and disorder, and the loss of our finest countryside to development.”

- 7 ‘Sustainable Communities in London – Building for the Future’ (ODPM, February 2003) is part of a national programme of action setting out how the government intends to achieve sustainable communities for all. The main strategic challenge facing London is identified as the need to ‘accommodate growth and to alleviate poverty and deprivation’. To address this challenge, the government recognises that within London we need to:
- provide more and better designed and affordable homes, including homes for our key workers;
 - improve public transport and other vital infrastructure required to support the development of new and growing communities;
 - raise education standards and skill levels across the capital;
 - tackle crime, anti-social behaviour and the fear of crime.

- 8 The Council has taken account of all these relevant government policies in formulating the Harrow Local Development Framework and the Core Strategy Draft Preferred Options.

Regional planning context

- 9 Section 24 of the Planning and Compulsory Purchase Act (2004) requires that Local Development Documents must be in “general conformity” with the Spatial Development Strategy for London. This document is prepared by the Mayor of London and is generally referred to as the “London Plan”. It provides the regional context for the planning of all London Boroughs, including Harrow. The ‘current’ London Plan was adopted in February 2004 and subsequently amended in the ‘early alteration’ in December 2006 and ‘further alterations’ in 2007.
- 10 The London Plan (consolidated with alterations), republished in February 2008 includes the following six key objectives to:
- accommodate London’s growth within its boundaries without encroaching on open spaces,
 - make London a healthier and better city for people to live in,
 - make London a more prosperous city with strong, and diverse long term economic growth,
 - promote social inclusion and tackle deprivation and discrimination,
 - improve London’s accessibility, and
 - make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well-designed and green city.

A Strategic Policy Overview

- 11 The underlying driver for the London Plan is providing sustainable housing, jobs and transport for the predicted increase in the capital's population of 1,140,000 people up to 2026. To accommodate the predicted level of growth, the London Plan (2008) recognises that Harrow needs to support a minimum of 4,000 new dwellings up to 2016/17. From 2016 to 2026 the London Plan has indicated a range to guide housing delivery. However, the Council expects that a future review of the housing provision in the Mayor's 2004 London Housing Capacity Study, will more accurately identify the housing need over this longer timeframe.
- 12 In addition to housing provision, the London Plan (2008) introduces new policies for London's waste management, which incorporates requirements of the Mayor of London's Municipal Waste Management Strategy. Therefore, Harrow Council is working with Brent, Ealing, Hammersmith & Fulham, Hillingdon, Hounslow, and Richmond Councils to produce a joint Waste Development Plan Document. This document is currently being developed and where possible the outcomes of this will be included in the final core strategy document.
- 13 Harrow forms part of the West London sub-region and the following key London Plan policies with direct strategic implications (in addition to those above) for the Harrow Core Strategy preferred options include:
- **Policy 2A.8 Town Centres** – recognises that Harrow Town Centre (a metropolitan centre) is in an accessible location in terms of London's public transport network and, as such, has significant potential to promote sustainable development.
 - **Policy 2A.9 The Suburbs** – Supporting Sustainable Communities – identifies the role suburban London has to play as the places where most people live and work. The policy encourages investment and improvements to promote a better quality life and economic prosperity.
 - **Policy 2A.10 Strategic Industrial Locations and Policy 3B.4 Industrial Locations** – recognises the need to promote, manage and, where necessary, protect industrial sites from other land uses. Table A2.2 identifies Honeypot Lane, Stanmore (in part) as an 'industrial business park' for businesses requiring a high quality environment. Table A2.1 identifies Wealdstone Industrial Park as a 'preferred industrial location' for businesses with less demanding requirements.
 - **Policy 3B.1 Developing London's Economy** – recognises London's global position, role in Europe and national and regional impact. As such, it needs a range of work spaces of different types, sizes and costs in order to meet the needs of different sectors in the economy.
 - **Policy 3B.2 Office Demand and Supply** – seeks a significant increase in provision of new office stock through changes of use and development of existing brownfield sites as well as the renovation and renewal of existing stock to enhance the quality and flexibility of London's office market.
 - **Policy 3D.1 Supporting Town Centres and 3D.2 Town Centre Development** – recognises the strategic importance of vibrant town and district centres and seeks to encourage and enhance a wider range of uses within those centres. Table A1.1 and map 3D.1 identifies Harrow Town centre as a metropolitan centre and shows 6 district centres within the borough and 3 district centres bordering the borough boundary.

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- **Policy 3D.11 Open Space Provision in DPDs and Policy 3D.12 Open Space Strategies** – recognise the importance of providing opportunities to access parks and open space with the facilities and play equipment suited to meet the needs of the population.
- **Policy 3D.14 Biodiversity and Nature Conservation** – recognises the strategic importance of maintaining areas of London’s biodiversity and protecting those in the LDF, as well as identifying areas of deficiency in access to nature. Map 3D.4 identifies an ‘area of deficiency in access to nature’ which extends across much of the central part of the borough.
- **Policy 3D.16 Geological Conservation** – recognises the need to protect such areas from the impacts of development. Map 3D.6 identifies a geological site in Harrow Weald.
- **Policies 4A.1 Tackling Climate Change, 4A.2 Mitigating Climate Change and 4A.3 Sustainable Design and Construction** – acknowledges the impacts that climate change could have on the built environment and the impact our actions can have, and requires new and retrofit developments to mitigate the impacts of climate change and minimise carbon dioxide emissions.
- **Policy 4A.12 Flooding and Policy 4A.13 Flood risk management** – identify flood risks and the impact on the built and natural environment. Map 4A.1 identifies the areas at risk of flooding within Harrow.
- **Policy 4A.21 Waste Strategic Policy and Targets and 4A.22 Spatial Policies for Waste Management** – seek to protect existing waste management sites and identify new sites as well as promote the co-ordination of different Boroughs waste policies and set recycling and composting targets. Table 4A.3 identifies Harrow’s waste reduction targets.
- **Policy 6A.8 Phasing of development and transport provision** – identifies the need to ensure infrastructure phasing matches development need. Table 6A.1 identifies the phasing targets for jobs and homes across West London.

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In summary, the main requirements of the London Plan with which the Council’s LDF (including this core strategy preferred options) should generally conform with are:

- Harrow’s network of town centres should be identified and their key role in fostering sustainable development should be promoted;
- a minimum supply of new housing, including affordable housing, in accordance with the London Plan target;
- the role of Harrow Town Centre as a Metropolitan Centre should be acknowledged and policies should aim to optimise employment, retail and housing to support a vibrant economy;
- support Harrow’s role within suburban London as a place where people live and work;
- require developments to make the fullest contribution to the mitigation of climate change, minimise carbon dioxide emissions and waste; and
- encourage forms of development that reduce the need to travel, especially by car and seek to improve public transport, walking and cycling accessibility.

A Strategic Policy Overview

Harrow specific planning context

- 15** Sustainable Community Plan – ‘Harrow will be a place which offers the best of capital and country and is loved by its residents. Harrow will be a desirable place to live, learn, work and play’. This plan shows how the organisations making up Harrow Strategic Partnership will try to shape the effects of global, national, regional and local trends and events to work towards successful outcomes for Harrow’s community. Specifically, it will:
- Celebrate what we have in common and capitalise on our diversity;
 - Be an example to the rest of London of how communities from different backgrounds can form a cohesive society and have the lowest crime and fear of crime in London;
 - Be a place where people are healthy and stay healthy and have reduced health inequalities between wards and communities by leveling up health outcomes;
 - Have reduced the pockets of deprivation that affect parts of our Borough to increase social inclusion;
 - Be recognised as a leader in the race to reduce carbon emissions through technological innovation and community action;
 - Have a choice of housing in distinctive neighbourhoods ;
 - Be entrepreneurial and an ideal place to set up high skills businesses;
 - Be a place where children and young people are healthy and safe, fulfil their potential and help other people and be family friendly and promote older people’s independence;
 - Have vibrant neighbourhood centres and the Premier Town Centre in North-West London;
 - Be easy to get around for everyone and offer the best commuter experience by public transport in the south east; and
 - Protect its green spaces.
- 16** In addition to the Sustainable Community Plan, the following local initiatives and strategies are key documents that have influenced the development of the core draft strategy preferred options and will continue to do so up to the final submission document;
- the Corporate Plan
 - Industrial Land study
 - Retail study
 - Cultural plan
 - Sports Recreation and Open Space Study
 - Transport plan
 - Tourism Strategy
- 17** The visions and objectives of the key local documents have been encapsulated in the core strategy draft preferred options (chapters 3 onwards).

Appendix B Strategic Policy Links

Policy links the Core Strategy Draft Preferred Options and existing national, regional, sub-regional and local planning documents.

Core Strategy Draft Preferred Options Strategic Policies	National documents	Regional documents and policies	Sub-regional documents	Harrow specific documents and policies
Strategic Policy 1 - Broad Development Options	PPS1, PPS3 , PPG13 Planning for a Sustainable Future: White Paper (May 2007)	London Plan: Chapter 3A Living in London, specifically policies ; 3A.1, 3A.2, 3A.3, 3A.4, 3A.5, 3A.6, 3A.7, 3A.8, 3A.9, 3A.11 and 3A.13. Also policies 3C.1 and 3C.2	West London Sub Regional Development Framework (2006)	Core Strategy draft Preferred Options - spatial vision cross cutting strategic objectives 1, 3 & 4 Harrow Housing Capacity Study
Strategic Policy 1 and 2 - Living in Harrow	PPS1, PPS3 , PPG13 Planning for a Sustainable Future: White Paper (May 2007)	London Plan: Chapter 3A Living in London specifically policies 3A.1, 3A.2, 3A.3, 3A.4, 3A.5, 3A.6, 3A.7, 3A.8, 3A.9, 3A.11 and 3A.13. Also policies 3C.1 and 3C.2 London Plan SPG (Page 75): Housing (2005)	West London Sub Regional Development Framework (2006)	Core Strategy draft Preferred Options - spatial vision, cross cutting strategic objectives 1, 3 & 4 Harrow Housing Capacity Study
Strategic Policy 4 - Working in Harrow	PPS1, PPG4, PPS6 Planning for a Sustainable Future: White Paper (May 2007)	London Plan Chapter 3B Working in London specifically policies 3B.1, 3B.2, 3B.3, 3B.4, 3B.11 London Plan SPG: Industrial Capacity (2008) London Office Policy Review (2006) London Industrial Study	West London Sub Regional Development Framework (2006) West London Economic Strategy Enterprising Harrow (2007)	Core Strategy draft Preferred Options - spatial vision, cross cutting strategic objectives 1, 3 & 4 Links to UDP policies – Part 7 Employment, Town Centres and Shopping and specifically policies EM5, EM8, EM13, EM14, EM15 Harrow Retail Study (2006)

B Strategic Policy Links

Core Strategy Draft Preferred Options Strategic Policies	National documents	Regional documents and policies	Sub-regional documents	Harrow specific documents and policies
Strategic Policy 5 - Transport in Harrow	<p>PPS1, PPS3, PPS6, PPG13</p> <p>Safer by Design: The Planning System and Crime Prevention (2004)</p> <p>Planning and access for disabled people: a good practice guide (2003)</p> <p>'A Better Quality of Life' (1999)</p> <p>Planning for a Sustainable Future: White Paper (May 2007)</p>	<p>Experian Business Strategies (2004)</p> <p>London Plan Chapter 3C specifically polices 3C.1, 3C.2, 3C.3, 3C.4.</p>	<p>West London Sub Regional Development Framework (2006)</p> <p>West London Transport Strategy Ten Point Plan</p>	<p>Harrow Town Centre Development Strategy (2005)</p> <p>Core Strategy draft Preferred Options - spatial vision, cross cutting strategic objectives 1, 2, 3, 4 & 5</p> <p>Links to UDP policies ST3, ST4, ST5, T6, T7, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, C18</p> <p>Harrow Transport Strategy</p>
Strategic Policy 6 - Enjoying Harrow	<p>PPG3, PPG15, PPG16, PPG17</p> <p>Planning for a Sustainable Future: White Paper (May 2007)</p>	<p>3D Enjoying London specifically polices 3D.8, 3D.9, 3D.10, 3D.11, 3D.12, 3D.13, also polices 3A.17, 3A18, 4A.12, 4A.13, 4B.11, 4B12, 4B13, 4C.3, 4C.4</p>	<p>West London Sub Regional Development Framework (2006)</p> <p>West London Transport Strategy Ten Point Plan</p>	<p>Core Strategy draft Preferred Options - spatial vision, cross cutting strategic objectives 1, 2, 6, 7 & 8</p> <p>Links to UDP policies D11, D12, D14, D15, D16, D18, D19, D20, D21, D22, D30, D31, R4, R5, R7, R8, R11, R13, R15, C17</p> <p>Harrow Cultural Strategy 2003-2008</p> <p>Harrow Town Centre Development Strategy</p>

Strategic Policy Links B

Core Strategy Draft Preferred Options Strategic Policies	National documents	Regional documents and policies	Sub-regional documents	Harrow specific documents and policies
<p>Strategic Policy 7 - Environmental Harrow</p>	<p>PPS1, Supplement to PPS1, PPS9, PPS10, PPS22, PPS23, PPG2, PPG4, PPG5, PPG17 'A Better Quality of Life' (1999)</p>	<p>London Plan Chapter 3D specifically policies, 3D.8, 3D.9, 3D.10, 3D.11, 3D.14, 3D.15, 3D.16, 3D.17, also policies 2A.1, 4A.1, 4A.2, 4A.3, 4A.10</p>	<p>Sub Regional Development Framework - West London (2006) Improving the Evidence Base for the Waste Development Plan Document Process in West London West London Waste Siting Study Generic Report Organic Waste Reprocessing Feasibility Study Draft Scoping Report</p>	<p>Harrow Transport Strategy Draft Harrow Sport, Recreation and Open Space Strategy 2006-2016 Harrow's Green Belt Management Strategy 2006-2011 Core Strategy draft Preferred Options - spatial vision cross cutting strategic objectives 1, 2, 3 & 8 UDP Policies EP11, EP12, EP13, EP14, EP15, EP16, EP26, EP27, EP28, EP29, EP30</p>

C Alternative Policies

Appendix C Alternative Policies

Strategic Priorities alternative growth options

The 'strategic priorities' consultation, identified the following four development approaches, only two have been taken forward in the core strategy preferred options. The following section provides an overview of the reasoning as to why the Council has only taken forward two of the initial four development options in the preferred options consultation (refer to chapter 3.1 Broad Development Options of the main document).

Overview of initial development options

a) Do nothing -

This implies that the market knows best – the Council would simply sit back and allow development proposals to be promoted and assessed on their individual merits. The Council will not attempt to manage where development will occur within the Borough or to actively plan for development expansion.

Reasoning: After assessing this development option in accordance with the Sustainability Appraisal objectives, the Council does not consider that this option will enable the Council to successfully plan for the future of Harrow.

b) Manage decline -

This would accept population-decline as inevitable and simply seek to soften the worst impacts of that situation.

Reasoning: After assessing this development option in accordance with the Sustainability Appraisal objectives, the Council does not consider that this option will enable the Council to successfully plan for the future of Harrow.

c) Allow dispersed growth and development across the Borough -

This would ensure that everyone benefits from new development by spreading this evenly across the Borough. The approach suggested in this option would essentially be to allocate land for development within each ward of the Borough or equally across each town centre.

Reasoning: This was proposed in Option 1 'dispersed development' and Option 2 'balanced town centre focused development' of the strategic priorities consultation. Neither option is considered to be a viable growth option in the core strategy preferred options.

d) Concentrate development within existing town centre hubs or along areas well served by public transport -

This would target development to those areas with well established infrastructure, where economies of scale and demand for new accommodation may be high and attract development.

Reasoning: In the strategic priorities consultation Option 3 'public transport focused development' and Option 4 'town centre dominant + public transport focus' were proposed.

Both options are considered to be viable growth options to manage the future development within Harrow. The Council is concerned that in the earlier consultation the differences between these two options was not sufficiently clear to allow you to fully appreciate the impact either option may have on how development could change Harrow.

Therefore, to enable you better understand the two growth options, the Council has better described each option and redrawn the maps. In particular, the differences between each option have been more clearly identified.

Issues and Options alternative policies

At the start of the core strategy process the Council consulted on a number of themes and key issues through the 'Issues and Options' document. The outcome of this consultation has meant that the Council has been able to reduce the local issues and themes down to six key areas and seven strategic policies (as included in chapter 3 of the preceding report).

The following section identifies what issues were consulted on and whether these have been incorporated into the core strategy draft preferred options, along with the reasons if they have not been included. To make this easier to understand, the earlier Issues and Options have been grouped under the relevant sections in chapter 3 of the main report.

C Alternative Policies

Assessment of 'Issues and Options' consultation themes incorporated within the Core Strategy Draft Preferred Options

Core Strategy reference	Issues and Options reference	Comments
Section 3.2	Meeting Housing Need	
	Strategic Direction – New housing will contribute to the development of mixed and balanced communities by providing a range of housing choices to meet the needs of a diverse and growing population.	Supported, the vision, cross cutting strategic objectives 1, 2, 3 and 4, and strategic policies 1, 2 and 3 support the intention of this strategic direction.
	H1 – Require new housing developments (including affordable housing) to provide a range of house types, house sizes, room sizes and the amount and type of amenity space as determined by the Council.	Supported, strategic policies 2 and 3 support a range of housing types to meet the needs of residents.
	H2 – Allow new housing to determine its own housing types and housing sizes.	Not supported, this is contrary to the Planning and Compulsory Purchase Act (2004), the housing targets in the London Plan, the Harrow Housing Needs Assessment and is therefore not considered to be a deliverable option enable the Council to achieve sustainable communities within Harrow.
	H3 – Require all new housing to be guild to 'Lifetime homes' standards.	Supported, strategic policies 2 and 3 support housing to meet 'lifetime homes' standards.
	H4 – Require 10% of new housing designed to be wheelchair accessible standards.	Supported, strategic policies 2 and 3 support housing to meet 'lifetime homes' standards - which incorporates wheelchair accessible standards.
	H5 – Identify sites that would be suitable to accommodate older persons accommodation such as supported housing developments.	Supported, strategic policies 2 and 3 support housing that meets the needs of older people. However, it is not appropriate that the Core Strategy Draft Preferred Options identify individual sites for such activities - the level of provision will be assessed and determined for individual planning applications.
	H6 – Protect the existing site for Gypsies and Travellers.	Supported, strategic policy 3 supports providing for gypsy and traveller needs.
	H7 – Establish the criteria for assessing a new site for Gypsies and Travellers.	Not supported, it is not appropriate that the Core Strategy Draft Preferred Options identify individual sites for such activities - the need for sites and the actual sites themselves may be determined in a planning or housing guidance.
	H8 – Encourage and promote empty homes in Harrow to be brought back into housing use.	Supported, strategic policy 2 encourages empty homes in Harrow being brought back into use.
	H9 – Set standards for residential conversions in terms of minimum house size, amenity	Not supported, restrictions on residential conversions are a matter to be considered in the

Alternative Policies C

Core Strategy reference	Issues and Options reference	Comments
	space, access, location and overall number in any give area.	forthcoming generic development control development plan document.
	H10 – Ensure that any development which will result in the net loss of existing housing includes proposals for its replacement.	Supported, strategic policy 2 encourages the net loss of existing housing to be minimised.
	H11 – Promote improvements to existing housing to support the changing housing needs of the community.	Supported, strategic policy 2 encourages a wide range of housing to meet the needs of the wider community.
	Affordable Housing	
	Strategic Direction – Provide housing choices for those on different income levels to facilitate sustainable and socially inclusive communities. All residents will have access to decent housing that they can afford and that meets their housing needs.	Supported, the vision, cross cutting strategic objectives 1, 2, 3 and 4, and strategic policies 1, 2 and 3 support the intention of this strategic direction.
	H7 – Maintain the site size threshold for where an affordable housing contribution is sought at 15 dwellings.	Not supported, the Council is required to conform with planning standards in the London Plan. The London Plan sets the affordable housing threshold at 10 dwellings.
	H8 – Increase the site size threshold for where an affordable housing contribution is sought at 25 dwellings.	Not supported, the Council is required to conform with planning standards in the London Plan. The London Plan sets the affordable housing threshold at 10 dwellings.
	H9 – Set a strategic target that 50 per cent of all new housing provision is affordable (this includes affordable housing obtained outside of the planning system such as through RSL's).	Not supported, the Council has not set a local affordable housing target, instead the Council intends to comply with the London Plan affordable housing target which states that: <i>"In setting targets boroughs should take account of regional and local assessments of need, the Mayor's strategic target for affordable housing provision that 50 percent of provision be affordable and, within that, the London wide objective of 70 per cent social housing and 30 per cent intermediate provision, and the promotion of mixed and balanced communities."</i>
	H10 – Set a strategic target for all new housing to be affordable at less than 50%.	Not supported, refer to comment above for H9
	H11 – Seek 70% of new affordable housing as social rented housing and 30% as intermediate housing.	Supported, strategic policy 3 supports a local balance of housing tenure and a 70/30% split between social rented and intermediate housing.
	H12 – Seek 50% of new affordable housing as social rented housing and 50% as intermediate housing.	Not supported, refer to comment above for H9
	H13 – Promote shared ownership in Harrow.	Supported, strategic policy 3 promotes shared ownership through housing tenure mix and a

C Alternative Policies

Core Strategy reference	Issues and Options reference	Comments
		70/30% split between social rented and intermediate housing.
	H14 – Seek, as a starting point in negotiations, that a contribution of 50% of new housing in a proposal be affordable subject to the overall financial viability of the proposal.	Not supported, the Council has not set a starting point for local negotiations on affordable housing with developers. The Council intends to comply with the London Plan negotiating affordable housing which states that: <i>"Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes ... having regard to their affordable housing targets ... the need to encourage rather than restrain residential development and the individual circumstances of the site."</i> Strategic Policy 2 encompasses the intention of the London Plan. Further guidance on the levels of contributions will be detailed in the forthcoming s106 supplementary planning document, to be produced by the Council.
	H15 – Seek, as a starting point in negotiations, that a contribution of 30% of new housing in a proposal be affordable subject to the overall financial viability of the proposal.	Not supported, refer to comment above for H14.
Section 3.3	Supporting Business in Harrow	
	Strategic Direction – Harrow will provide suitable accommodation to support a diverse range of business uses throughout all stages of their development and growth.	Supported, the vision, cross cutting strategic objectives 2 and 3, and strategic policies 1 and 4 support the intention of this strategic direction.
	B1 – Require in mixed use developments a certain percentage of space for commercial premises suitable for small and medium sized businesses.	Supported, strategic policy 4 encourages the retention of small employment sites. However, it is not appropriate that the Core Strategy Draft Preferred Options specify a size or percentage for commercial space - the level of provision will be assessed and determined for individual planning applications.
	B2 – Require new developments and redevelopments to provide flexible employment work spaces that can be adapted to meet a range of business sizes	Supported, strategic policy 4 encourages flexibility in commercial and business developments to ensure development meets the needs and supports local need (particularly for incubator units).
	B3 – Encourage but not require the provision of serviced employment spaces suitable for small and medium sized business start up.	Supported, strategic policy 4 encourages flexibility in commercial and business developments to ensure development meets the needs and supports local need (particularly for incubator units). However, it is not appropriate that the Core Strategy Draft Preferred Options specify a size or percentage for commercial space - the level of provision will be assessed and determined for individual planning applications.

Alternative Policies C

Core Strategy reference	Issues and Options reference	Comments
	B4 – Encourage the development of live-work units in residential developments and facilitate the expansion of businesses working from home.	Supported, strategic policy 4 encourages mixed use development. This may include live-work units.
	B5 – Only allow the release of employment land to mixed use developments where the same level of floor space is provided for.	Not supported, the Council has not restricted new development to replace existing levels of employment floor space. However, the Council intends to continue to protect the strategic employment and industrial sites (as identified in the London Plan) to maintain a level of local employment within the Borough. Additionally, mixed use developments are encouraged, particularly within the growth areas.
	B6 –Promote office development as part of wider residential developments or retail/leisure mixed use developments.	Supported, strategic policy 4 encourages mixed use development to cater for the needs of the residents.
	B7 – Focus office developments in existing employment areas or town centre locations.	Supported, strategic policy 4 supports mixed use developments in existing employment areas and in areas with good public transport (such as the growth areas).
	B8 – Consolidate and concentrate new office developments in Harrow Town Centre and allow only limited office developments in other centres.	Not supported, the Council has not restricted the location of office developments. However, it does encourage mixed use developments in Harrow Town centre and district centres (in line with growth options A and B).
	B9 – Facilitate the reuse of existing but unoccupied office space.	Supported, strategic policy 4 supports intensive use or re-use for brownfield land.
Town Centres and Retail Uses		
	Strategic Direction – Town Centres in Harrow will be vibrant, mixed use areas which are attractive and desirable places to spend time.	Supported, the vision, cross cutting strategic objectives 2 and 3, and strategic policies 1, 2, 4, and 6 support the intention of this strategic direction.
	R1 – Allow more flexibility of uses and ensure that new developments include space suitable for a range of other uses such as office, community uses and leisure uses.	Supported, strategic policies 1 and 4 encourages mixed use developments in Harrow Town and district centres (as detailed in growth options A and B) to provide for a mix of uses, including community and leisure.
	R2 – Use planning powers and Council land ownerships to assemble sites that are suitable for retail or mixed use developments.	Supported, strategic policy 4 encourages mixed use developments in Harrow Town and district centres (as detailed in growth options A and B), this may include land assembly to deliver growth.
	R3 – Identify sites that are appropriate for large-scale retail and mixed-use developments.	Supported, strategic policies 1 and 4 encourages mixed use developments in Harrow Town and district centres (as detailed in the growth options A and B) to provide for a mix of uses.

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Core Strategy reference	Issues and Options reference	Comments
	R4 – Allow mixed-use developments in town centres.	Supported, refer to comment above for R3.
	R5 – Only allow retail uses to locate in town centres and on the edge of town centres.	Not supported, the Council is promoting retail uses in Harrow Town and district centres, as detailed in growth options A and B, specifically where good public transport exists.
Section 3.4	Transport	
	Strategic Direction – Harrow will develop more sustainable patterns of travel, including a reduced need to travel. The Borough will have improved integration between the land uses and the transport routes that serve them (particularly public transport routes). People will feel more comfortable walking and cycling around the Borough. There will be less congestion and freight will be movable around the Borough with less disruption.	Supported, the vision, cross cutting strategic objectives 2 and 5, and strategic policies 1 and 5 support the intention of this strategic direction.
	T1 – Support improvements to public transport facilities, including the London Bus Priority Network.	Supported, strategic policies 1 and 5 support infrastructure improvements to meet the needs of residents and support future growth.
	T2 – Identify and promote new walking routes and/or improve existing walkways within the Borough. (please make suggestions as to where this might happen)?	Supported, strategic policies 1 and 5 support sustainable transport infrastructure and in particular encourage walking and cycle improvements.
	T3 – Minimise parking provision and encourage minimal parking developments and no parking developments.	Supported, strategic policies 1 and 5 promote development close to areas with good public transport to reduce congestion and reduce parking provision.
	T4 – Encourage the provision of greater parking in new developments.	Not supported, the Council is promoting sustainable development throughout the borough and is encouraging development in areas well served by public transport to reduce the need for all residents to own a car.
	T5 – maintain, extend or reduce current restrictions on heavy goods vehicle movements in the Borough.	Not supported, the Council has not proposed any changes to heavy goods vehicle restrictions as there will be areas where access to heavy goods vehicles may negatively impact on residents.
Section 3.5	Good design	
	Strategic Direction – Good design will be central to the spatial planning and development of Harrow. The Council will ensure that places are functional, safe, promote healthy lifestyles, are easy for all in the community to use, and reflect local character and distinctiveness. Good design will feature in all parts of the private and public realm and the Council will plan and	Supported, the vision, cross cutting strategic objectives 3 and 7, and strategic policies 1 and 2 support the intention of this strategic direction.

Alternative Policies C

Core Strategy reference	Issues and Options reference	Comments
	implement good design at the borough-wide, neighbourhood, development site and individual building/space level. Good design will also contribute to the creation of more sustainable places and spaces.	
	D1 – Require that all new development is accessible and usable for everyone in the community.	Supported, strategic policies 1, 2 and 3 require all developments to meet lifetime homes standards.
	D2 – Encourage and promote modifications to the existing built and natural environment so as to maximise accessibility and usability for everyone in the community.	Supported, refer to comment above for D1.
	D3 – Continue to protect existing identified views which currently comprise views of St Mary’s Church, views of Harrow Weald Ridge, and locations where extensive panoramic views over Harrow and beyond exist (see Figure 14 for the location of existing views).	Supported, strategic policy 6 encourages the protection of important views in the borough.
	D4 – Identify other views of importance that should be protected.	Not supported, the Council has not identified any additional views in the core strategy draft preferred options. It is anticipated that more detailed work to identify views will be carried out in the generic development control and proposal maps development plan documents which will follow the core strategy.
	D5 – Promote sustainable design and construction in new development.	Supported, strategic policies 1, 2,3 and 6 promote sustainable design.
	D6 –Require development to incorporate mechanisms to reduce water uses (e.g. water recycling, harvesting rain water).	Supported, strategic policy 7 encourages water use efficiency and surface water attenuation.
	D7 – Identify gateway sites which mark key entrances to the Borough which should be the focus for good design so as to make a strong positive impression as people enter Harrow. This could include key transport interchanges and on main roads into the Borough.	Not supported, the Council has not identified any additional 'entrances to the borough' in the core strategy draft preferred options. However, good design is promoted in policies 1, 2 and 6.
	D8 – Require major new development to provide public art.	Not supported, the Council has not identified any specific requirement for new developments to provide public art in the core strategy draft preferred options. However, strategic policy 1 requires developments to provide for leisure, recreational, cultural and heritage needs, which is intended to include S106 contributions to public art where necessary.
	Tourism	
	Strategic Direction – To promote and develop Harrow as a world-class tourist destination with a rich and diverse range of	Not supported, Harrow as a world class tourist destination. However, supported through the vision, cross cutting strategic objective 3 and

C Alternative Policies

Core Strategy reference	Issues and Options reference	Comments
	activities that draw in the uniqueness of the Borough.	strategic policies 1 and 4 the intention to promote and protect the boroughs diverse range of activities for residents and visitors.
	T1 - Develop tourism based on the cultural and historic heritage in the borough, including RAF Bentley Priory and the Harrow on the Hill conservation assets.	Supported, strategic policy 6 promotes development for the benefit of residents and visitors alike.
	T2 - To target the high yield business tourism market to create viable revenue streams for heritage attractions and hotels in the local area.	Supported, strategic policies 4 and 6 promote a range of employment opportunities within the borough to support economic growth for the benefit of residents and visitors.
	T3 - To work in partnership with neighbouring boroughs wherever possible to create interesting itineraries and exploit Harrow's geographical situation as a base to stay within close proximity of Wembley Stadium, central London and the Home Counties.	Supported, strategic policy 1 promotes partnership working in the development of the core strategy (as required by national guidance and the London Plan). The Council is working with neighbouring boroughs and other key stake holders to ensure joined up working is fostered in the future development of Harrow.
	T4 - Identify specific sites for the development of hotel accommodation.	Not supported, the Council has not identified any specific sites for hotel accommodation in the core strategy draft preferred options. However, strategic policy 5 promotes a range of employment uses, particularly in Harrow Town centre and district centres - it is envisaged that hotel accommodation could be one possible use. Additionally the site specific allocation development plan document may encompass sites for such uses.
	T5 - Improve the general standard of guest house accommodation in Harrow by encouraging providers to sign up to quality assessment schemes.	Not supported, the Council has not identified any 'general standard for guest house accommodation' in the core strategy draft preferred options. However, the Council does work hard to promote hotel and guest house accommodation within the borough through its economic development function.
	T6 - Encourage bed and breakfast accommodation subject to impact on the amenity of adjoining homes.	Not supported, the Council has not promoted bed and breakfast accommodation in the core strategy draft preferred options. However, strategic policy 5 promotes a range of employment uses, particularly in Harrow Town centre and district centres - it is envisaged that bed and breakfast accommodation could be one possible use. Additionally, the generic development control development plan document may provide guidance on possible locations of such activities.
	Conservation Areas	
	Strategic Direction – The historic environment will be protected and enhanced	Supported, the vision, cross cutting strategic objectives 2 and 6, and strategic policies 1 and

Alternative Policies C

Core Strategy reference	Issues and Options reference	Comments
	<p>as a significant feature of Harrow and will be recognised for the contribution it makes to local identity and distinctiveness. The Council will ensure that the historic environment supports the cultural, economic and environmental life of the borough and that the benefit of this historical legacy is continued, now and into the future.</p>	<p>6 support the intention of this strategic direction.</p>
	<p>C1 – Identify and designate new conservation areas taking full account of the need not to devalue existing areas.</p>	<p>Not supported, the Council has not identified any new conservation areas in the core strategy draft preferred options. The Council has existing conservation areas, which are reviewed on a 5 year rolling review. In addition, strategic policies 1 and 6 promote the protection of existing cultural and heritage areas within the borough.</p>
	<p>C2 – Regularly review existing conservation areas to ensure they continue to be of special historic or architectural interest.</p>	<p>Not supported, the Council is already required to review conservation areas every 5 years, therefore this has not been included in the core strategy draft preferred options. However, strategic policies 1 and 6 promote the protection of existing cultural and heritage areas within the borough.</p>
Historic Buildings		
	<p>Strategic Direction – Same as for 'Conservation Areas' above.</p>	<p>Supported, refer to comment above for 'conservation areas' strategic direction.</p>
	<p>HB1 – Protect Statutory Listed Buildings which are buildings of national Importance and which represent the best of architectural and historic built heritage.</p>	<p>Not supported, the Council already protects statutory listed buildings and those of national importance, therefore this has not been included in the core strategy draft preferred options. However, strategic policies 1 and 6 promote the protection of existing cultural and heritage areas within the borough.</p>
	<p>HB2 – Continue to maintain, and further develop, a list of buildings which have local significance for their architectural or historic interest and ensure their protection through the development control system.</p>	<p>Supported, strategic policies 1 and 6 promote the protection of cultural and heritage areas within the borough.</p>
	<p>HB3 – Ensure that the wider setting of historic buildings are considered as part of the overall historic values of the building.</p>	<p>Supported, strategic policies 1 and 6 promote the protection of cultural and heritage areas and the visual character of the borough.</p>
	<p>HB4 – Develop a sequential approach to the use of listed buildings which favours the on-going or recommencement of the buildings original use and only where this has been fully explored and deemed unviable (through evidence) will alternative uses be considered.</p>	<p>Not supported, the Council already protects existing listed buildings, therefore this has not been included in the core strategy draft preferred options. However, strategic policies 1 and 6 promote the protection of existing cultural and heritage areas within the borough.</p>
Historic Parks and Gardens		
	<p>Strategic Direction – Same as for 'Conservation Areas' above.</p>	<p>Supported, refer to comment above for 'conservation areas' strategic direction.</p>

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Core Strategy reference	Issues and Options reference	Comments
	HP1 – Identify and designate additional historic parks and gardens (local significance) based on a thorough assessment of the heritage values that may exist.	Not supported, the Council already protects statutory listed buildings and those of national importance, therefore this has not been included in the core strategy draft preferred options. However, strategic policies 1 and 6 promote the protection of existing cultural and heritage areas within the borough.
	HP2 – Protect existing parks and gardens and their historic values.	Supported, strategic policy 6 protects the existing parks and gardens and their historic values.
	HP3 – Protect scheduled ancient monuments and other nationally important sites and monuments.	Supported, strategic policy 6 supports maintenance of the boroughs heritage and culture, including the protection of scheduled ancient monuments and other nationally important sites.
	HP4 – Ensure that the setting is considered as part of the overall values of ancient monuments.	Supported, strategic policies 1 and 6 promotes the protection of cultural and heritage areas and the visual character of the borough.
	HP5 – Ensure that important archaeological remains are identified and protected.	Supported, refer to comment above for HP4.
	HP6 – Ensure that the wider setting of historic parks and gardens are considered as part of the overall historic values of these areas.	Supported, refer to comment above for HP4.
the Green Belt		
	Strategic Direction – The Harrow Green Belt will be protected so as to retain its openness and to provide a permanent separation between Harrow's urban area and urban areas to the north in Hertfordshire. The Harrow Green Belt will also serve a significant role in providing opportunities to access the countryside for the urban population and to ensure that the landscape, biodiversity and nature conservation values are protected and enhanced.	Support, the vision, cross cutting strategic objectives 2 and 6, and strategic policies 1 and 6 support the intention of this strategic direction.
	GB1 – Maintain existing approach to managing development in the Green Belt by not allowing development that compromises the character and openness of these areas.	Supported, strategic policies 1 and 6 continues to protect the green belt from development, in line with the London Plan (Policy I.1, objective 1).
	GB2 – Support redevelopment of major developed sites where the building site area and bulk of existing buildings are not exceeded.	Supported, strategic policy 6 supports the redevelopment of brownfield sites. However restrictions over the size, bulk and location of specific developments will be determined through the planning application stage.
	GB3 – Support redevelopment only where it results in a reduction in the building site area and bulk of existing buildings.	Not supported, the size, bulk and location restrictions on redeveloped sites is not included within the core strategy draft preferred options.

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Core Strategy reference	Issues and Options reference	Comments
	GB4 – Support agricultural uses in the Green Belt.	Supported, strategic policy 6 protects the greenbelt for the enjoyment of all residents. In some instances agricultural use may exist for parts of the greenbelt.
	GB5 – Support outdoor recreation and sport uses in the Green Belt.	Supported, strategic policy 6 supports recreation and sport use on the green belt.
	GB6 – Support the extension, alteration and replacement of existing buildings in the Greenbelt.	Supported, strategic policy 6 protects the greenbelt for the enjoyment of all residents. In some instances existing uses may need to be extended, altered or replaced to meet residents needs, however this will be determined through the planning application stage.
Metropolitan Open Land		
	Strategic Direction – Metropolitan Open Land in Harrow will serve to provide a clear break form the built up areas of the Borough, to enhance the green character of Barrow and London, and to ensure that important nature conservation, landscape and biodiversity values are protected. The formal and informal recreation and leisure uses of Metropolitan Open Land will be enhanced for the benefit of all people in Harrow whilst maintaining the open character of these spaces as an on-going important feature.	Support, the vision, cross cutting strategic objective 6 and strategic policies1 and 6 support the intention of this strategic direction.
	MOL1 – Support additional leisure, recreation, sports, arts and cultural activities in Metropolitan Open Land.	Supported, strategic policy 6 supports the use of green and open spaces (such as metropolitan open land) for recreational leisure uses.
	MOL2 – To ensure that all development protects and enhances the key features of Metropolitan Open Land.	Supported, refer to comment above for MOL1.
	MOL3 – Improve the setting of Metropolitan Open Land by considering the impact that nearby developments may have on its values.	Supported, strategic policies 1 and 6 supports the use of green and open spaces (such as metropolitan open land) for recreational leisure uses and the visular character of the borough.
Open Space and a Greener Harrow		
	Strategic Direction – Open space is a key feature of the local environment in Harrow. It provides a recreational, leisure and health resource for the entire community whilst also making a significant contribution to the natural environment, including plants and wildlife. open space will be protected and enhanced, with opportunities for expanded usage for both formal and informal activities being maximised.	Support, the vision, cross cutting strategic objective 6 and strategic policies 1 and 6 support the intention of this strategic direction.

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Core Strategy reference	Issues and Options reference	Comments
	OS1 – Explore opportunities to improve open space in areas of identified deficiency.	Supported, strategic policies 1 and 6 supports the provision of recreational and leisure facilities to meet the needs of residents.
	OS2 – Expand the extent of green features, such as vegetation, throughout the borough.	Supported, strategic policies 1 and 6 supports the protection of the boroughs green and open spaces. The vegetation within the borough is a key part of the green and open spaces prized by the Council and residents.
	<i>OS3 – numbering out of sequence - no policy suggestions</i>	<i>empty</i>
	OS4 – Seek to increase the environmental values of waterways.	Supported, strategic policy 7 promotes energy efficiency technology use.
	OS5 – Ensure that trees are protected and enhanced in recognition of the important contribution they make to the landscape and urban character of Harrow.	Supported, refer to comment above for OS2.
	OS6 – Improve the setting of open spaces and green spaces by considering the impact that nearby developments may have on its values.	Supported, strategic policy 1 promotes the protection of the visual character of the borough.
Biodiversity and Nature Conservation		
	Strategic Direction – To protect, manage and enhance Harrow's biodiversity and increase opportunities for access to and appreciation of nature for all sections of the community.	Supported, the vision, cross cutting strategic objective 6 and strategic policies 1, 5 and 6 support the intention of this strategic direction.
	B1 – Continue to protect existing Sites of Nature Conservation Importance.	Supported, strategic policy 6 supports maintenance of the boroughs heritage and culture, including the protection of Sites of Nature Conservation Importance, local nature sites and reserves.
	B2 – Continue to protect existing local nature reserves.	Supported, refer to comment above for B1.
	B3 – Designate new additional Sites of Nature Conservation Importance.	Supported, refer to comment above for B1.
	B4 – Designate new additional local nature reserves.	Supported, refer to comment above for B1.
	B5 – Protect back gardens from redevelopment.	Not supported, the protection of back gardens is not included within the core strategy draft preferred options.
Building Sustainable Communities		
	Strategic Direction – The Council considers sustainable communities to have safe, sustainable and easy access to a range of local community, educational, cultural, religious, social, sports and health facilities. land use planning can help to create environments that	Supported, the vision, cross cutting strategic objectives 1, 2, 3 and 4, and strategic policies 1, 2, 3 and 6 support the intention of this strategic direction.

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Core Strategy reference	Issues and Options reference	Comments
	encourage social inclusion of different ethnic communities, socio-economic groups, age groups and people with disabilities. The role of schools will be extended so as to encourage them to be more community focused. Cultural and religious facilities, which enhance the Borough's diversity. are welcomed.	
	SC1 – The Council will resist the loss of any community facilities in the Borough.	Supported, strategic policy 6 promotes and enhances recreational and leisure facilities.
	SC2 – Accommodate the need for more sports facilities in the Borough on existing sites.	Supported, refer to comment above for SC1.
	SC3 – Revise current policy to allow health facilities to locate in residential areas, nearer to their patients and customers even if this means the loss of a residential dwelling.	Supported, strategic policies 1 and 4 promote the provision of health facilities to meet residents needs.
	SC4 – Encourage the co-location of community facilities on the one site.	Supported, strategic policy 4 promoted mixed use developments.
Section 3.6	Good Design	
	D6 – Require development to incorporate mechanisms to reduce water uses (e.g. water recycling, harvesting rain water).	Supported, strategic policy 7 promotes water use efficiency.
	Renewable Energy in Harrow	
	Strategic Direction – The Council aims to increase the proportion of power from renewable sources in the Borough. The Council seeks to mitigate against the impacts of climate change (for example through increased energy efficiency in developments), to minimise the future impacts of climate change.	Supported, the vision, cross cutting strategic objective 8 and strategic policies 1, 2, 3 and 7 support the intention of this strategic direction.
	RE1 – Should the Council promote a zero-carbon development in the Borough as required by the London Plan?	Not supported, zero carbon development is not included within the core strategy draft preferred options. However, strategic policy 7 promotes working towards carbon neutrality.
	RE2A – Do you agree that it is appropriate that we request that: at least 10% of energy requirements of all large developments to come from renewable sources?	Not supported, detailing a percentage of renewable energy form all new developments is not included within the core strategy draft preferred options. However, the Council is committed to meeting the climate change mitigation targets in the London Plan.
	RE2B – Should the Council require a higher figure?	Refer to comment above for RE2A.
	RE3A – Below is a list of possible approaches to renewable energy generation. Are there any missing that you want the Council to consider? Wind Turbines, Individual building specific	Supported, strategic policies 1, 2, 3 and 7 promote development in accordance with lifetime homes standards and encourage energy efficiency in new and retrofitted developments.

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Core Strategy reference	Issues and Options reference	Comments
	turbines, Solar energy technologies, Waste to energy, Combined heat and power Plants, Biomass, Geo-Thermal, Hydraulic.	
	RE3B – Which renewable energy technologies would you like to see developed in Harrow?	Refer to strategic policy 7 for more details
	RE4 – The Council will require developers to consider the opportunity for incorporating renewable energy appliances in all new developments. Small scale renewable energy schemes utilising new technologies such as solar panels, biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes (CHP) can be incorporated both into new developments and some existing buildings.	Supported, strategic policy 7 promotes energy efficiency.
Water		
	Strategic Direction – Unusual weather patterns over recent years serve to illustrate the major challenges facing the South East of England in adapting to Climate Change. Water shortages and flash flood events are already significant problems for the region, are likely to become more common. New development will not be permitted in identified high flood risk areas, this is important as a measure to protect both life and property and prevents reducing existing flood storage capacity.	Supported, the vision, cross cutting strategic objective 8 and strategic policies 1 and 7 support the intention of this strategic direction.
	W1 – Water quality will be protected by ensuring that surface water run-off is not contaminated and that appropriate steps are taken when decontaminating existing contaminated land to avoid contamination of ground water and rivers.	Supported, strategic policy 7 supports onsite water attenuation.
	W2 – Require a sustainable approach to water management and in particular sustainable drainage systems (SUDS), to mitigate the effect of surface water run-off and ensure sustainable water management.	Supported, strategic policy 7 promotes the use of SUDS.
Waste section		
	<p>Strategic Direction – The ‘waste hierarchy’ of reduction, re-use, recycling and composting, and energy recovery. Waste will be managed in ways that protect human health and the environment and in particular:</p> <ul style="list-style-type: none"> • Without risk to water, air, soil and plants and animals; 	Supported, the vision, cross cutting strategic objective 8 and strategic policies 1 and 7 support the intention of this strategic direction.

Alternative Policies C

Core Strategy reference	Issues and Options reference	Comments
	<ul style="list-style-type: none"> • Without causing a nuisance through noise or odours; • Without adversely affecting open spaces/greenbelt or places of special interest; • Disposing of waste at the nearest appropriate installation, by means of the most appropriate methods and technologies. 	
	<p>WR1A – The Council requires new development to manage waste in ways that protect the environment and human health, including producing less waste, incorporating recycling facilities and systems into developments.</p>	<p>Supported, strategic policy 7 supports waste management integration with new developments.</p>
	<p>WR2 – Require the recycling of materials from demolition and using waste as a resource wherever possible.</p>	<p>Supported, strategic policy 7 supports recycling of materials.</p>
	<p>WR3 – Protect sites, which are required to manage waste in Harrow?</p>	<p>Supported, strategic policy 7 supports identifying waste sites.</p>
	<p>WR4 – Allow waste management, sorting and disposal developments on land designated for employment use?</p>	<p>Supported, strategic policy 7 supports recycling activities on land in the borough.</p>

D Harrow Housing Trajectory

Appendix D Harrow Housing Trajectory

Strategic Housing Market Assessment in London

- 1 In accordance with Planning Policy 3 (PPS3), boroughs are required to carry out a Strategic Housing Market Assessment (SHMA). PPS3, paragraph 6 asks local planning authorities and the Mayor of London to consider the extent to which emerging Local Development Documents and Regional Spatial Strategies can have regard to the policies in PPS3, whilst maintaining plan-making programmes.
- 2 Harrow Council recognises that Communities and Local Government (CLG) guidance encourages local authorities to assess housing need and demand in terms of housing market areas. This involves working with other local authorities in a sub-regional housing market area, through a housing market partnership. Having regard to paragraph 10 of the CLG advice note, the Government Office for London (GOL), the Greater London Authority (GLA) and London Councils have agreed that the London region represents an appropriate spatial level of analysis for understanding housing markets as well as enabling a co-ordinated approach to evidence base work and policy-making across the region.
- 3 It has been determined by GOL that the requirements of PPS 3 would not be satisfied by individual boroughs carrying out a borough SHMA. However, it is noted that a comprehensive, London-wide SHMA that provides robust results at both regional and local level would be a complex and lengthy undertaking and will therefore not provide the evidence needed in the short-term.
- 4 Therefore, a twin-track approach has been recognised as being more appropriate and a joint statement and agreed position of GOL, the GLA and London Councils has been produced and is summarised below;
 - At regional level, the GLA will carry out a Regional SHMA, to provide evidence to support the Mayor's draft Housing Strategy and the future development of the London Plan. This will provide robust evidence of the size and tenure mix of housing requirements at the regional level and more explicit consideration of housing markets trends than the existing 2004 Housing Requirements Study (HRS).
 - In addition, London-specific Sub-regional Housing Market Assessments (HMAs) be produced to deliver usable results to individual boroughs. Sub-regional HMAs are to be based on the new London Plan sub-regions (identical to Housing Corporation sub-regions except for Hackney), for ease of administrative purposes. In the London context, Sub-regional HMAs should be developed with reference to the Regional SHMA and take into account the characteristics of, and relationships with, the whole region.
 - The GLA have established a steering group for the Regional SHMA involving key London stakeholders. Additionally, London Councils has organised a borough advisory group to consider the technical and strategic challenges associated with the twin-track approach (regional and sub-regional), including those arising from the London-wide study commissioned by the GLA.

Harrow Housing Trajectory D

- 5 Where possible, Harrow Council intends to incorporate any findings of the regional SHMA or subregional HMA in the Core Strategy Preferred Options prior to submission with the Secretary of State for formal public examination.

Harrow five year supply of deliverable land for housing

- 6 The major housing development sites are detailed in **Tables 1 and 2**.
- **Table 1** identifies sites where planning permission has been granted and are either under construction or waiting to be built. The Council has identified that a total of 2,988 units may be built on the identified sites, but the net number of units may be lower when demolition of existing buildings is taken into account.
 - **Table 2** identifies major sites that do not have planning permission and their inclusion on this list does not confirm that planning permission will be granted either in-principle nor for the number of units shown. While the potential capacity is not yet know for all sites, a minimum of 2,942 new units could come forward in this period. **The Council emphasises that the potential number of units in Table 2 is indicative only.**
- 7 In addition, **Table 3** proposes to carry forward development sites (for housing, community, commercial and other uses) from the existing UDP into the final Core Strategy.
- 8 The Council is producing schedules of all housing sites which are likely to come forward within the next five years and beyond. These schedules will include both major and minor developments. Nearly 6,800 new units are currently predicted on all identified sites, with a net gain of over 5,900 new residential units. If all these sites come forward over the next five years, Harrow will exceed the minimum London Plan housing target of 4,000 new dwellings up to 2016. The Council is continuing to work on identifying sites that may come forward beyond the next five years up to 2025.
- 9 The Council will update the housing trajectory prior to submission of the final core strategy to the Secretary of State to better identify Harrow's future development sites. The Council also intends to specify sites for development in the site allocation DPD (to be developed) and annually report on development progress and site uptake through the Annual Monitoring Report.

D Harrow Housing Trajectory

Table 1 - Major sites with planning permission (as at 31 March 2008)

Development Size	Site Address	Potential Capacity (gross no. of units)	Comments
Potential capacity of under 20-49 units	Jubilee House, Merrion Avenue	35	not yet constructed
	408 Kenton Road	34	under construction
	Marsh Road, Pinner (Former Telephone Exchange)	38	under construction
	50-54 Northolt Road	25	under construction
	29-33 Pinner Road	34	under construction
	Stonegrove Petrol Station	26	under construction
	The Timber Carriage, Northolt Road	21	under completion
	Land rear of 71 Bridge Street, Pinner	30	not yet constructed
	Rayners Lane (Phase C)	34	under construction
	Rayners Lane (Phase D1)	45	under construction
	Parkville House, Red Lion Parade, Bridge Street	21	under construction
Potential capacity of 50-199 units	Biro House and The Arches, South Harrow (Eastern Electricity PLC land)	180	UDP Proposal Site 19 - under construction
	Bradstowe House, Headstone Road	144	UDP Proposal Site 7 - under construction
	Edgware FC	175	not yet constructed
	354-356 Pinner Road	112	under construction
	Raebarn House, Northolt Road	150	under construction
	Wealdstone 14-20 High Street	63	under construction
	Royal National Orthopedic Hospital	191	not yet constructed
	Rayners Lane (Phase D2)	80	not yet constructed
Potential capacity of 200 units and above	Honeypot Lane (former Government Buildings)	798	UDP Proposal Site 27 - not yet constructed
	Rayners Lane (Phase E-H)	300	not yet constructed
	Strongbridge Close	254	not yet constructed
	BAE Systems, The Grove, Warren Lane	198	UDP Proposal Site 25 - under construction

Harrow Housing Trajectory D

Table 2 - Major sites without planning permission that are likely to be developed in the next five years (as at 31 March 2008)

Development Size	Site Address	Potential capacity (gross no. of units)	Comments
Potential capacity of under 20-49 units	Land north of Greenhill Way	40	UDP Proposal Site 2 (part)
	Parks Depot Site and Former Mortuary, Peel Road	46	UDP Proposal Site 30
	Temple House/Greenhill Way/Station Road	30	new development site
	North Harrow Assembly Rooms site, Station Road	35	new development site
	Vaughan Centre, Wilson Gardens	20	UDP Proposal Site 40
	201 - 209 Northolt Road	20	UDP Proposal Site 21
	Land at junction of High Street, George Gange Way and 16-24 Canning Road	39	new development site
	Equitable House, Lyon Road	32	new development site
Potential capacity of 50-199 units	YWCA, Shepcote Road	20	UDP Proposal Site 10
	Land south of Greenhill Way, rear of Debenhams	100	UDP Proposal 1
	Anmer Lodge and adjacent land , Coverdale Close, Stanmore	50	UDP Proposal Site 26
	Bentley Priory	103	new development site
	Land fronting George Gange Way and including Palmerston Road and Car parks	50	new development site
	Harrow College, Brookshill (Harrow Weald)	120	new development site
	Land adjacent to Arts Centre, Hatch End	65	UDP Proposal Site 16 (part)
	Mill Farm Close, Pinner	197	new development site
	Travis Perkins and 19 Pinner Road	147	new development site
	Richards Close	75	new development site
	St Anns Service Yard	100	UDP Proposal Site 9
	Part of former Kodak Site, Headstone Drive	not known	new development site
Part of Kodak sports ground, Harrow View	not known	new development site	
Potential capacity of 200 units and above	Harrow Leisure Centre and former driving school site, Station Road, Wealdstone	260	UDP Proposal Site 32 and new development site
	Civic Centre, Station Road	200	new development site
	Former post office (land in College Road - Dandara), Harrow on the Hill Station	407	UDP Proposal Site 6 (part)
	Gayton Road Car Park, former library and Sonia Court	383	UDP Proposal Site 5
	Harrow College, Lowlands Road	403-420	UDP Proposal Site 6 (part)

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Table 3 - Existing UDP Proposal Sites to be included as future development sites in the Core Strategy Draft Preferred Options

Existing UDP Proposal Site Reference	Site Address	Area (ha)	Comments
Site 1	Land south of Greenhil Way, r/o Debenhams	0.8	Refer to Table 2
Site 2	Land north of Greenhill Way	0.2	Refer to Table 2
Site 3	2 St John's Road	0.5	site to be carried forward
Site 4	9 - 11 St John's Road	0.2	site to be carried forward
Site 5	Gayton Road car park, lending library and Sonia Court	1.3	Refer to Table 2
Site 6	Harrow-on-the-Hill Station, and land in College Road and Lowlands Road	5.8	Refer to Table 2
Site 7	Land north of Junction Road	0.3	Refer to Table 1
Site 8	16-24 Lowlands Road	0.1	site to be carried forward
Site 9	St Ann's Service yard & College Rd frontage	0.7	Refer to Table 2
Site 10	YWCA Sheepcote Road	0.1	Refer to Table 2
Site 11	Belmont Health Centre and adjacent land, Belmont Circle	0.6	site to be carried forward
Site 12	Prince Edward Playing Fields Whitchurch Lane/Camrose Avenue	17.3	under development - not residential
Site 13	Former Harrow Hospital, and nurses hostel, Roxeth Hill	1.5	developed - site not included
Site 14	Former Kings Head Hotel, High Street, Harrow on the Hill	0.56	developed - site not included
Site 15	Harrow Weald Park, Brookshill	6.9	site to be carried forward
Site 16	Harrow Arts Centre, Uxbridge Road and associated land and buildings	3.4	Refer to Table 2
Site 17	TA Centre, Honey Pot Lane	1.4	site to be carried forward
Site 18	149 and 151 Pinner View	0.16	site to be carried forward
Site 19	Eastern Electricity Plc land, the Brember Day Centre	1.5	Refer to Table 1 - site partially developed
Site 20	Roxeth Allotments	0.8	site to be carried forward
Site 21	201-209 Northolt Road	0.08	Refer to Table 2
Site 22	Roxeth Nursery, The Arches	0.38	under development - not residential
Site 23	Glenthorne, Common Road	3.3	site to be carried forward

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Existing UDP Proposal Site Reference	Site Address	Area (ha)	Comments
Site 24	Land at Stanmore Station and adjacent land, London Road	6.6	site to be carried forward
Site 25	BAE Systems Site, Warren Lane, Stanmore	4.4	Refer to Table 1
Site 26	Anmer Lodge, Stanmore	0.6	Refer to Table 2
Site 27	Former Government Offices, Honeypot Lane	4.1	Refer to Table 1
Site 28	24-38 Station Road	0.4	under development - largely community use
Site 29	Land adjacent to the Leisure Centre/former outdoor pool	0.6	Refer to Table 2 - Incorporated in new leisure centre at Byron Park development plan
Site 30	Parks depot site & former mortuary, Peel Road	0.3	Refer to Table 2
Site 31	Land north of the Bridge Day Care Centre adjacent to the leisure Centre car park	0.23	Refer to Table 2 - Incorporated in new leisure centre at Byron Park development plan
Site 32	Driving Centre, Christchurch Avenue	1.4	Refer to Table 2 - Incorporated in new leisure centre at Byron Park development plan
Site 33	Land west of High Street, Wealdstone	1.5	partially developed - not residential
Site 34	Ex BR Site, Cecil Road	0.6	site to be carried forward
Site 35	Wealdstone Library/ Youth Centre and Canning Road car park	0.6	developed - site not included
Site 36	1-33 The Bridge & 6-14 Masons Avenue	0.15	site to be carried forward
Site 37	Land at Oxford Road and Byron Road	0.38	partially developed - not residential
Site 38	87-111 High Street and land to the rear, Wealdstone	0.45	site to be carried forward
Site 39	Land r/o 121-255 Pinner Road	0.9	site to be carried forward
Site 40	Vaughan Centre, Vaughan Road Wilson Gardens	0.3	site to be carried forward

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Appendix E Glossary

Affordable Housing Housing which is subsidised and available to people whose incomes mean that they are unable to otherwise meet their housing needs locally via the open housing market. Such housing is classified as either Social Rented Housing or Intermediate Housing which meet the criteria as set out in the London Plan. Affordable Housing would include homes that are rented, under shared ownership and key worker housing.

Annual Monitoring Report(AMR) The Annual Monitoring Report assesses the progress and the effectiveness of the council's LDF against indicators set by the Government and the Local Authority. In particular AMRs assess the LDF based on the effectiveness of the policies in achieving targets, intended consequences and whether sustainable development is being delivered as well as whether the assumptions and objectives behind the policies are still relevant.

Biodiversity The range and variety of life (including plants, animals and micro-organisms) as well as habitats, ecosystems and ecological processes.

Brownfield (site/land) Previously developed land.

Business Improvement District (BID) A Business Improvement District is a precisely defined geographical area within which the businesses have voted to invest collectively in local improvements to enhance their trading environment. BIDs do not affect the level or quality of service provided by the local authority to the area. A BID is initiated, financed and led by the commercial sector, providing additional or improved services as identified and requested by local businesses, to the baseline services provided by the local authority in that area.

Climate Change Climate change is any long-term significant change in the "average weather" that a given region experiences. Average weather may include average temperature, precipitation and wind patterns. Mainstream scientific consensus suggests a link between human activity and modern climate change.

Conservation Area An area of special architectural or historic interest, the character of which is desirable to preserve or enhance. There is a total of 28 Conservation Areas in Harrow of varying size and character. Conservation Areas are usually designated by the Council although the Secretary of State can also designate them.

Creative Industries Industries including advertising, architecture, art and antiques markets, arts and crafts, design, film and video, music and performing arts, publishing, software and television and radio among others.

Cultural Heritage Buildings and other structures considered to be of a special architectural or historic quality or interest. This includes, but may not be limited to, Listed Buildings and Conservation Areas.

Density (dwellings) Measure used to describe the numbers of housing units within a given area, usually expressed in terms of the number of habitable rooms per hectare. The site area would include the total area within the defined site including roads within the site and also private garden space, car parking space, incidental open space and landscaping, and children's play areas where these are provided.

Development Plan Documents (DPDs) Documents that help to make up the Local Development Framework including the Core Strategy, Proposals Map, Site Specific Allocations, Area Action Plans.

District Centre Centres which provide a retail function for local communities together with a range of other services including financial services, restaurants and cafes. These centres also fulfil an important function as a focus for the local community they serve as well as a public transport node.

Economy The system of human activities related to the production, distribution, exchange, and consumption of goods and services. Harrow's economy is part of the wider London, United Kingdom and world economy.

Environment Includes the 'natural' environment (air water, land, plants and animals and all associated cycle and ecosystems) and the 'built' environment (buildings and other structures built by humans).

Green Belt An area subject to special control under a national designation. The purpose of Green Belts is to protect the countryside from further development. There is a general presumption against development in the Green Belt.

Hectare 10,000m²

Intermediate Housing Defined by the London Plan as sub-market housing which is above target rents, but is substantially below open market levels. This category can include shared ownership and other sub-market rent provision as well as key worker housing.

Key Stakeholders A person or organization with a legitimate interest in various aspects of the planning process in Harrow.

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

Local Centre Centres which provides shopping and services for the local community and have a limited catchment area.

Local Development Documents (LDD) Individual planning documents comprising of Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF) The portfolio of planning documents that makes up the Development Plan for a Local Authority.

London Plan The London Plan provides a vision and strategic guidance on planning matters for the whole of London. The document is prepared by the Mayor of London.

Metropolitan Centre Defined in the London Plan as a regionally important centre serving a wide catchment area covering several boroughs and offer a high level and range of shopping including multiple retailers and department stores. A Metropolitan Centre would also have a

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broad and varied range of other services including financial services, restaurants and cafes. They also have significant employment, service and leisure functions and have well established and high frequency transport links.

Mixed Use Development A development that contains two or more uses e.g. residential, employment, leisure, and community uses

Node A place where activity and routes are concentrated

Office of the Deputy Prime Minister (ODPM) The Government department that was responsible for planning until May 2006. Communities and Local Government is the department now responsible for determining national planning policies as well as the rules that govern the operation of the planning system.

Planning Policy Guidance (PPG) National planning policies set out by Central Government.

Planning Policy Statements (PPS) National planning policies set out by Communities and Local Government which are gradually replacing Planning Policy Guidance (PPG).

Public Transport Accessibility Level (PTAL) The extent and ease of access, by public transport, from one place to another. Usually given a rating from 1 to 6, the PTAL is calculated taking into account the distance from any given point to the nearest public transport stops and the frequency of the service from those stops.

Proposals Map A map that forms an integral part of the LDF and which identifies sites/areas to which particular policies apply.

Planning Obligations / Section 106 Agreements Are legal agreements that secure measures and or controls that could not be achieved by imposing planning conditions.

Social Rented Housing Defined by the London Plan as housing provided to rent by the Local Authority or Registered Social Landlords (RSLs). Rents are substantially below open market levels and are no higher than target rents set by the government for housing association and local authority rents at a level that are genuinely affordable by local people whose incomes mean that they are unable to otherwise meet their housing needs.

Spatial Development Strategy Provides a vision and strategic guidance on planning matters for the whole of London. The document is prepared by the Mayor of London and is generally referred to as the "London Plan".

Statement of Community Involvement (SCI) A statement prepared by the Local Authority for consultation on the LDF as a whole (as well as on planning applications. This explains how information is to be made available, who is to be consulted and how and when consultation is to take place.

Supplementary Planning Document (SPDs) SPDs expand upon or add detail to policies within Development Plan Documents. They do not introduce new policies and must be consistent with local, regional and national policies. They can take the form of design guides or area development briefs.

Supplementary Planning Guidance (SPGs) SPGs expand upon or add detail to policies within the London Plan. Similar to SPDs, SPGs do not introduce new policies and must be consistent with regional and national policies. They too can take the form of design guides or area development briefs.

Sustainability Appraisal (SA) An assessment prepared by the Local Authority that considers the social, environmental and economic effects of a plan or policy and incorporates the requirements of the SEA Directive (European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”).

Sustainable Community Plan The Sustainable Community Plan, sometimes known as the Sustainable Community Strategy, shows how the organisations making up the Harrow Strategic Partnership will try to shape the effects of global, national, regional and local trends and events to work towards successful outcomes for Harrow.

Sustainable Development Development that meets the needs of the present generations without compromising the ability of future generations to meet their own needs.

Tenure Describes the type of ownership of a property eg. privately rented, socially rented, freehold etc.

Town Centre Places within the borough with shopping, services and leisure functions. In Harrow there is one Metropolitan Centre as well as District and Local Centres.

Unitary Development Plan The UDP is a land use plan which is to be superseded by the LDF. It provides the statutory planning framework for the local planning authority setting out the objectives, policies and proposals for the use of land and buildings in the borough.

West London Sub-Region One of the sub-regions established by the London Plan. The West London Sub-Region comprises the seven boroughs of Hammersmith & Fulham, Brent, Ealing, Harrow, Hillingdon, Hounslow and Kensington and Chelsea. It has a population of 1.6 million and provides over 900,000 jobs.