

Harrow Council Site Specific Allocations DPD

'Issues and Options Consultation'

Spring 2011

London Borough of Harrow Site Specific Allocations DPD

Issues and Options Consultation

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Have your say

Site Specific Allocations DPD Part One

Have your say

Have your say

Status of the document and consultation

This document represents the first stage (known as the 'Issues and Options' or 'Regulation 25' stage) in the preparation of the Site Allocations DPD. The purpose of the Site Allocation DPD is to allocate sites for housing, employment and other land uses, and to identify these and other planning designations, such as Conservation Areas, on the Proposals Map.

This document represents the first stage (known as the 'Issues and Options' or 'Regulation 25' stage) in the preparation of the Site Allocations DPD. Once adopted, the Site Allocations DPD will form part of Harrow's Local Development Framework with the allocated sites either updating or replacing those in existing development plan for Harrow. The Council is interested to hear the views of everyone including residents, businesses, community groups and all other stakeholders. All comments received will contribute towards the production of the final document that will be submitted to the Government in 2012.

This paper and all supporting documents can be found and commented upon on the Council's interactive consultation portal at: www.harrow-consult.limehouse.co.uk/portal or viewed on the Council's planning pages at: www.harrow.gov.uk/ldf. Hard copies are available for inspection at the Council's office and at all public libraries in the Borough.

Please let us have your comments in one of the following ways:

The easiest way is to view and comment on the document online via our interactive portal: www.harrow-consult.limehouse.co.uk/portal

Alternatively, you can download a questionnaire from www.harrow.gov.uk/ldf and email or post it back to us.

The closing date for responses is 5pm on the 2011.

For further information on this document, please contact the Council:

By e-mail: ldfconsultation@harrow.gov.uk

By telephone: 020 8736 6082

In writing: LDF Team, Planning, 3rd Floor, Civic 1, Harrow Council, Station Road, HA1 2UY

Introduction 2

Site Specific Allocations DPD Part One

2 Introduction

Local Development Framework

1 The Local Development Framework is a new type of plan that will replace the existing Harrow Unitary Development Plan 2004 to create a new set of planning documents to help plan for, and manage, development in the Borough to 2026 and beyond.

2 Harrow's Local Development Framework will consist of a number of Development Plan Documents (DPDs) including:

- The Core Strategy DPD which provides the over-arching strategy and policies and the long-term vision for Harrow.
- Site Allocations DPD which allocates sites for housing, employment, retail, open space, and other uses
- Development Management Policies DPD which sets out the detailed policies against which planning applications will be assessed.
- Area Action Plan for Harrow and Wealdstone Intensification Area which provides detailed policies to manage development in this area.

What is the Site Allocations Development Plan Document?

3 The Site Allocations Development Plan Document (DPD) will identify sites throughout the Borough for development up to 2026. It must be prepared in-line with the policies in the Core Strategy which sets out the vision and objectives for the spatial development of the area.

4 The Site Allocations DPD sets out the allocation of sites as needed to achieve the objectives of the Core Strategy. This consultation is an initial stage in the preparation of the Site Allocations DPD but the final document is likely to contain the following:

- Locations for a range of housing development to meet the needs of the local current and future population⁰
- Locations for a range of employment sites
- Locations for mixed use development
- Specific land requirements for infrastructure
- Open spaces

5 What is the Issues and Options stage?

Potential housing sites have been consulted on previously as part of the Core Strategy.

Site Specific Allocations DPD Part One

6 The Issues and Options consultation stage is the preliminary stage in the process of developing the Site Allocations Development Plan Document. It considers some of the key issues and options for the development of sites in the Borough.

7 It is important to note that the sites included in this document are preliminary options and not all the sites will necessarily be identified in the final DPD. It is from this initial stage and public consultation that we will be able to develop a Preferred Option which can be taken forward for further public consultation.

Sustainability Appraisal of the Site Allocations DPD

8 The Site Allocations DPD (along with all other LDDs) is subject to a Sustainability Appraisal (SA). Please refer to the SA web page to view SA Documents which have been produced in line with the Site Allocations DPD.

3 Retail

Town Centre and Retail Development Issues

3.1 There are sixteen town centres the Borough, comprising Harrow Metropolitan Centre, part of a Major centre, nine district centres and five local centres. Two centres - Edgware and Kingsbury - are located predominantly in neighbouring boroughs with only peripheral parades extending into Harrow. Kenton straddles the boundary with the London Borough of Brent. The hierarchy of Metropolitan, major and district centres is established in the London Plan; local centres are identified at Borough level. A full list of centres is included at Appendix 4 of the Core Strategy and their existing extent is shown on the Harrow proposals map.

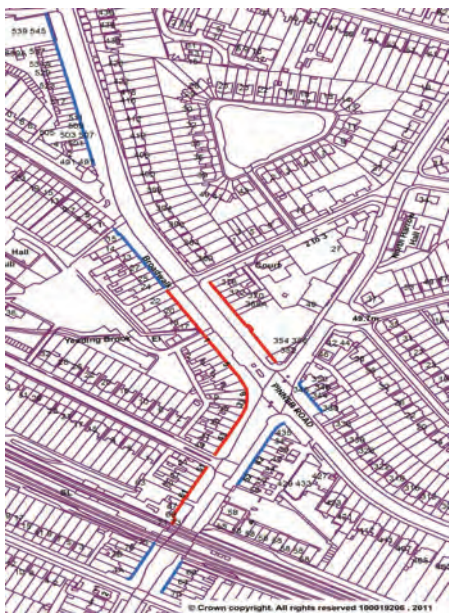
3.2 Planning Policy Statement 4: *Planning for Sustainable Economic Growth* (2009) advises local planning authorities to define the extent of town centres and primary shopping areas, and to consider 'realistically defined' primary and secondary shopping frontages in designated centres, and to make clear which uses will be permitted in such locations. Primary shopping areas are those parts of town centres wholly or predominantly associated with retail and related activities, beyond which other main town centre activities such as offices, leisure and secondary retail/services may be found. The PPS recognises that smaller centres may not have such other uses, and therefore that the town centre may not extend beyond the primary shopping area. Primary frontages are defined as likely to include a high proportion of retail uses, whereas secondary frontages provide greater opportunities for a diversity of uses.

3.3 No changes to the boundaries of town centres in Harrow are proposed. However the Retail Study (2009) recommended some minor changes to the extent of primary and secondary frontages in four of the Borough's district centres and these are now formally proposed as changes to the proposals map through this Site Allocations DPD. Primary shopping areas are a new designation in Harrow, and these are proposed for Harrow town centre and the district centres of Wealdstone, South Harrow, Rayners Lane, Pinner and Stanmore. The role and function of other centres is considered to be predominantly retail focused, with little or no presence of other main town centre uses forming significant identifiable areas beyond the main shopping frontages. Therefore, in these centres, it is not considered necessary to identify a primary shopping area.

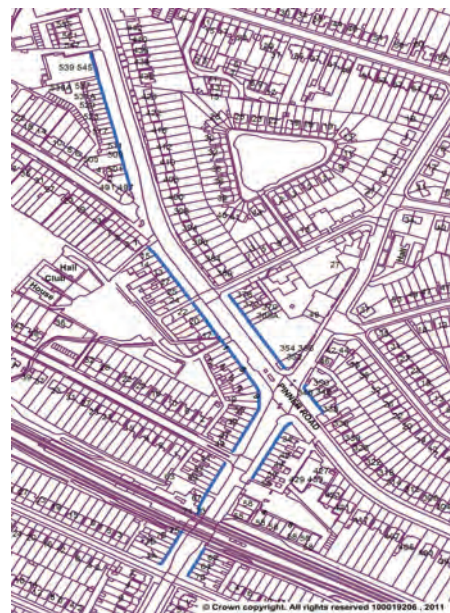
Changes to Designated Retail Frontages



North Harrow District Centre



Picture 3.1 North Harrow Existing Frontages



Picture 3.2 North Harrow Revised Frontages

3.4 The Harrow Retail Study (2009) found that 34-56 (even) Station Road and 435 Pinner Road (former Lloyds bank) contain similar retailers to those found in the primary shopping frontage opposite, and recommended for consistency that either (i) this frontage be re-designated as primary shopping frontage; or (ii) all frontages in the centre be re-designated as secondary shopping frontage. Evidence shows that there are long-term, high levels of vacancy within the centre and in particular within the existing primary frontage. To support a greater mix of appropriate town centre uses and help reduce long-term vacancy, the Council's preferred option is to re-designate all frontages in the centre as secondary.

Pinner District Centre

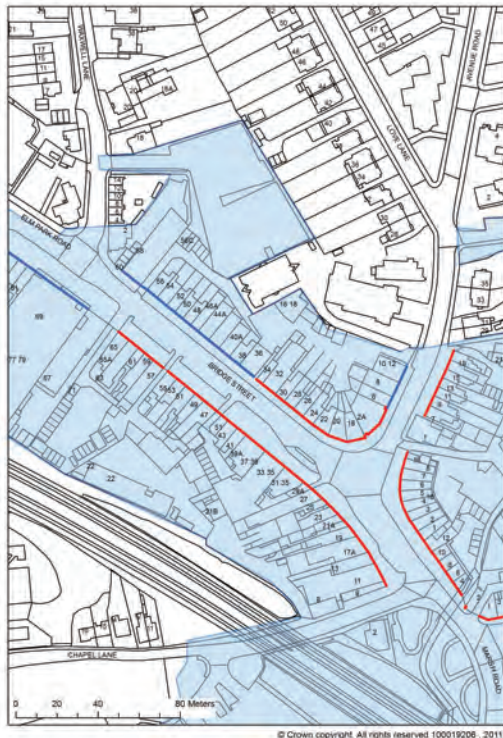


Picture 3.3 Existing Frontages High St Pinner

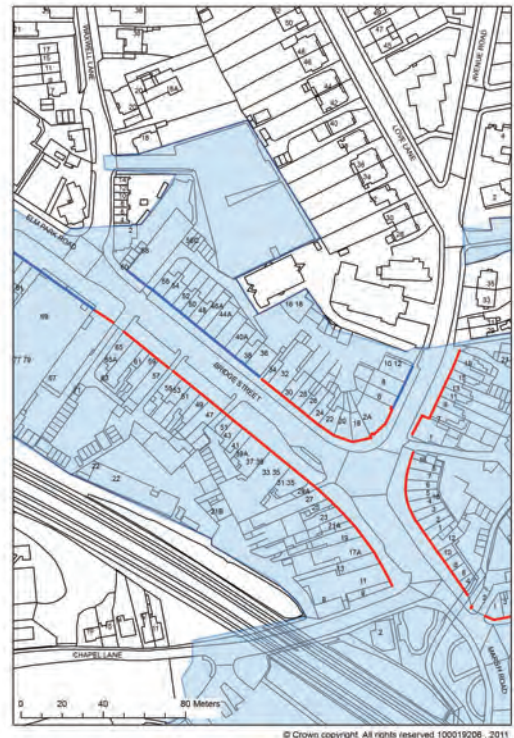


Picture 3.4 Changes to Frontages, High St Pinner

3.5 The Harrow Retail Study (2009) found that 38-52 (even) and 29-39 (odd) High Street contain mainly independent and service retailers, and that this frontage does not have the same footfall as the rest of the centre's primary shopping frontage. For these reasons the Study recommends that this part of Pinner High Street be re-designated as secondary shopping frontage.



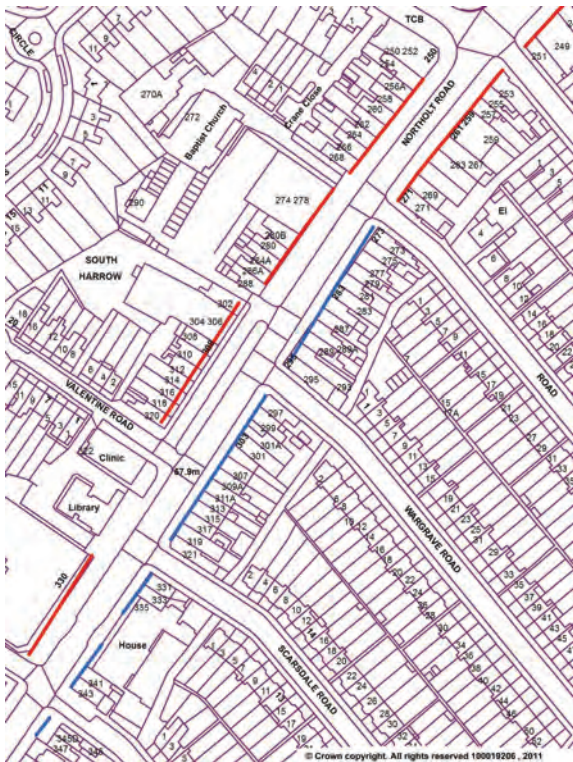
**Picture 3.5 Existing Frontages
Pinner**



**Picture 3.6 Changes to Primary
Frontages, Pinner**

3.6 The existing UDP proposals map fails to identify two small sections of primary frontage in Pinner as listed in Schedule 7 of Harrow's UDP 2004. The Site Allocations DPD intends to rectify this by illustrating the correct primary frontage at 67 Bridge Street and 1 Love Lane.

South Harrow District Centre



Picture 3.7 South Harrow Existing Frontages



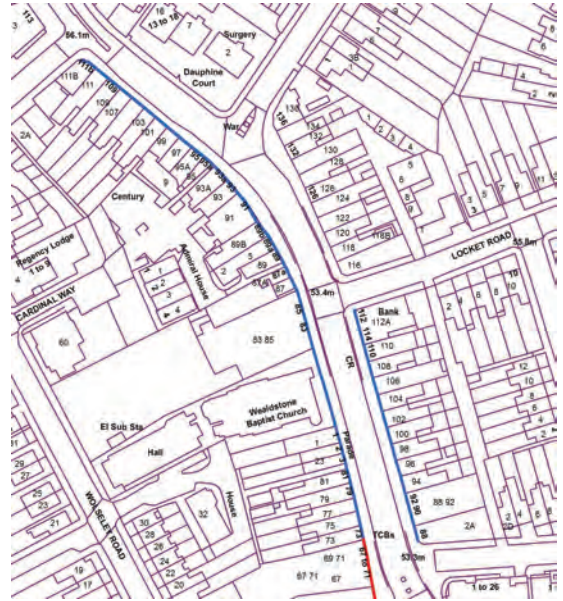
Picture 3.8 South Harrow Revised Frontages

3.7 The Harrow Retail Study (2009) found that 273-295 (odd) Northolt Road contains key national retailers within the centre such as Boots, Shoe Zone and Greggs, and recommended for consistency that either (i) this frontage be re-designated as primary shopping frontage; or (ii) all frontages in the centre be re-designated as secondary shopping frontage. Evidence shows that the centre enjoys a good range of shops and services, including national and independent retailers, and low levels of vacancy. To maintain South Harrow as a vibrant, healthy district centre, the Council's preferred option is to extend the primary frontage to 273-295 Northolt Road.

Wealdstone District Centre



Picture 3.9 Existing Frontages Wealdstone



Picture 3.10 Wealdstone Revised Frontages

3.8 The Harrow Retail Study (2009) found that 87-111b (odd) High Street contain independent and service retailers similar to those found in the existing secondary shopping frontage within the centre. For this reasons the Study recommends that the secondary shopping frontage be extended to 87-111b High Street.

Proposed Neighbourhood Parades

3.10 The Core Strategy recognises the role of neighbourhood parades as providing important locations for small scale and walk-to shopping facilities, services and community uses. They supplement the role of district and local town centres and contribute both to the economy and sustainability of Harrow's suburbs. Appendix 4 of the Core Strategy identifies the broad locations of the Borough's neighbourhood parades. The proposed allocations below show in detail the frontages comprising these neighbourhood parades, to which development management policies for appropriate ground floor uses would apply.

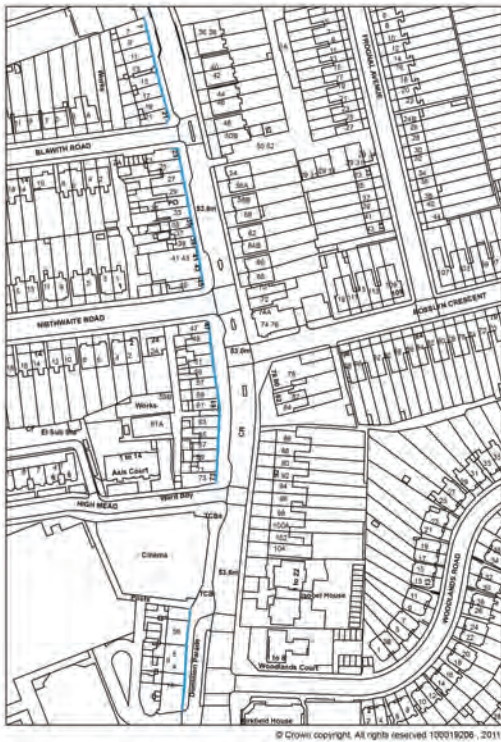


Picture 3.13 Headstone Parade - Headstone Drive



Picture 3.14 Hides Road Parade - Hides Road

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Picture 3.15 Station Road Parades

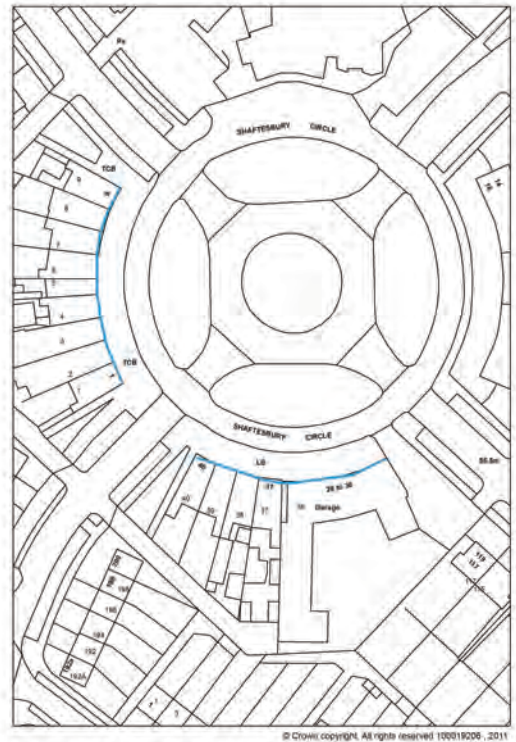


Picture 3.16 Northolt Road - North Frontages

Site Specific Allocations DPD Part One



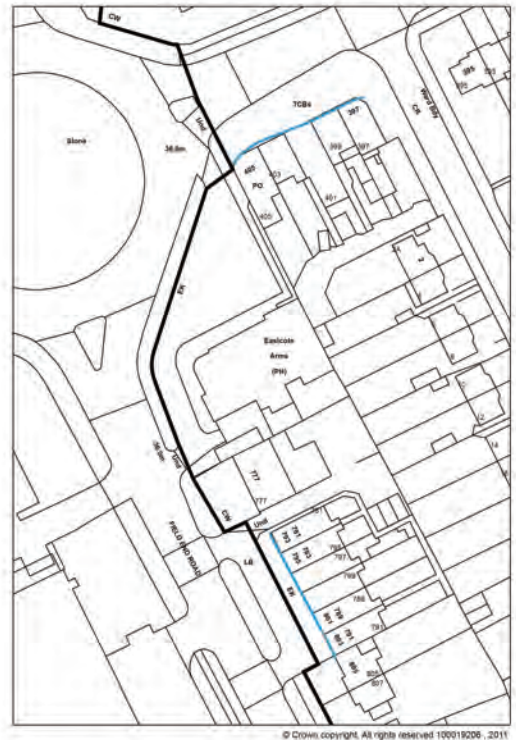
Picture 3.17 Shaftesbury Parade - Roxeth Hill



Picture 3.18 Shaftesbury Circle Parade



Picture 3.19 Harrow on the Hill - High Street

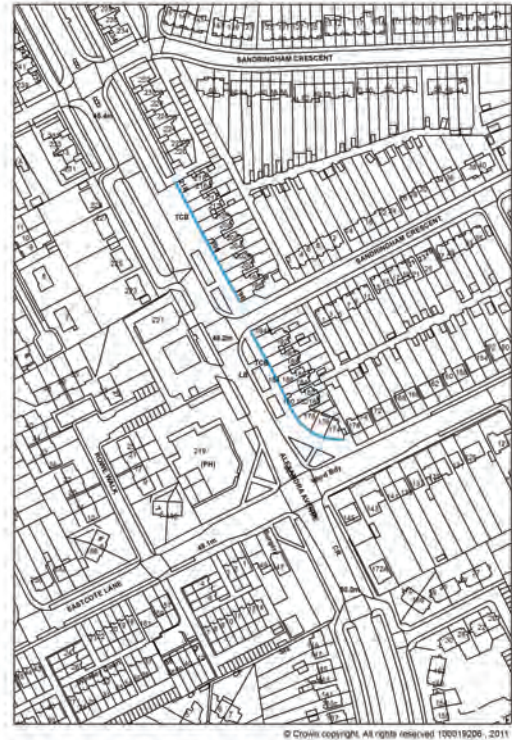


Picture 3.20 Eastcote Lane Frontages

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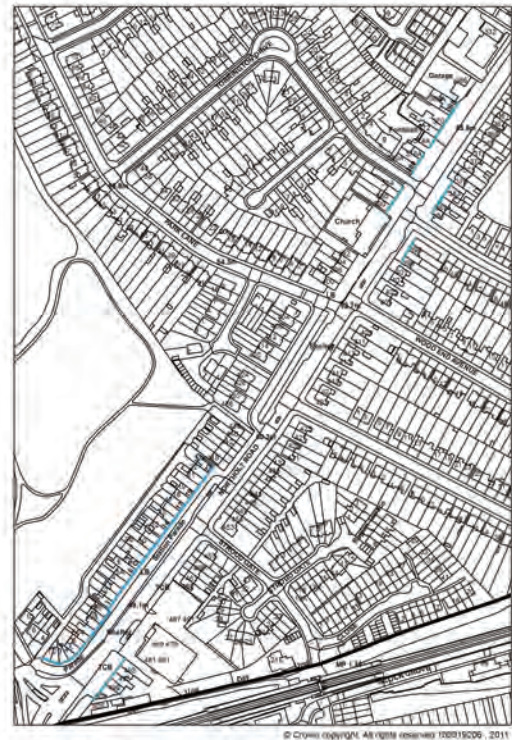
Picture 3.21 Eastcote Lane



Picture 3.22 Alexandra Avenue and Eastcote



Picture 3.23 The Heights



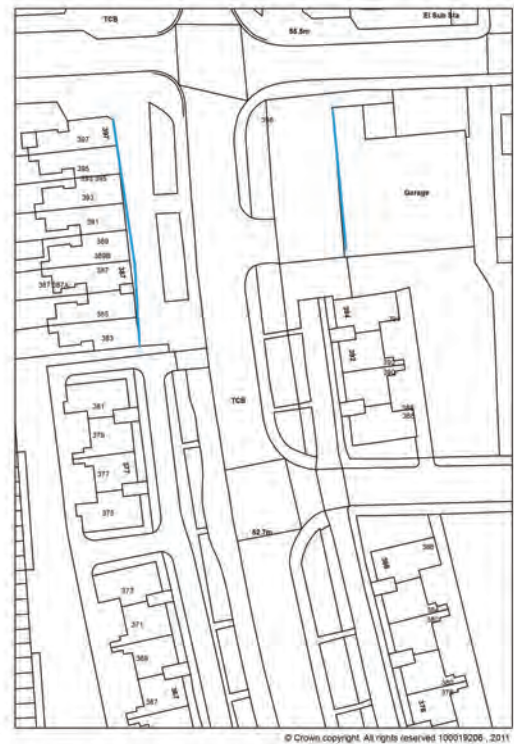
Picture 3.24 Northolt Road - South Frontages

3 Retail

Site Specific Allocations DPD Part One



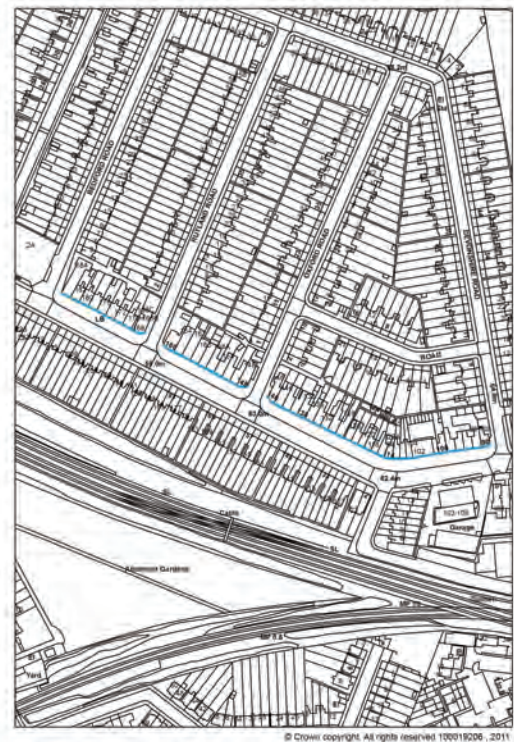
Picture 3.25 Northolt Road- Corbins Lane Junction



Picture 3.26 Alexandra Avenue - Rayners Lane



Picture 3.27 Headstone Lane - Fernleigh Court



Picture 3.28 Pinner Road - Pinner View

Site Specific Allocations DPD Part One



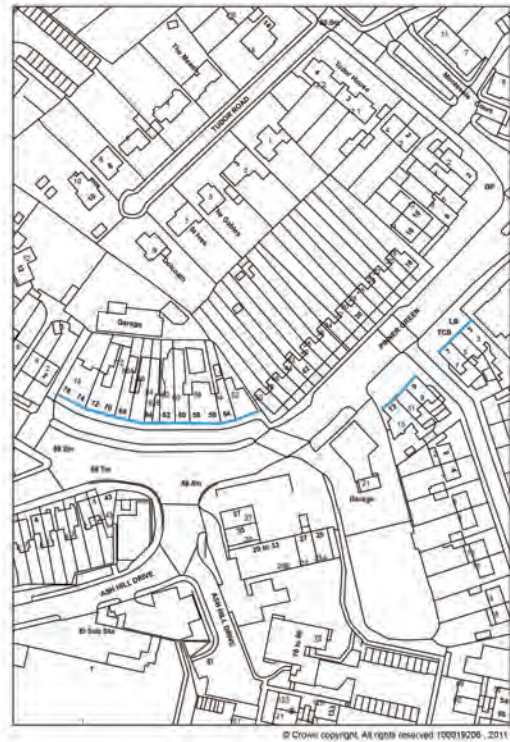
Picture 3.29 Blenheim Road - West Harrow



Picture 3.30 Vaughan Road

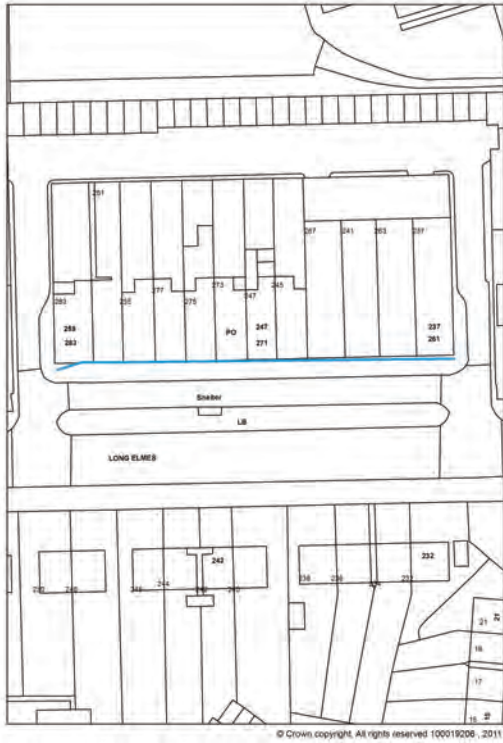


Picture 3.31 Cannons Lane - Hereford Gardens



Picture 3.32 Pinner Green

Site Specific Allocations DPD Part One



Picture 3.33 Long Elmes



Picture 3.34 Uxbridge Road - Kenton Lane Junction



Picture 3.35 Stanmore Hill

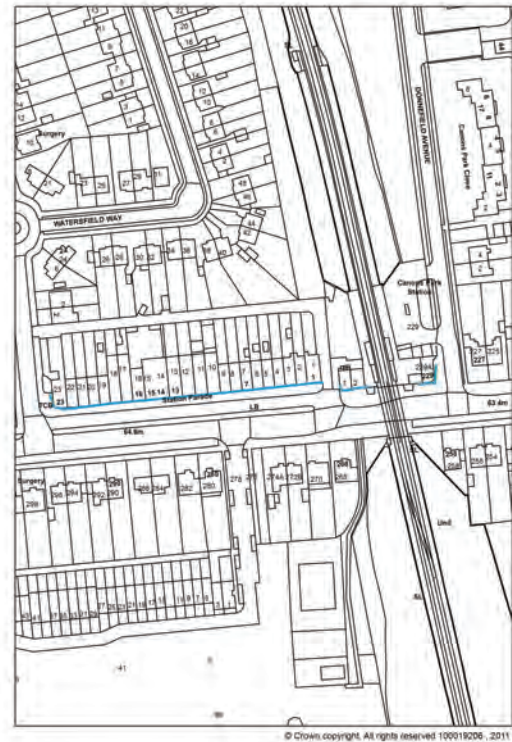


Picture 3.36 Cannons Corner - London Rd Junction

Site Specific Allocations DPD Part One



Picture 3.37 Kenton Lane - Three Meadows Mews



Picture 3.38 Stations Parade - Cannons Park Station

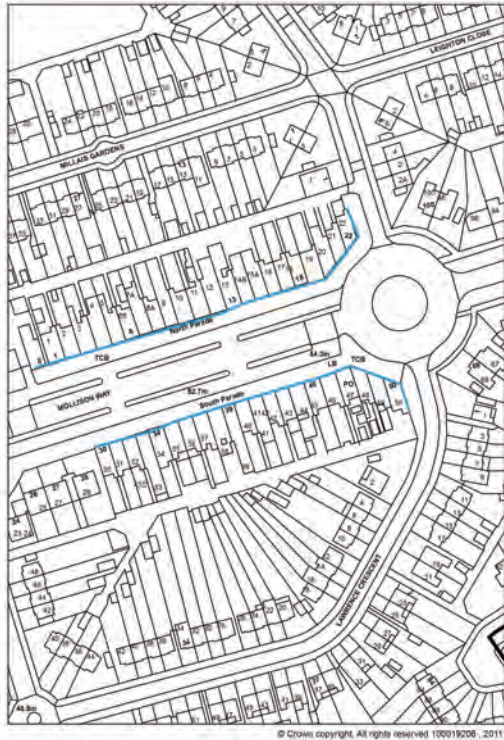


Picture 3.39 Whitchurch Parade



Picture 3.40 Chandos Crescent - Merlin Crescent

Site Specific Allocations DPD Part One



Picture 3.41 Mollinson Way - North and South Parade



Picture 3.42 Honeyplot Lane - South of Everton Drive



Picture 3.43 Kenton Road (Old Kenton)



Picture 3.44 Honeyplot Lane - Bacon Lane



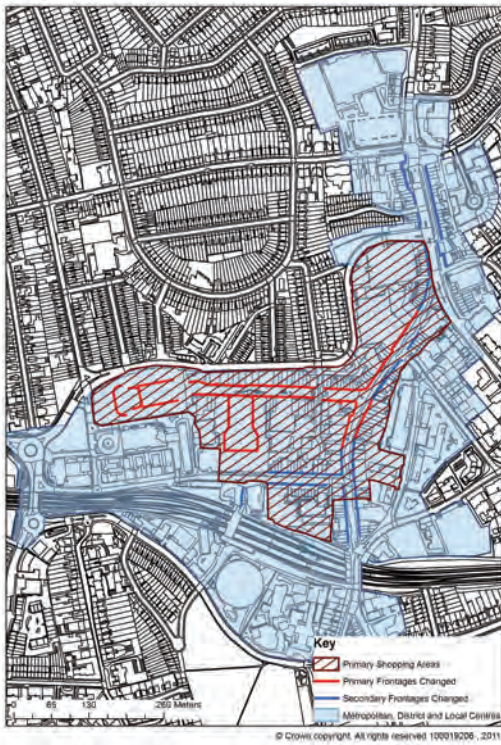
**Picture 3.45 Kenton Lane -
Priestmead School**

Primary Shopping Areas

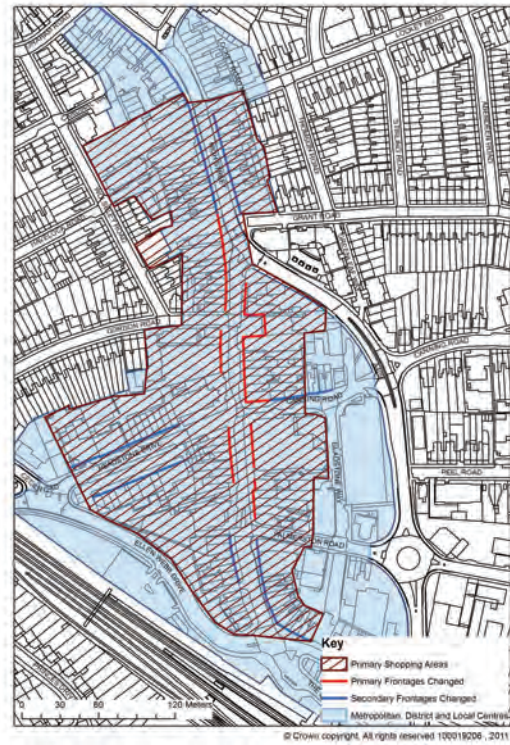
3.11 The following images show our proposed Primary Shopping Area for a number of Harrow's town centres, and we are seeking your views on the extent of these boundaries.

3.12 The Primary Shopping Area is defined in PPS4 as the area in which retail development is concentrated and which generally comprises the primary and secondary frontages (of which the revised frontages as set out earlier are shown on the maps below). Once adopted, these Primary Shopping Area designations will be shown on the proposals map alongside the town centre boundaries, and designated frontages.

Site Specific Allocations DPD Part One



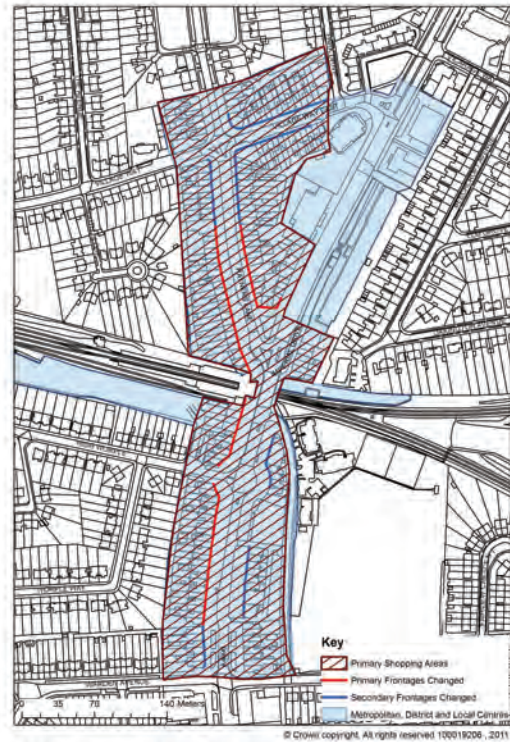
Picture 3.46 Harrow Town Centre



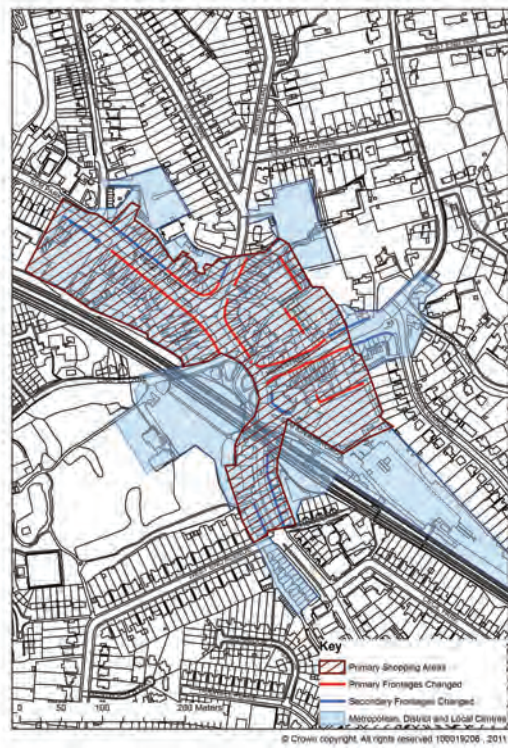
Picture 3.47 Wealdstone Town Centre



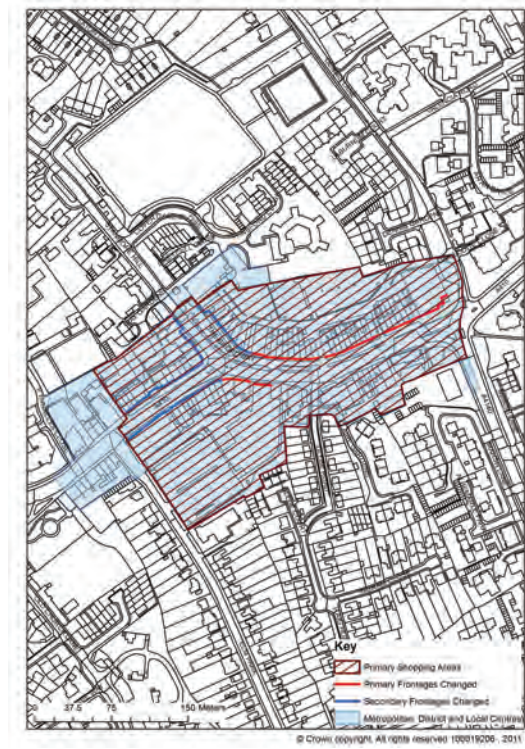
Picture 3.48 South Harrow Town Centre



Picture 3.49 Rayners Lane Town Centre



Picture 3.50 Pinner Town Centre



Picture 3.51 Stanmore Town Centre

Employment 1

Site Specific Allocations DPD Part Two

1 Employment

Economic Development Issues

1.1 There are 64.567 hectares of designated employment land in the Borough, comprising 6.806 hectares allocated for business use and 57.761 hectares allocated for industrial and business use areas. These designated areas are shown on the Harrow proposals map. The Core Strategy undertakes to monitor and manage the Borough's stock of employment land, with a sequential approach for release of surplus land giving first preference to the loss of non-designated sites, and provides for the controlled consolidation of the Wealdstone strategic industrial location (if appropriate) through the Area Action Plan for the Harrow & Wealdstone Intensification Area. The London Plan states that boroughs should identify strategic industrial locations on their proposals maps.

1.2 Planning Policy Statement 4: *Planning for Sustainable Economic Growth* (2009) advises local planning authorities not to carry forward existing site allocations from one development plan to the next without evidence of need. The Harrow Employment Land Study (2010) identifies a need to maintain employment land to support the continued functioning and development of the local economy, and for this reason existing business use and business & industrial use areas are to be retained. However a small number of changes to the boundaries of these designated employment sites are proposed, to reflect current circumstances in relation to these sites. In accordance with the London Plan, the extent of the Honeypot Lane strategic industrial location (industrial business park) is also shown, for inclusion on the proposals map. As noted above, the Wealdstone strategic industrial location (preferred industrial location) will be shown in the Area Action Plan for future inclusion on the proposals map.

Employment and Industrial Use Areas

Proposed changes to Honeypot Lane Strategic Industrial Location (SIL)

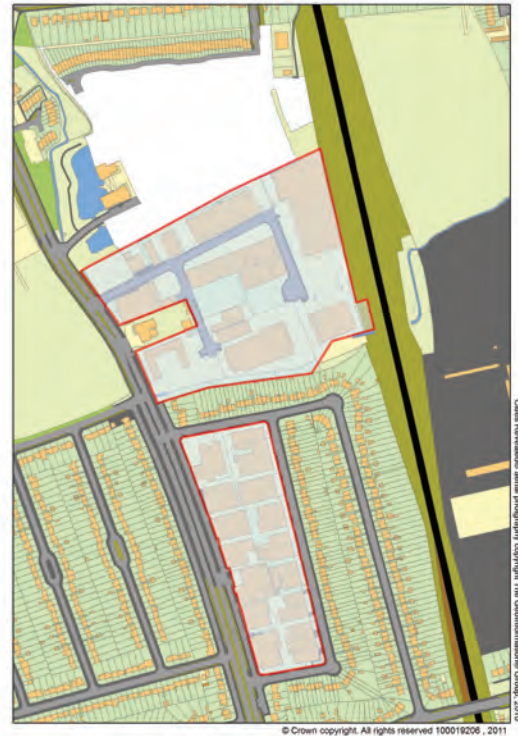
1.3 To reflect the extent of the Stanmore Place residential development currently under construction on the northern section of the Honeypot Lane strategic industrial location, it is proposed to remove the SIL designation from the corresponding part of the area.



**Picture 1.1 Existing Extent of the
Honeypot Lane Strategic Industrial
Location**



Picture 1.2 Proposed Extent of the Honeypot Lane Strategic Industrial Location - area to north removed



Picture 1.3 Proposed Extent of the Honeypot Lane Strategic Industrial Location - area to north removed

Proposed changes to Brember Road Industrial & Business Use Area

1.4 To reflect the extent of The Arc residential development recently completed on the western section of the Brember Road industrial and business use area, it is proposed to remove the designation from the corresponding part of the area. It is also proposed to correct an error on the existing boundary which results in part of the designation extending over part of the Retail Park and neighbouring houses in Wesley Close.



Picture 1.4 Existing Extent of the Brember Road Industrial & Business Use Area



Picture 1.5 Existing Extent of the Brember Road Industrial & Business



Picture 1.6 Existing Extent of the Brember Road Industrial & Business

Use Area - areas to east and west removed

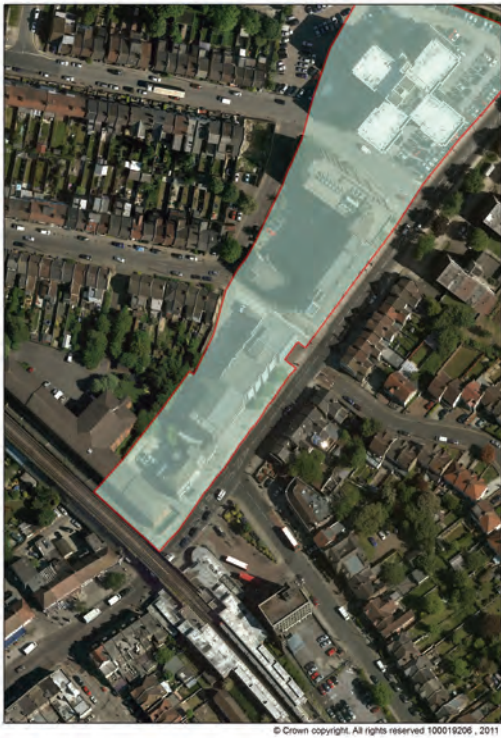
Use Area - areas to east and west removed

Proposed Changes to Business Use Area Northolt Road

1.5 To reflect the proposed housing site on the south side of Northolt Road, and the present retail use and pub frontages, it is proposed to remove the Business Use designation from this small area.



Picture 1.7 Existing Extent of Northolt Road Business Use Area



Picture 1.8 Northolt Road Proposed Change



Picture 1.9 Northolt Road Proposed Change

Housing 2

Site Specific Allocations DPD Part Two

2 Housing

This section identifies a number of different sites that are suitable for housing and mixed use development throughout the Borough, excluding the Intensification Area. Sites in the Intensification Area will be identified through the Area Action Plan for Harrow and Wealdstone. The sites in this section are grouped according to the Core Strategy sub area that they fall under, and are identified as with, or without planning permission. There are no sites identified for the Kingsbury and Queensbury, or Kenton and Belmont Circle sub areas, as most development in these areas is expected to come forward on small sites of less than 10 units.

The sites that are identified in this section consist of:

UDP Proposal Sites

- Revised UDP proposals sites and the remaining undeleted proposals sites that are suitable for housing or mixed use are identified below.

Core Strategy/Housing Trajectory Sites

- AMR schedules identify sites (sites with planning permission, sites under construction, sites where the principle of development has been accepted and potential deliverable sites)
- Preferred option Core Strategy appendix also identified sites (strategic sites with planning permission, strategic sites without planning permission and remaining UDP proposal sites)

Others

- Sites put forward by other parties through 'call for sites' exercises and accepted by officers as potentially developable
- Sites put forward by the corporate estate division of the Place Shaping Directorate and accepted by LDF team officers as potentially developable

Harrow on the Hill and Sudbury Hill Sub Area

Sites with planning permission

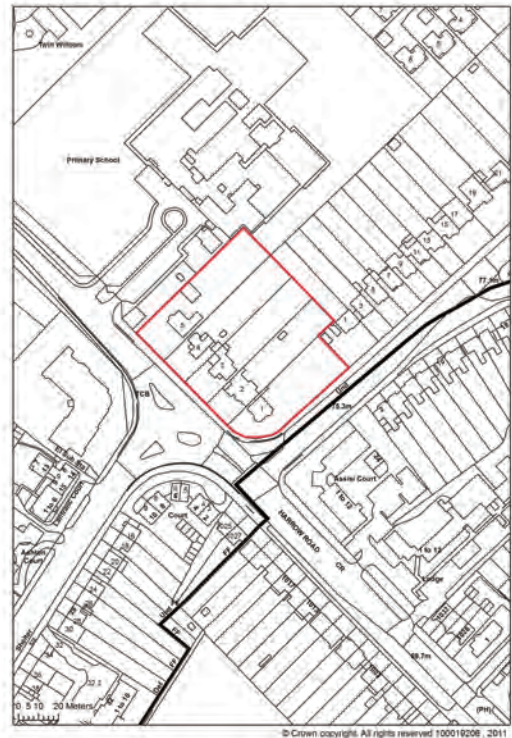
Site: 1-5 Sudbury Hill, Harrow-on-the-Hill

2 Housing

Site Specific Allocations DPD Part Two



Picture 2.1



Picture 2.2

Site Details

Site Area:	0.64 hectares
Existing Use:	Five detached houses
Housing Trajectory Status:	Schedule 6 (potential deliverable sites without planning permission as at 31st March 2010)
Number of Homes:	64
Other Uses Proposed:	None
Ward:	Harrow-on-the-Hill
Core Strategy Sub Area:	Harrow-on-the-Hill and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Greenford Road/Sudbury Court Drive part of the London distributor road network; Sudbury Hill part of the Borough distributor road network

Relevant Planning History

2.1 On 13th October 2010 the Council resolved to grant planning permission (subject to a legal agreement) for the demolition of five detached dwellinghouses and the construction of fifty-four flats with solar panels and satellite receivers at roof level, and underground parking to provide 54 spaces (P/1989/09).

Commentary

2.2 The site is suitable only for residential development.

2 Housing

Site Specific Allocations DPD Part Two

Sites without Planning Permission

Site: 96 Greenford Road, Sudbury Hill



Picture 2.3



Picture 2.4

Site Details

Site Area:	0.047 hectares
Existing Use:	Part of timber yard
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	None
Ward:	Harrow-on-the-Hill
Core Strategy Sub Area:	Harrow-on-the-Hill and Sudbury Hill

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	No
Employment Land:	Non designated employment site
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.3 Not known

Commentary

2.4 The site is suitable for residential development only, ideally as part of a comprehensive redevelopment which includes the adjoining land.

South Harrow Sub Area

2.5 There are no proposed allocated sites with permission in this area

Sites without Planning Permission

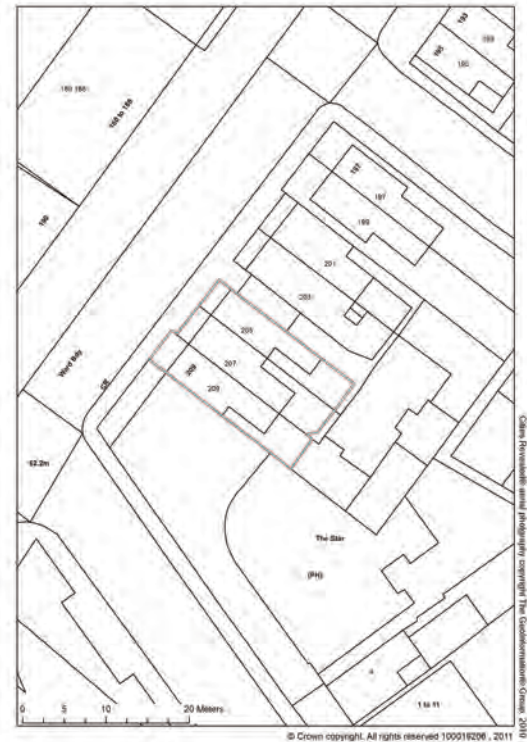
2 Housing

Site Specific Allocations DPD Part Two

Site: 201-209 Northolt Road, South Harrow



Picture 2.5



Picture 2.6

Site Details

Site Area:	0.027 hectares
Existing Use:	Derelict
Housing Trajectory Status:	N/A
Number of Homes:	To be confirmed
Other Uses Proposed:	None
Ward:	Roxeth
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	4
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Northolt Road part of the London distributor road network Part of the Northolt Road business use area (but see proposed changes in employment chapter)

Relevant Planning History

2.6 No relevant planning history.

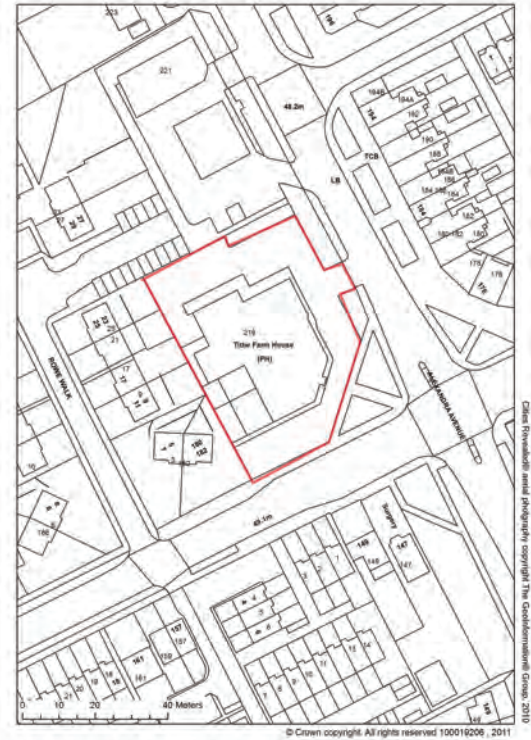
Commentary

2.7 The site forms part of UDP Proposal Site PS21 for housing, B1 offices or Class A uses and is within the Northolt Road business use area as shown on the adopted UDP Proposals Map. Reflecting the focus on office consolidation and renewal in Harrow town centre, and the potential for a mix of uses and diversification throughout the rest of the rest of the Northolt Road business use area, it is proposed to remove the business use allocation from this side of Northolt Road and therefore it is no longer appropriate to seek B1 office development on this site. Ground floor retail frontage may be acceptable as a continuation of the nearby neighbourhood parade, but given the proximity to South Harrow district centre this is not essential.

The Matrix Public House, Eastcote Lane, South Harrow



Picture 2.7



Picture 2.8

Site Details

Site Area:	0.28 hectares
Existing Use:	Vacant site (formerly a public house)
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	29
Other Uses Proposed:	None
Ward:	Roxbourne
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2

Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Alexandra Avenue part of the London distributor road network Eastcote Lane part of the Borough distributor road network

Relevant Planning History

2.8 On 25th January 2011 the Council received a planning application for the construction of a three storey building (with accommodation in the roof space) to provide an 85-bed care home, with landscaping and car parking at the rear.

Commentary

2.9 The site is suitable for residential development only.

2 Housing

Site Specific Allocations DPD Part Two

Site: 1/1A Silverdale Close, Northolt



Picture 2.9



Picture 2.10

Site Details

Site Area:	0.092 hectares
Existing Use:	Former children's home/contact centre
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	None
Ward:	Roxeth
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.10 On 8th December 2009 the Council granted planning permission for the continued use of the former children's home (class C2) as a contact centre (class D1) and the change of use of the first floor from a children's home to a children's centre, together with single and two storey front, side and rear extensions (P/2230/09).

Commentary

2.11 The site is suitable for residential development only.

2 Housing

Site Specific Allocations DPD Part Two

Site: South Harrow Library and Clinic, Northolt Road, South Harrow



Picture 2.11



Picture 2.12

Site Details

Site Area:	0.165 hectares
Existing Use:	Public Library and adjacent health care clinic
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	None
Ward:	Roxeth
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	4
Town Centre:	South Harrow district centre

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Northolt Road part of the London distributor road network

Relevant Planning History

2.12 Not known

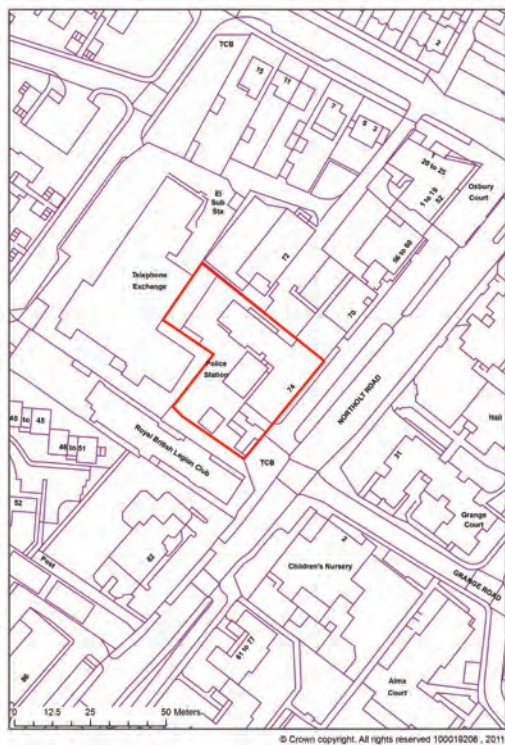
Commentary

2.13 The site is suitable for mixed use residential and town centre use development.

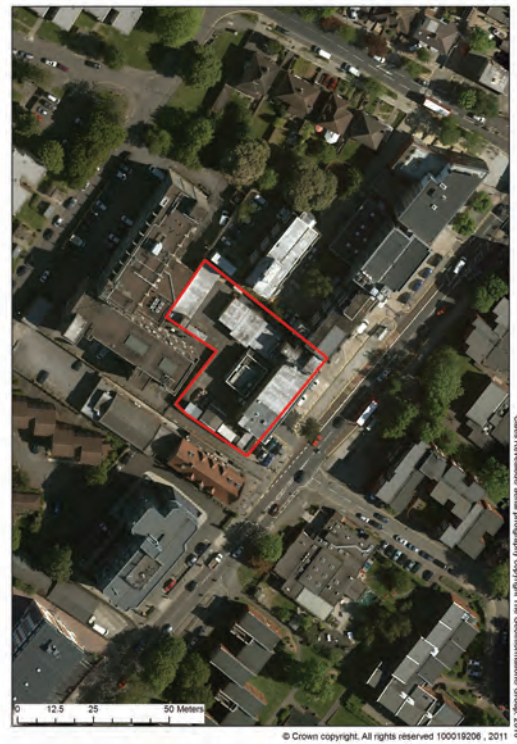
2 Housing

Site Specific Allocations DPD Part Two

Site: Harrow Police Station, 74 Northolt Road, South Harrow



Picture 2.13



Picture 2.14

Site Details

Site Area:	0.17 hectares
Existing Use:	Metropolitan Police Station
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	Non-town centre economic uses
Ward:	Roxeth
Core Strategy Sub Area:	South Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	4
Town Centre:	No

Employment Land:	Northolt Road business use area
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Northolt Road part of the London distributor road network

Relevant Planning History

2.14 Not known

Commentary

2.15 The site is suitable for mixed use residential and economic development (non town centre) uses.

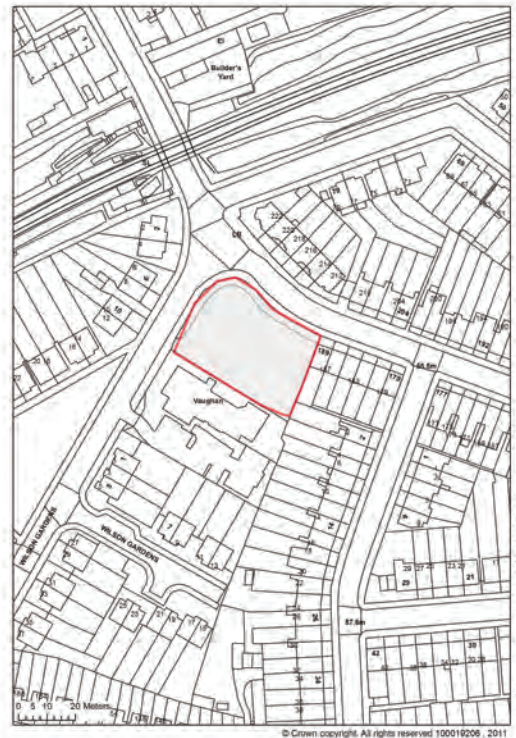
Rayners Lane and North Harrow Sub Area

Sites with Planning Permission

Site 1866: The Vaughan Centre, Wilson Gardens, West Harrow



Picture 2.15



Picture 2.16

Site Details

Site Area:	0.114 hectares
Existing Use:	Vacant (formerly the Vaughan Centre)
Housing Trajectory Status:	Schedule 1 (new build site with planning permission) (site 1866)
Number of Homes:	13
Other Uses Proposed:	None
Ward:	West Harrow
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Part Zones 2 and 3 (medium and high probability)
Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Part of UDP Proposal Site 40: Vaughan Centre, Vaughan Road/Wilson Gardens (for community use)

Relevant Planning History

2.16 The site forms approximately half of the larger site formally occupied by the Vaughan Centre the subject of UDP Proposal Site 40 (see above). On 27th September 2007 planning permission was granted for a single and two storey neighbourhood resource centre with associated parking and access on the other half of the site (P/2265/07). On the remaining part of the site the subject of this proposal allocation, planning permission for the construction of fifteen flats in a three storey block with landscaping, refuse & cycle storage and eight parking spaces was refused on 7th November 2008 (P/2721/08); a subsequent application for the construction of a part two, part three storey development comprising thirteen flats with landscaping, refuse & cycle storage and parking was granted 11th November 2009 (P/1733/09).

Commentary

2.17 The site is suitable for residential use, but the location of development on the site will need to be directed to the parts of lower flood risk.

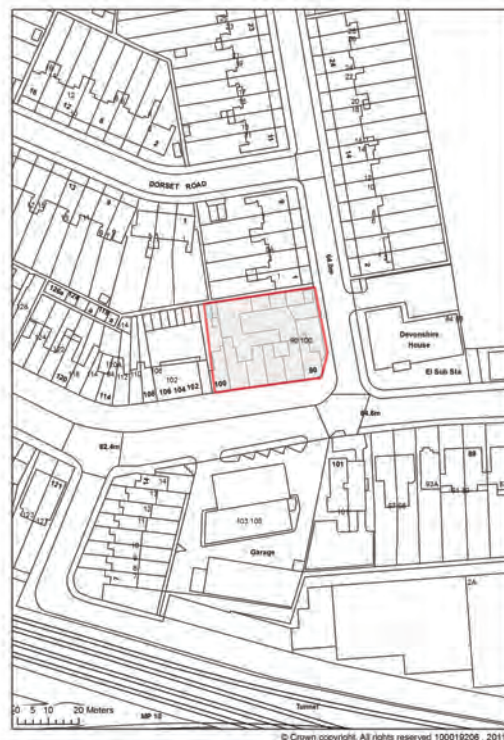
2 Housing

Site Specific Allocations DPD Part Two

Site 1767: 90-100 Pinner Road, Harrow



Picture 2.17



Picture 2.18

Site Details

Site Area:	0.062 hectares
Existing Use:	Ancillary offices above vacant motor vehicle showroom
Housing Trajectory Status:	Schedule 1 (new build site with planning permission) (site 1767)
Number of Homes:	12
Other Uses Proposed:	None
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
-------------	--------------------------

Public Transport Accessibility Level:	2
Town Centre:	Pinner Road neighbourhood parade
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Pinner Road part of the London distributor road network

Relevant Planning History

2.18 Planning permission granted for a roof extension to create a second floor and the conversion of the first floor to provide twelve flats granted 7th February 2008 (P/4111/07).

Commentary

2.19 The site is be suitable for comprehensive mixed-use development comprising residential and small scale retail or other appropriate uses on the ground floor to maintain the active frontage of this neighbourhood parade.

2 Housing

Site Specific Allocations DPD Part Two

Sites without Planning Permission

Site: Rayners Public House



Picture 2.19



Picture 2.20

Site Details

Site Area:	0.32 hectares
Existing Use:	Disused Public House and car park
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	20
Other Uses Proposed:	Public House or other appropriate town centre/community uses (see below)
Ward:	Rayners Lane
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 2 & 3 (medium and high probability)
Public Transport Accessibility Level:	1b
Town Centre:	Rayners Lane district centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Grade II listed
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Imperial Drive part of the London distributor road network Village Way East part of the Borough distributor road network

Relevant Planning History

2.20 On 25th September 2003 a planning application was submitted for partial demolition works and the erection of a three storey building (linked to the public house) to provide a hotel, and the introduction of guest rooms to the public house to form mixed class A3/C1 use, and parking (P/1965/03). The application was withdrawn on 11th March 2004.

Commentary

2.21 The Rayners Public House is of special interest as a 1930s public house, with many of its architectural details and internal plan form largely intact. The restoration of this building to use as a public house, or other appropriate town centre/community uses which preserve its special interest and allow public access to the interior, is sought. Sensitive residential redevelopment of the car park is appropriate, and should contribute to the listed building's restoration and (if necessary) help to secure its future.

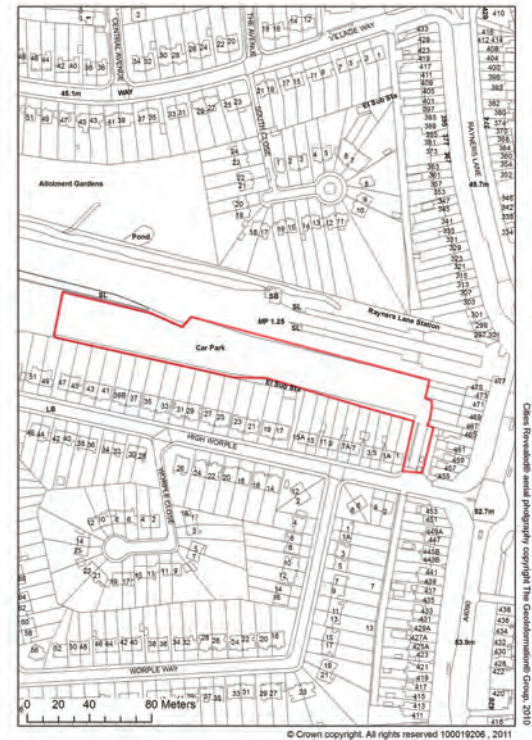
2 Housing

Site Specific Allocations DPD Part Two

Site: Land at Rayners Lane Station, High Worples, Rayners Lane



Picture 2.21



Picture 2.22

Site Details

Site Area:	0.72
Existing Use:	Transport for London car park (Rayners Lane station)
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	Retention of adequate car parking provision
Ward:	
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	4

Town Centre:	Rayners Lane district centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	Part of Site of Importance for Nature Conservation (borough importance grade II)
Listed Building/Conservation Area:	Rayners Lane Station grade II listed; adjacent to Rayners Lane Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.22 No relevant planning history.

Commentary

2.23 The site comprises a narrow strip of land between the rear gardens of dwellings in High Worple and the embankment of the Piccadilly/Metropolitan lines (Uxbridge branch). Access is from High Worple close to the junction with Alexandra Avenue. The western part of the site forms part of a Site of Importance for Nature Conservation which extends beyond the surface car park. The site is suitable for residential development with the retention of adequate parking and no harm to biodiversity.

2 Housing

Site Specific Allocations DPD Part Two

Site: North Harrow Library and Children's Services, 429/433 Pinner Road, North Harrow



Picture 2.23



Picture 2.24

Site Details

Site Area:	0.122 hectares
Existing Use:	Public Library and Council Offices
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	None
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 and 2 (low and medium probability)
Public Transport Accessibility Level:	3

Town Centre:	North Harrow district centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Pinner Road part of the London distributor road network

Relevant Planning History

2.24 Not known

Commentary

2.25 The site is suitable for mixed use residential and town centre use development including appropriate provision for a replacement library.

2 Housing

Site Specific Allocations DPD Part Two

Site: Enterprise House, 297 Pinner Road, North Harrow



Picture 2.25



Picture 2.26

Site Details

Site Area:	0.137 hectares
Existing Use:	Harrow in Business premises
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	None
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No

Employment Land:	Non designated employment site
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Pinner Road part of the London distributor road network

Relevant Planning History

2.26 Not known

Commentary

2.27 The site is suitable for residential development.

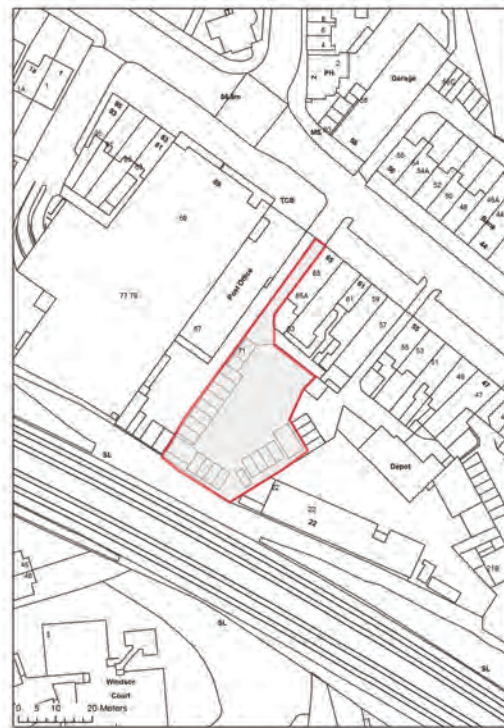
Pinner and Hatch End Sub Area

Sites with Planning Permission

Site 1775: Rear of 57-65 Bridge Street, Pinner



Picture 2.27



Picture 2.28

Site Details

Site Area:	0.118 hectares
Existing Use:	Car Repair Garage (B2)
Housing Trajectory Status:	Schedule 1 (new build site with planning permission) (site 1775)
Number of Homes:	30
Other Uses Proposed:	None (but see below)
Ward:	Pinner
Core Strategy Sub Area:	Pinner and Hatch End

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	Pinner District Centre
Employment Land:	Non-designated industrial premises
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Pinner Village Archaeological Priority Area
Other:	UDP Service Road Proposal 5 (Rear of Bridge Street to Chapel Lane)

Relevant Planning History

2.28 Planning permission for the demolition of existing disused timber-framed, steel-roofed buildings and redevelopment for 30 flats with associated amenity space and two disabled persons' car parking bays was allowed, on appeal, on 25th February 2008 (P/1907/07). A further planning permission was granted for a revised scheme comprising 26 flats on 17th December 2010(P/1966/09). On 26th January 2011 a planning application was received to extend the time limit for the implementation of planning permission P/1907/07 allowed on appeal.

Commentary

2.29 The site is suitable for a mix of uses comprising residential and appropriate town centre uses.

2 Housing

Site Specific Allocations DPD Part Two

Site: Mill Farm Close



Picture 2.29



Picture 2.30

Site Details

Site Area:	2.1 hectares
Existing Use:	Residential estate (local authority)
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	158
Other Uses Proposed:	None
Ward:	Pinner
Core Strategy Sub Area:	Pinner and Hatch End

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1b

Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Yes (part of Grim's Dyke)
Other:	None

Relevant Planning History

2.30 Planning permission for the redevelopment of the estate to provide 158 homes (flats and houses), alterations to Mill Farm Close access road, the creation of communal green space, equipped play areas, associated landscaping, car parking and refuse storage, was granted by the Council on 27th April 2010.

Commentary

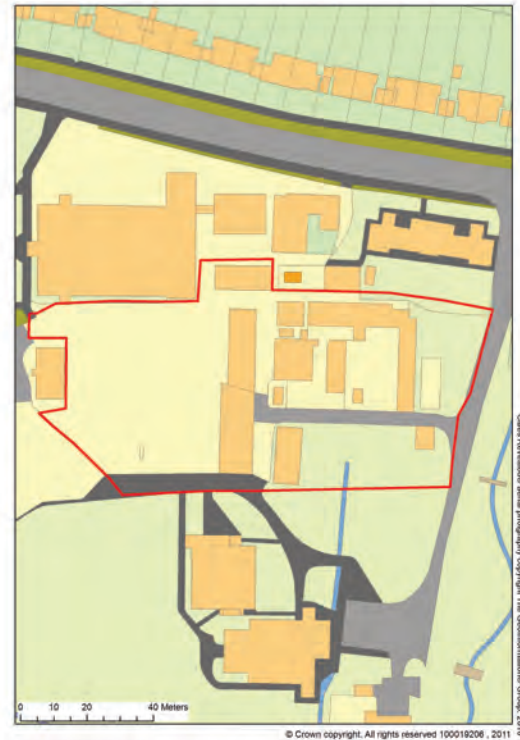
2.31 The site is suitable only for residential development.

Sites without Planning Permission

Site: Harrow Arts Centre car park, library and swimming pool, Hatch End



Picture 2.31



Picture 2.32

Site Details

Site Area:	0.72 hectares
Existing Use:	Car park, library and swimming pool, ancillary buildings
Housing Trajectory Status:	N/A
Number of Homes:	To be confirmed
Other Uses Proposed:	Replacement car parking.
Ward:	Hatch End
Core Strategy Sub Area:	Pinner and Hatch End

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No (but adjacent to Green Belt)
SSSI/Site of Importance for Nature Conservation:	Proposed SINC (Site of Local Importance) on part of site - see SINC chapter
Listed Building/Conservation Area:	Elliot Hall grade II listed
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Uxbridge Road part of the London distributor road network

Relevant Planning History

2.32 No relevant planning history.

Commentary

2.33 The site forms part of UDP Proposal Site PS16 for arts and leisure development. The existing extent of the Proposal Site includes the Elliot Hall, which is listed (grade II), and open land to the south (including Hatch End library and swimming pool) which forms part of the Green Belt. No proposals for art and leisure development have come forward over the life of the current or previous UDPs and the part of the site not within the Green Belt is now considered suitable for housing development. Reflecting this change, it is proposed to revise the boundaries of the Proposal Site to exclude the area the subject of Green Belt designation and Elliot Hall.

2.34 The car park and a number of buildings within the complex are in poor condition and there are opportunities to rationalise these and develop the site to provide replacement car parking for users of Harrow Arts Centre (and the associated library and swimming pool as appropriate) and some housing. In developing the site, particular care will be needed to preserve and enhance the setting of Elliot Hall, together with any curtilage listed buildings, and to provide an appropriate built context for the adjoining Green Belt.

2 Housing

Site Specific Allocations DPD Part Two

2.35 The adjoining open land has recently benefited from works to deculvert the River Pinn and associated improvements for sustainable flood management and biodiversity. Development of the site may need to contribute to further deculverting of the River Pinn. The design and layout of development should also have regard to the proposed new Site of Importance for Nature Conservation.

Stanmore and Harrow Weald Sub Area

Sites with Planning Permission

Site: RAF Bentley Priory, Stanmore



Picture 2.33



Picture 2.34

Site Details

Site Area:	5.6 hectares
Existing Use:	Vacant (formerly RAF Bentley Priory)
Housing Trajectory Status:	Schedule 5 (sites where the principle of residential development has been accepted as at 31st March 2010)
Number of Homes:	64

Other Uses Proposed:	Museum
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a-1b
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Adjacent to SSSI, Site of Importance for Nature Conservation Importance (metropolitan importance) and Local Nature Reserve
Listed Building/Conservation Area:	Bentley Priory Grade II* Listed
Historic Park and Garden:	Part of Bentley Priory Grade II Historic Park and Garden
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	The Common part of the London distributor road network A number of TPOs protect trees of amenity importance within the site

Relevant Planning History

2.36 In September 2007 the Council adopted a supplementary planning document to guide the future use and redevelopment of the former RAF Bentley Priory site.

2.37 On 23rd July 2008 the Council resolved to grant planning permission, subject to statutory referrals and completion of a section 106 Planning Obligation, for the change of use of Bentley Priory to provide a museum/educational facility, associated listed building alterations, and the

2 Housing

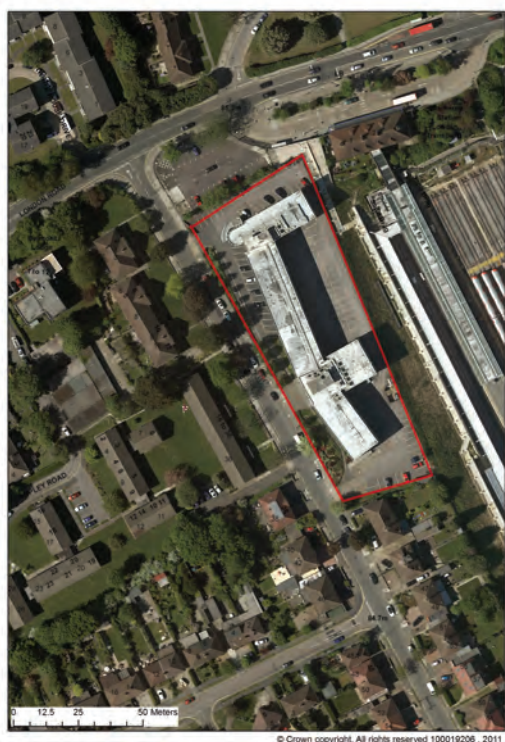
Site Specific Allocations DPD Part Two

development of 103 dwellinghouses in the grounds with parking and access, landscaping, open space provision, ancillary staff accommodation and an energy centre (P/1452/08). On 13th September 2010 the Council formally granted planning permission for the development.

Commentary

2.38 No comment.

Site 1778: Jubilee House, Merrion Avenue, Stanmore



Picture 2.35



Picture 2.36

Site Details

Site Area:	0.57 hectares
Existing Use:	Office (B1)
Housing Trajectory Status:	Schedule 1 (new build site with planning permission) (site 1778)
Number of Homes:	35
Other Uses Proposed:	None (but see below)
Ward:	Canons

Core Strategy Sub Area: Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	No
Employment Land:	Non-designated office premises
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (borough importance grade II)
Listed Building/Conservation Area:	Adjacent to Kerry Avenue Conservation Area and Stanmore Station (locally listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Adjacent to UDP Proposal Site 24: Land at Stanmore Station (for residential or B1 use with the retention of the station and adequate car parking) London Road part of the London distributor road network

Relevant Planning History

2.39 Planning permission granted 27th September 2007 for two and part three storey extension to office building to provide thirty five flats involving alterations to existing elevations, new landscaping treatment, enhanced car parking layout and cycle storage provision (P/1220/07).

Commentary

2.40 Planning permission P/1220/07 has now expired. The site is suitable for comprehensive redevelopment, possibly incorporating a mix of uses comprising residential and some replacement office floorspace.

Site: Royal National Orthopaedic Hospital



Picture 2.37



Picture 2.38

Site Details

Site Area:	0.53 hectares
Existing Use:	Hospital and open land
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	127
Other Uses Proposed:	None
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
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Public Transport Accessibility Level:	1a-1b
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Sites of Importance for Nature Conservation (Metropolitan and Borough Importance grade I)
Listed Building/Conservation Area:	Adjacent to Little Common Conservation Area and Brockley Hill Farm House (grade II listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	Site AM5: Obelisk Site AM6: Romano-British pottery and settlement of Svlloniaca
Archaeological Priority Area:	No
Other:	Brockley Hill part of the London distributor road network

Relevant Planning History

2.41 On 15th January 2007 outline planning permission was granted for the partial redevelopment of the site to provide a new hospital and associated facilities, housing, a revised road junction, car parking and open space (P/1704/05).

Commentary

2.42 The site is within the Green Belt and the Harrow Weald Ridge Area of Special Character, and is sensitive in relation to nearby heritage and nature conservation designations. Residential development will therefore only be acceptable if very special circumstances, which outweigh the harm of the inappropriate development in the Green Belt, can be demonstrated and the proposal is acceptable in all other respects.

2 Housing

Site Specific Allocations DPD Part Two

Site: Douglas Close Redevelopment



Picture 2.39



Picture 2.40

Site Details

Site Area:	2.04 hectares
Existing Use:	Residential (former RAF housing)
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	79
Other Uses Proposed:	None
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 2 & 3 (medium and high probability)
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Public Transport Accessibility Level:	1b
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	London Road part of the London distributor road network

Relevant Planning History

2.43 On 8th October 2010 the Council granted planning permission for redevelopment to provide 53 flats in five four-storey blocks, 26 two storey dwellings and the provision of 80 car parking spaces, 79 cycle parking spaces and landscaping (P/1794/10).

Commentary

2.44 The site is suitable for residential development only.

2 Housing

Site Specific Allocations DPD Part Two

Site: The Boxtree Public House



Picture 2.41



Picture 2.42

Site Details

Site Area:	0.18 hectares
Existing Use:	Public House
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	14
Other Uses Proposed:	None
Ward:	Harrow Weald
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1b

Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.45 On 2nd February 2011 the Council granted planning permission for the demolition of the existing public house and redevelopment to provide a part two, part three storey building comprising 10 flats and 4 dwellinghouses, together with the provision of car parking and landscaping.

Commentary

2.46 The site is suitable for residential development only.

2 Housing

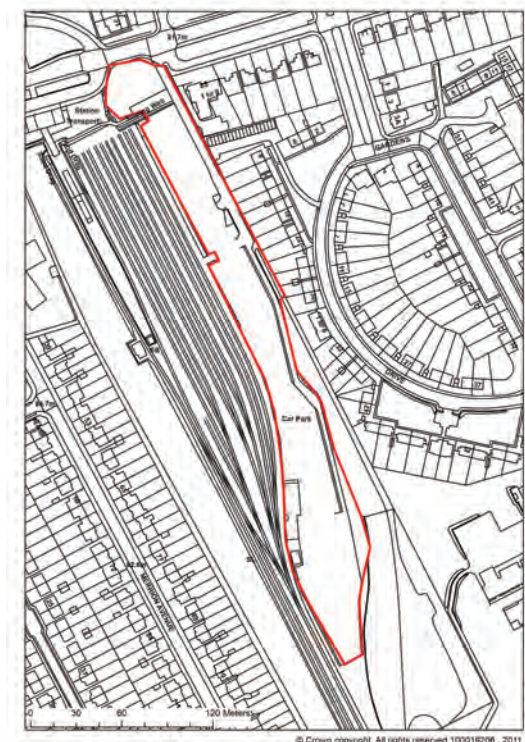
Site Specific Allocations DPD Part Two

Sites without Planning Permission

Site: Land at Stanmore Station, London Road, Stanmore



Picture 2.43



Picture 2.44

Site Details

Site Area:	1.45 hectares
Existing Use:	Transport for London car park (Stanmore Station)
Housing Trajectory Status:	N/A
Number of Homes:	To follow
Other Uses Proposed:	Retention of adequate car parking provision
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation Importance (borough importance grade II)
Listed Building/Conservation Area:	Adjacent to Stanmore Station locally listed building and Kerry Avenue Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	London Road part of the London distributor road network

Relevant Planning History

2.47 No relevant planning history.

Commentary

2.48 The site forms part of UDP Proposal Site PS24 for residential or B1 use with the retention of the station use and adequate parking. The existing extent of the Proposal Site includes the airspace over the Jubilee line and land which is part of a Site of Importance for Nature Conservation. It is proposed to amend the boundaries of the Proposal Site to remove the allocation from the station and railway airspace, and to from the Nature Conservation site. This is because airspace development is considered unlikely to be feasible for the foreseeable future, and to ensure no conflict between the Proposal Site designation and biodiversity objectives.

2.49 The car park is a significant asset at this terminus station on the Jubilee line, and is particularly well used in connection with major events at Wembley stadium. The provision of some replacement car parking will therefore be an important objective for the development of this site. There is a significant fall in site levels from London Road, which bounds the site to the north, to the south of the site; the existing surface car park provides disabled persons' access to Stanmore Station. A further objective for the development of the site will therefore be the provision of improved alternative disabled persons' access, both from the principal station building on London Road and from the replacement car parking facility.

2 Housing

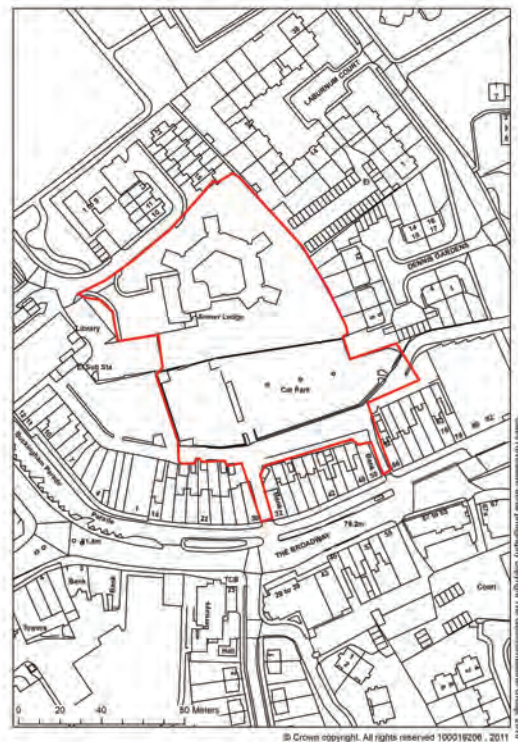
Site Specific Allocations DPD Part Two

2.50 The site also has potential to contribute to the Borough's Green Grid by forming a footpath between Dalkeith Grove and London Road (as part of strategic green link between Canons Park Stanmore Country Park, providing public access to the adjacent Site of Importance for Nature Conservation).

Site: Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore



Picture 2.45



Picture 2.46

Site Details

Site Area:	0.67 hectares
Existing Use:	Car Park and disused Care Home
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	136
Other Uses Proposed:	Retail/Community Uses
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	Stanmore district centre (car park site only)
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	UDP Service Road Proposal No. 7: Rear of The Broadway/Buckingham Parade

Relevant Planning History

2.51 In [2009?] a planning application was made on behalf of Tesco stores for the development of a new supermarket and associated car parking. The application was subsequently withdrawn.

Commentary

2.52 In 2010 the Council commissioned GVA Grimley to prepare a brief of options for the comprehensive redevelopment of the car park and former care home site. As a whole, the site is suitable for mixed-use development to accommodate a moderately sized supermarket, consistent with the role and function of Stanmore district centre, and a community use (possibly a replacement library facility or premises for health care). The boundary of Stanmore district centre is contiguous with the north side of the car park, and the retail/any other town centre uses should therefore be located within the southern half of the site. Residential development of a form and density suitable to this town centre location should form part of the mix on the southern part of the site. More traditional residential development, which reflects the context created by existing housing in Coverdale Close, is likely to be appropriate to the north of the site.

2.53 A key objective for the site as a whole is to ensure that the retail and any other town centre components are properly related to existing frontage in The Broadway, and that satisfactory arrangements for the servicing of these uses are made. There is a significant fall in site levels from

2 Housing

Site Specific Allocations DPD Part Two

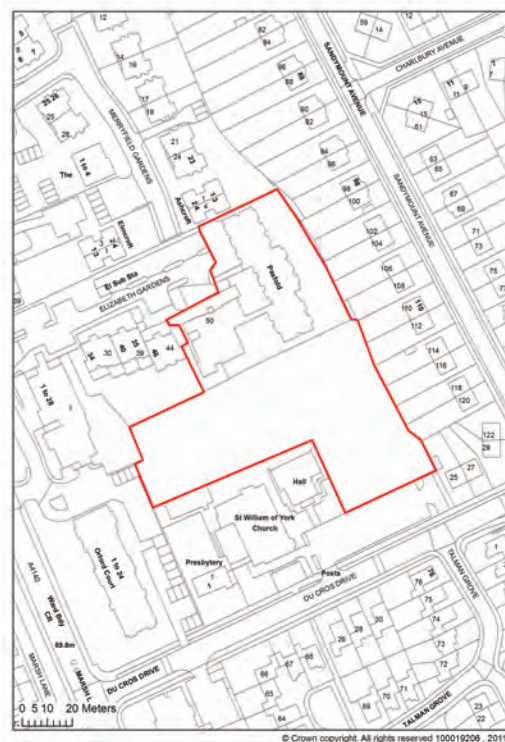
north to south which will need to be addressed in a way that contributes to the creation of a Lifetime neighbourhood, and which secures the implementation of Green Grid projects to enhance links between the Belmont Trail and the Green Belt.

2.54 Anmer Lodge forms part of UDP Proposal Site 26 for housing or community use. This allocation will extend the Proposal Site to the car park and for the retail/town centre uses as described above.

Site: Paxfold, Elizabeth Gardens, Stanmore



Picture 2.47



Picture 2.48

Site Details

Site Area:	0.813
Existing Use:	Sheltered Accommodation and Open Space
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	Replacement sheltered housing scheme
Ward:	Canons
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Designated Open Space
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.55 Not known

Commentary

2.56 The existing complex is a 1970/80s sheltered housing development. The site is suitable for redevelopment to provide replacement sheltered housing to modern standards of comfort and accessibility. The site boundary includes land designated as open space. In redeveloping the site, there should be no net loss of open space. However, subject to an assessment of the amenity value of trees on the open space (and any subsequent requirement for their retention), there may be potential re-provide the open space to enhance community access to this important local asset.

2 Housing

Site Specific Allocations DPD Part Two

Site: Gillian House, Elms Road, Harrow Weald



Picture 2.49



Picture 2.50

Site Details

Site Area:	0.253
Existing Use:	Sheltered Accommodation
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	Replacement sheltered housing scheme
Ward:	Harrow Weald
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2
Town Centre:	No

Site Specific Allocations DPD Part Two

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Adjacent to Open Space/Green Belt
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (borough importance grade II)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.57 Not known

Commentary

2.58 The existing complex is a 1970/80s sheltered housing development. The site is suitable for redevelopment to provide replacement sheltered housing to modern standards of comfort and accessibility. The site adjoins part of Harrow Weald (old) cemetery which contains a number of mature trees which will need to be considered and protected as part of the design and layout of any redevelopment.

2 Housing

Site Specific Allocations DPD Part Two

Site: Wolstenholme, Rectory Lane, Stanmore



Picture 2.51



Picture 2.52

Site Details

Site Area:	0.251
Existing Use:	Sheltered Accommodation
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	Replacement sheltered housing scheme
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a-1b
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Adjacent open space (part of Stanmore Park)
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	Adjacent to Old Church Lane Conservation Area; boundary wall to east locally listed; opposite St. John the Evangelist (listed)
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	Adjacent to Old Church Lane archaeological priority area
Other:	None

Relevant Planning History

2.59 Not known

Commentary

2.60 The existing complex comprises an late Victorian/Edwardian villa fronting Rectory Lane with a two storey, staggered 1970/80s complex to the rear forming sheltered accommodation. The site is suitable for redevelopment to provide replacement sheltered housing to modern standards of comfort and accessibility. However this is a long, narrow site and care will be needed to preserve and enhance the adjoining conservation area (which includes a number of mature trees at the boundary) and to safeguard the amenity of occupiers of property which face the site at the neighbouring Stanmore Park development.

2 Housing

Site Specific Allocations DPD Part Two

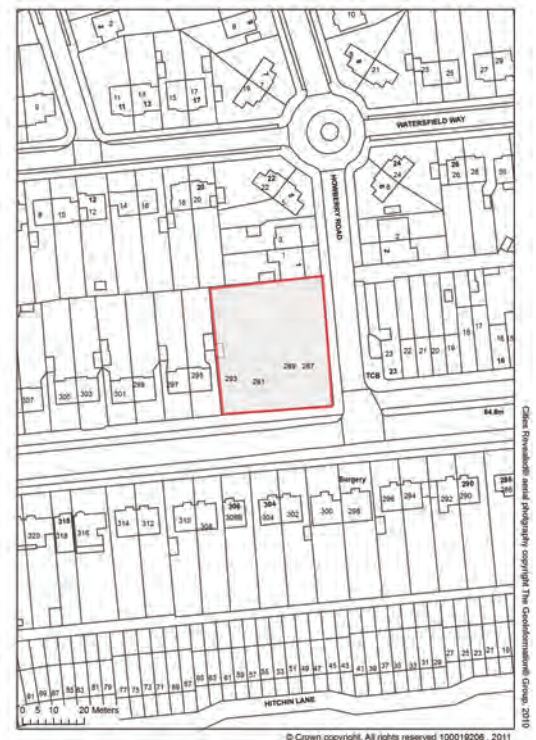
Edgware and Burnt Oak Sub Area

Sites with Planning Permission

Site 1730: 287-293 Whitchurch Lane, Canons Park



Picture 2.53



Picture 2.54

Site Details

Site Area:	0.016 hectares
Existing Use:	Vacant (formerly two pairs of semi-detached houses)
Housing Trajectory Status:	Schedule 1 (new build site with planning permission) (site 1730)
Number of Homes:	14
Other Uses Proposed:	Fitness/spa centre
Ward:	Canons

Core Strategy Sub Area: Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	No (Canons Park neighbourhood parade adjacent)
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Whitchurch Lane part of the Borough distributor road network

Relevant Planning History

2.61 Planning permission for redevelopment to provide a two storey block (with rooms in roof) to provide fourteen flats with parking and a fitness/spa centre was allowed, on appeal, on 2nd July 2007 (P/3309/06).

Commentary

2.62 The site is be suitable for predominantly residential development, but with the potential for small scale commercial use at ground floor to form an extension to the Canons Park neighbourhood parade.

Site: Edgware Town Football Club, Edgware



Picture 2.55



Picture 2.56

Site Details

Site Area:	1.22 hectares
Existing Use:	Former Edgware Town Football Club and associated car parking
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	189
Other Uses Proposed:	None
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 2 and 3 (medium and high probability)
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Public Transport Accessibility Level:	2-4
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Edgware Road part of the London distributor road network

Relevant Planning History

2.63 On 22nd April 2010 outline planning permission was granted for the development of 189 dwellings.

Commentary

2.64 No comment.

2 Housing

Site Specific Allocations DPD Part Two

Sites without Planning Permission

Site: Hills Yard and Lockup Garages, Bacon Lane



Picture 2.57



Picture 2.58

Site Details

Site Area:	0.26 hectares
Existing Use:	Not known (believed to be lock up garages and B1/B2 industrial uses)
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	28
Other Uses Proposed:	None
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	2-3
Town Centre:	No
Employment Land:	Non-designated
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.65 None

Commentary

2.66 The site is suitable for residential use only.

2 Housing

Site Specific Allocations DPD Part Two

Site: 19 Buckingham Road, Edgware



Picture 2.59



Picture 2.60

Site Details

Site Area:	0.128 hectares
Existing Use:	Not known
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	None
Ward:	Edgware
Core Strategy Sub Area:	Edgware and Burnt Oak

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3-4
Town Centre:	No

Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.67 None

Commentary

2.68 The site is suitable for residential development only.

Harrow and Wealdstone Sub Area (Excluding the Intensification Area)

Sites with Planning Permission

Site 1814: 5-11 Manor Road, Harrow



Picture 2.61



Picture 2.62

Site Details

Site Area:	0.202 hectares
Existing Use:	Two pairs of semi-detached houses
Housing Trajectory Status:	Schedule 1 (new build site with planning permission) (site 1814)
Number of Homes:	14
Other Uses Proposed:	None
Ward:	Greenhill
Core Strategy Sub Area:	Harrow and Wealdstone (outside of Intensification Area)

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	1a-1b
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

Relevant Planning History

2.69 Planning permission for the demolition of four houses and the construction of two houses and twelve flats with access, car parking and landscaping was allowed, on appeal, on 11th June 2008 (P/2604/07).

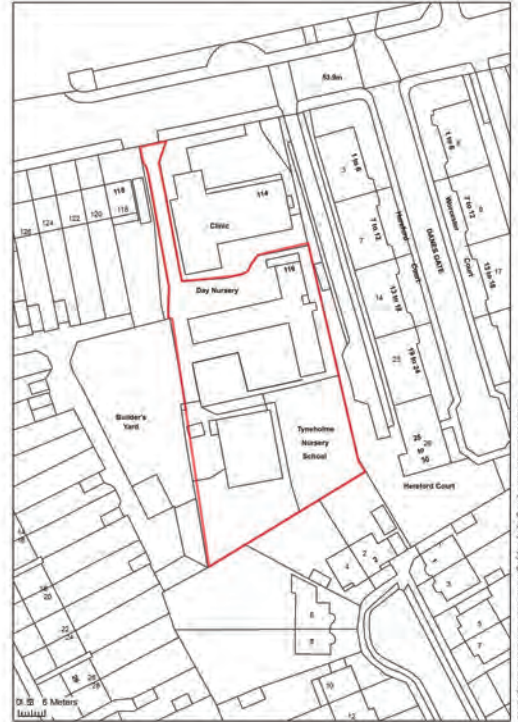
Commentary

2.70 The site is suitable only for residential development.

Site: Former Tyneholme Nursery, Headstone Drive



Picture 2.63



Picture 2.64

Site Details

Site Area:	0.22 hectares
Existing Use:	Children's nursery
Housing Trajectory Status:	Schedule 6 (potential deliverable site as at 31st March 2010)
Number of Homes:	15
Other Uses Proposed:	None
Ward:	Marlborough
Core Strategy Sub Area:	Harrow and Wealdstone (outside of Intensification Area)

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	3
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Headstone Drive part of the Borough distributor road network

Relevant Planning History

2.71 On 19th January 2011 the Council granted planning permission for the demolition of the existing day care and nursery buildings and the erection of a 41 bed care home for the elderly, together with associated car parking and landscaping improvements (P/2437/10).

Commentary

2.72 The site is suitable for residential use only.

1 Open Spaces

Issues

1.1 Around a third of Harrow's total area is open space. This is classified as Green Belt, which is located mostly to the North of the Borough and Metropolitan Open Land, which is located at Harrow on the Hill and four other sites across the Borough. The rest of Harrow's parks, public gardens, allotments and other green areas are classified as open space. Together these areas form an important part of Harrow's character, not only for residential amenity and recreational purposes, but also for their Biodiversity value, and role in reducing flood risk and climate change.

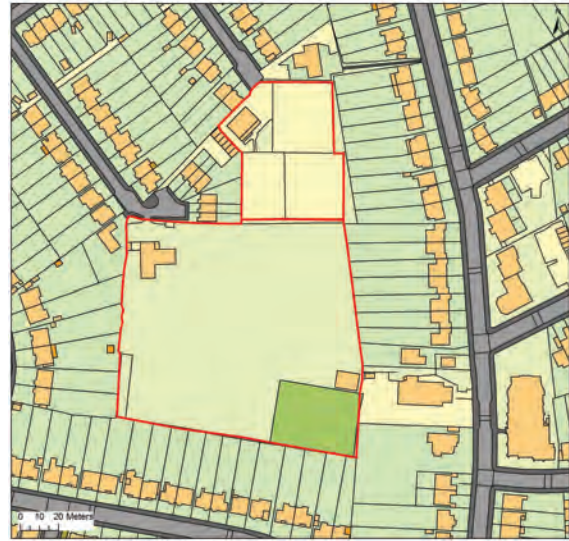
1.2 With regard to Harrow's Core Strategy, the Council intends to retain and enhance the open space in the Borough, and so there are no proposals to remove any Green Belt, Metropolitan Open Land or other Open Space designation. However, as a result of a recent Open Spaces, Sports and Recreation (PPG17) study (2010), and officer observations, we propose a number of minor changes to some open space boundaries which are outlined in the text accompanying the images of these areas below. There are also a number of additional open spaces that we propose to designate as such, that were identified through the study. The majority of these are small open spaces, which have been classed as 'Amenity Greenspace' in the PPG17 study (available at www.harrow.gov.uk/ldf). Amenity greenspace are areas that often encompass large verges, corner greens, and other open space that may not necessarily have a recreational value, but nonetheless, play a role in enhancing biodiversity, and can add to the leafy character of an area. Similarly, whilst many of these areas are small, combined they form a considerable area, and can help to reduce the risk of surface water flooding through natural drainage, and also help in absorbing carbon dioxide. For these reasons, we propose to ensure that they are designated as open space.

1.3 The first five proposed open space designations concern existing, large parks and woodland, as explained in the text accompanying the images. These proposed changes include extending existing open spaces, and some minor boundary changes.

Site: St. George's Playing Field, Pinner View, Harrow



Picture 1.1



Picture 1.2

Site Details

Site Area:	1.8 Hectares
Existing Use:	Private Playing Field
Status:	N/A
Proposed Allocation:	Open Space
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space (part)
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)

Site Specific Allocations DPD Part Three

Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	None

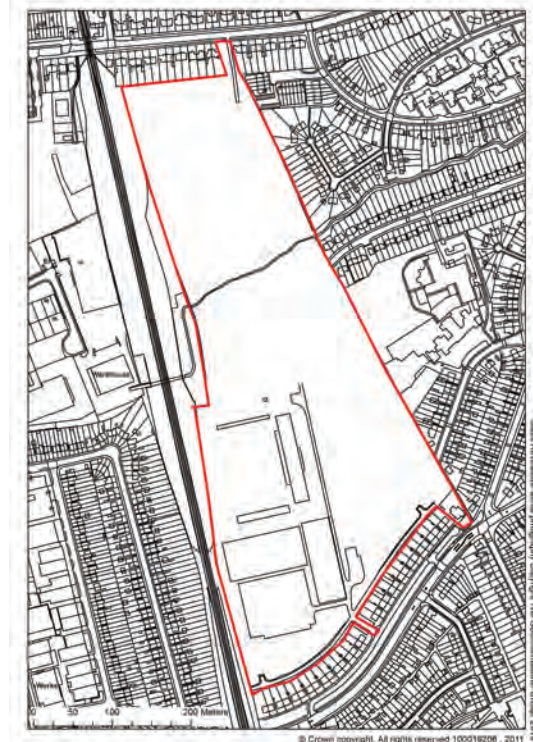
Commentary

1.4 The site is largely designated as open space on the 2004 UDP proposals map, but a part of the site (forming an integral part of the laying field) was omitted from the designated 'green' area on the proposals map apparently due to the word 'Headstone' appearing over it on the Ordnance Survey base map. This allocation seeks to correct this error.

Site: Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue, Edgware



Picture 1.3



Picture 1.4

Site Details

Site Area:	17.3 hectares
Existing Use:	The Hive Football Academy

Status:	UDP Proposal Site 12
Proposed Allocation:	Community outdoor sports use
Ward:	Queensbury
Core Strategy Sub Area:	Kingsbury and Queensbury

Planning Designations

Flood Zone:	Zones 2 and 3 (medium and high probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space
SSSI/Site of Importance for Nature Conservation:	Adjacent to Site of Importance for Nature Conservation (Borough Importance grade II)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Whitchurch Lane and Camrose Avenue part of the Borough distributor road network

Commentary

1.5 The site is designated open space and is undergoing redevelopment as part of the new Hive Football Academy (with community access). Further phases of this redevelopment are to follow.

Site: Harrow Weald Park, Brookshill, Harrow Weald



Picture 1.5



Picture 1.6

Site Details

Site Area:	6.9 hectares
Existing Use:	Woodland
Status:	UDP Proposal Site 15
Proposed Allocation:	Public open space
Ward:	Harrow Weald
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No

Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Site of Importance for Nature Conservation (Borough Importance grade II)
Listed Building/Conservation Area:	Part of Conservation Area
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Brookshill part of the London distributor road network

Commentary

1.6 The site is identified as a potential new publicly accessible site of natural or semi-natural greenspace.

Site: Glenthorne, Common Road, Stanmore



Picture 1.7



Picture 1.8

Site Specific Allocations DPD Part Three

Site Details

Site Area:	3.3 hectares
Existing Use:	Woodland
Status:	UDP Proposal Site 23
Proposed Allocation:	Public open space
Ward:	Stanmore Park
Core Strategy Sub Area:	Stanmore and Harrow Weald

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No
Area of Special Character:	Harrow Weald Ridge Area of Special Character
Green Belt/Metropolitan Open Land/Open Space:	Green Belt
SSSI/Site of Importance for Nature Conservation:	Site of Importance for Nature Conservation (Metropolitan Importance) Adjacent to Bentley Priory Site of Special Scientific Interest
Listed Building/Conservation Area:	No
Historic Park and Garden:	Bentley Priory Historic Park and Garden
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Common Road part of the London distributor road network

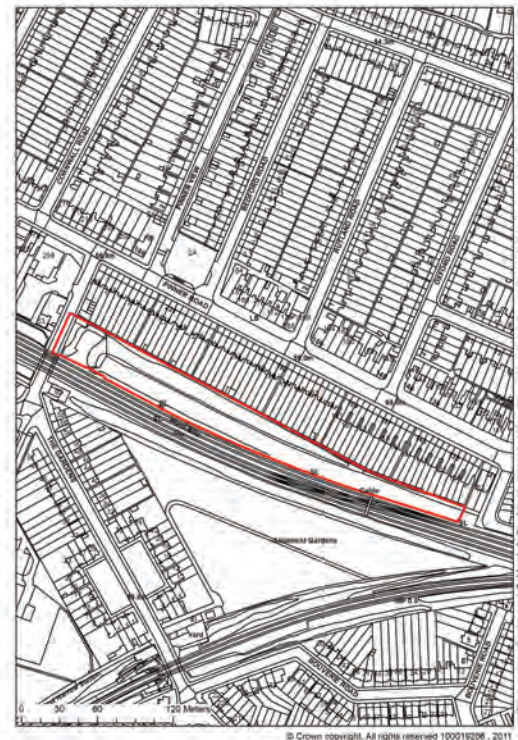
Commentary

1.7 The site is identified as a potential extension to Bentley Priory Open Space.

Site: Land rear of 121-255 (odds) Pinner Road, West Harrow



Picture 1.9



Picture 1.10

Site Details

Site Area:	0.9 hectares
Existing Use:	Woodland/wasteland
Status:	UDP Proposal Site 39
Proposed Allocation:	Nature Reserve
Ward:	Headstone South
Core Strategy Sub Area:	Rayners Lane and North Harrow

Planning Designations

Flood Zone:	Zone 1 (low probability)
Town Centre:	No
Employment Land:	No

Site Specific Allocations DPD Part Three

Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	No
SSSI/Site of Importance for Nature Conservation:	No (but part of an area of deficiency in access to nature conservation)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Pinner part of the London distributor road network

Commentary

1.8 The site is identified as a potential new Nature Reserve.

Minor Open Space Designations

1.9 The remained of our proposed open space designations are focused on minor changes to existing open space boundaries, and new open space (primarily small amenity greenspace), as identified through the PPG17 study, and officer observations. The text accompanying each image explains which PPG 17 classification they fall under and the reason for inclusion. However, irregardless of typology, if adopted, all the spaces will be designated as open space, and illustrated as such on the proposals map.

Site: Amenity Space at Jubilee Close, Pinner



Picture 1.11



Picture 1.12

1.10 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Miller Close, Pinner Green



Picture 1.13



Picture 1.14

1.11 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Verges, Waxwell Lane and Uxbridge Road, Pinner



Picture 1.15



Picture 1.16

1.12 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Amenity Space at Dove Park, Hatch End



Picture 1.17



Picture 1.18

1.13 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Land Rear of 41/41A Sylvia Avenue, Hatch End



Picture 1.19



Picture 1.20

1.14 Recommended for inclusion as open space following the PPG 17 Study (green corridor typology).

Site: Woodridings Stream and Verge, Uxbridge Road and Woodhall Avenue, Hatch End



Picture 1.21



Picture 1.22

1.15 Recommended for inclusion as open space following the PPG 17 Study (green corridor typology).

Site: Amenity Space at Nursery Road, Pinner Green



Picture 1.23



Picture 1.24

1.16 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: River Pinn Open Space, Bridge Street, Pinner



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Cities Revealed® aerial photography copyright The GeoInformation® Group, 2010

Picture 1.25



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Cities Revealed® aerial photography copyright The GeoInformation® Group, 2010

Picture 1.26

1.17 Recommended for inclusion as open space following the PPG 17 Study (parks and gardens typology).

Site: Church Farm Open Space, High Street, Pinner



Picture 1.27



Picture 1.28

1.18 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: St. John the Baptist's Church Yard, High Street, Pinner



Picture 1.29



Picture 1.30

1.19 Recommended for inclusion as open space following the PPG 17 Study (churchyards and cemeteries typology).

Site: Land fronting Pinner House, Church Lane, Pinner



Picture 1.31



Picture 1.32

1.20 Recommended for inclusion as open space following the PPG 17 Study (amenity green space).

Site: Tookes Green, Nower Hill, Pinner



Picture 1.33



Picture 1.34

1.21 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Celandine Way (Cannon Lane, Eastcote Road, Lloyd Court, Cranbourne Drive), Pinner



Picture 1.39



Picture 1.40

1.24 Amend boundaries of open space following the PPG 17 Study (green corridor typology).

Site: Celandine Way Extension (Cannon Lane, Eastcote Road), Pinner



Picture 1.41



Picture 1.42

1.25 Recommended for inclusion as open space following the PPG 17 Study (green corridor typology).

Site: Cuckoo Hill, Pinner



Picture 1.43



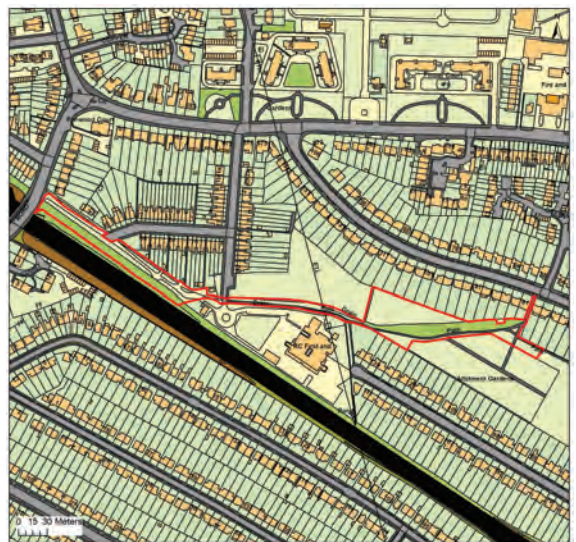
Picture 1.44

1.26 Amend boundaries of open space following the PPG 17 Study (allotments typology).

Site: Woodlands Green Corridor, North Harrow



Picture 1.45



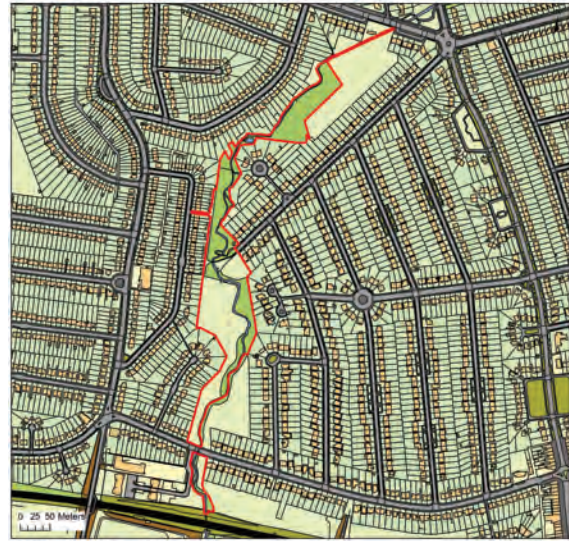
Picture 1.46

1.27 Amend boundaries of open space following the PPG 17 Study (green corridor typology).

Site: Streamside Open Space, Rayners Lane



Picture 1.47



Picture 1.48

1.28 Amend boundaries of open space following the PPG 17 Study (green corridor typology).

Site: Streamside Open Space, Rayners Lane



Picture 1.49



Picture 1.50

1.29 Amend boundaries of open space following the PPG 17 Study (allotments typology).

Site: Woodlands Open Space, North Harrow



Picture 1.51



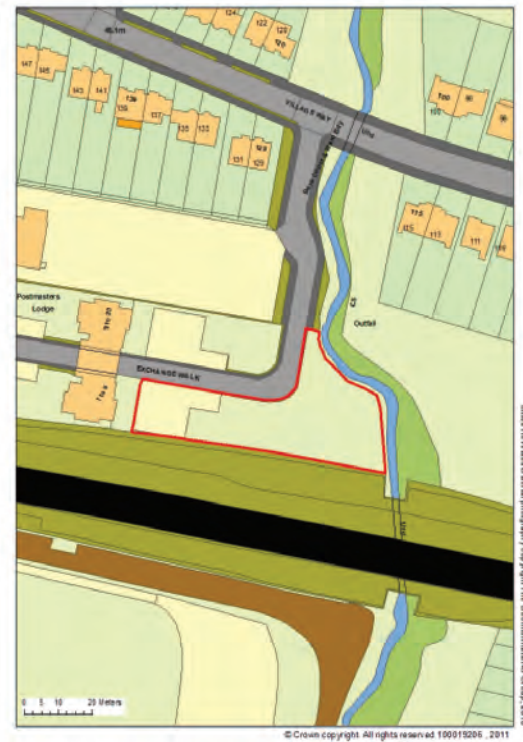
Picture 1.52

1.30 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Exchange Walk, Rayners Lane



Picture 1.53



Picture 1.54

1.31 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Welbeck Road, West Harrow



Picture 1.55

1.32 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Grange Farm Estate, South Harrow



Picture 1.56



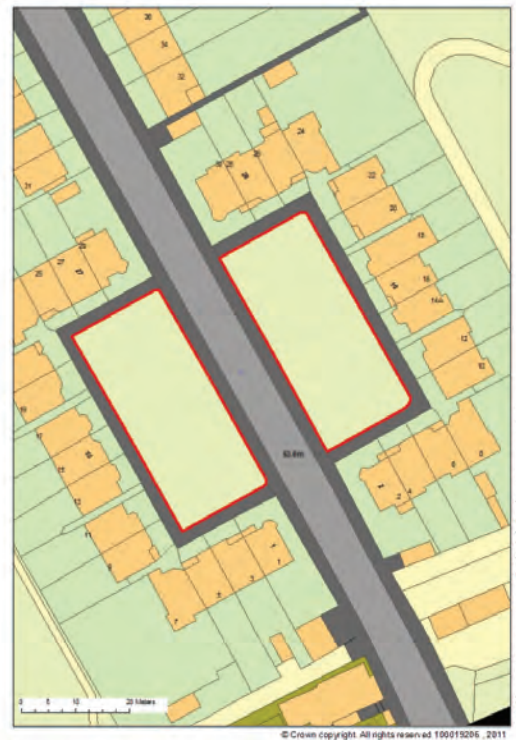
Picture 1.57

1.33 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: The Gardens, West Harrow



Picture 1.58



Picture 1.59

1.34 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Grange Road, Hornbuckle Close and Cowen Avenue, South Harrow



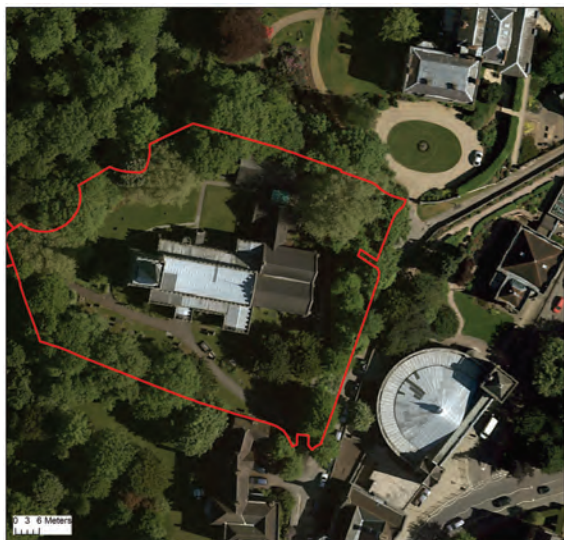
Picture 1.60



Picture 1.61

1.35 Recommended for inclusion as open space following the PPG 17 Study (amenity green space).

Site: St. Mary's Church Yard, Harrow-on-the-Hill



Picture 1.62



Picture 1.63

1.36 Recommended for inclusion as an extension to Metropolitan Open Land following the PPG 17 Study (churchyards and cemeteries typology).

Site: Christchurch, Roxeth Hill, Harrow-on-the-Hill



Picture 1.65

1.37 Recommended for inclusion as open space following the PPG 17 Study (churchyards and cemeteries typology).

Site: Honeybun Estate, The Springway and Lascelles Avenue, Harrow



Picture 1.66



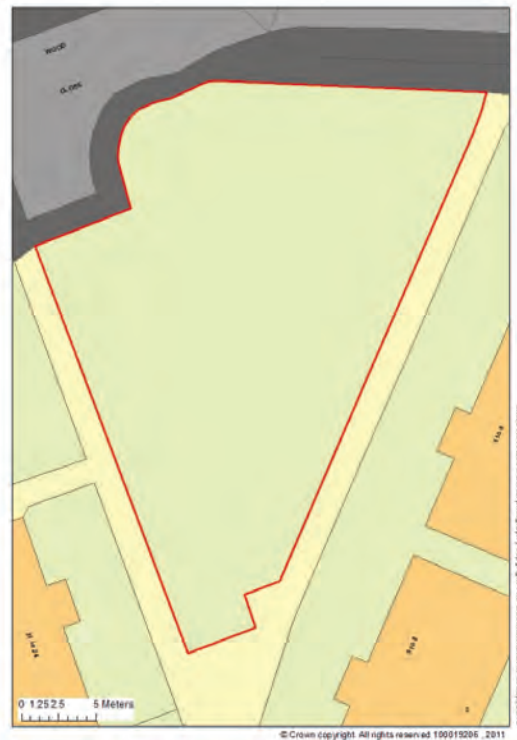
Picture 1.67

1.38 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Honeybun Estate, Wood Close, Harrow



Picture 1.68



Picture 1.69

1.39 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Courtenay Avenue Verges, Harrow Weald



Picture 1.70



Picture 1.71

1.40 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Land at Carmelite Way and Augustine Road, Harrow Weald



Picture 1.72



Picture 1.73

1.41 Recommended for inclusion as open space following the PPG 17 Study (green corridor typology).

Site: Boniface Walk Verges, Harrow Weald



Picture 1.74



Picture 1.75

1.42 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Mepham Gardens and Mepham Crescent, Harrow Weald



Picture 1.76



Picture 1.77

1.43 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Whittlesea Road, Harrow Weald



Picture 1.78



Picture 1.79

1.44 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Boxtree Lane and Stafford Road, Harrow Weald



Picture 1.80



Picture 1.81

1.45 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Langton Road, Harrow Weald



Picture 1.82



Picture 1.83

1.46 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Uxbridge Road Island and Verges (nr. Cullington Square), Harrow Weald



Picture 1.84



Picture 1.85

1.47 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Carmelite Road and Bancroft Road, Harrow Weald



Picture 1.86



Picture 1.87

1.48 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Carmelite Close, Harrow Weald



Picture 1.88



Picture 1.89

1.49 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Kelvin Crescent, Harrow Weald



Picture 1.90



Picture 1.91

1.50 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Winston Close and Richmond Gardens



Picture 1.92



Picture 1.93

1.51 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Kenmore Avenue and Daintry Close, Wealdstone



Picture 1.94



Picture 1.95

1.52 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Sitwell Grove, Stanmore



Picture 1.96



Picture 1.97

1.53 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: North Verges, London Road, Stanmore



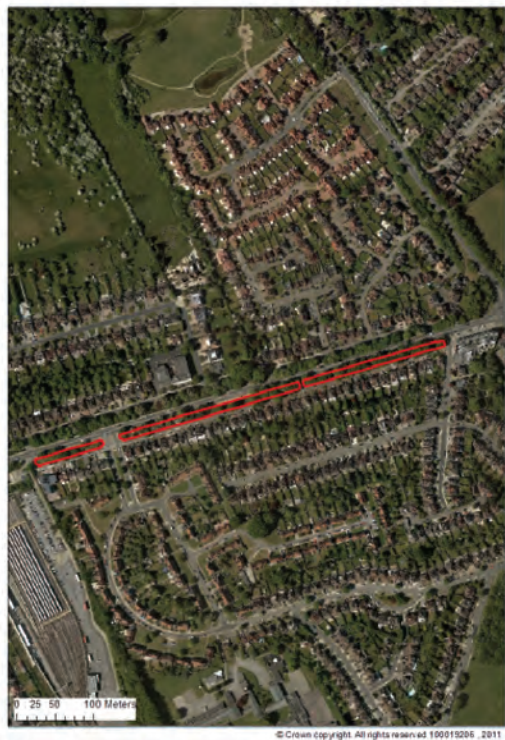
Picture 1.98



Picture 1.99

1.54 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: South Verges, London Road, Stanmore



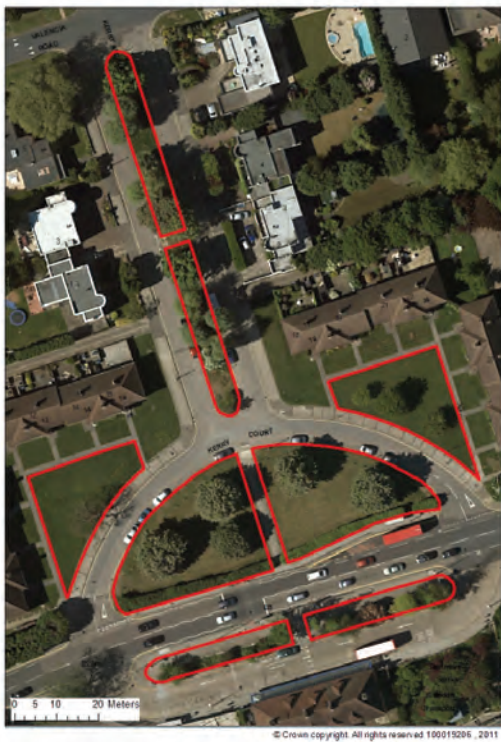
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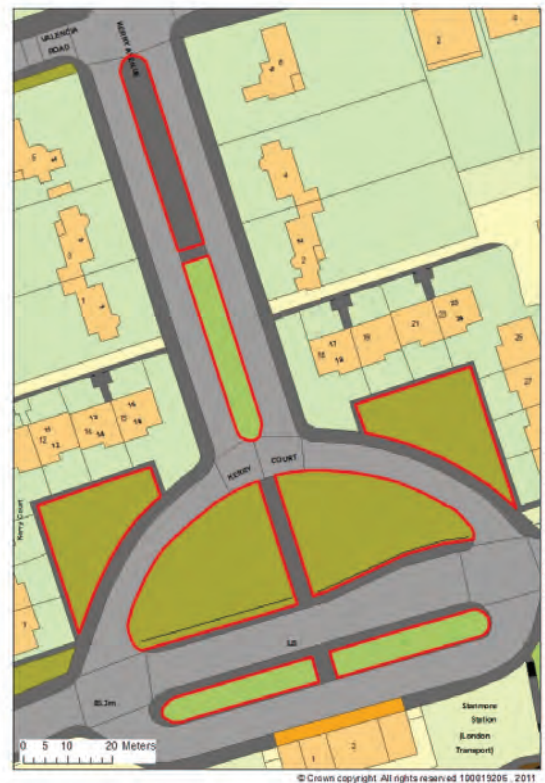
Picture 1.101

1.55 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Kerry Court, Kerry Avenue and Stanmore Station, London Road, Stanmore



Picture 1.102



Picture 1.103

1.56 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Rusper Close, London Road, Stanmore



Picture 1.104



Picture 1.105

1.57 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Dingle Court, London Road, Stanmore



Picture 1.106



Picture 1.107

1.58 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Westbere Drive and Morecambe Gardens, Stanmore



Picture 1.108



Picture 1.109

1.59 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Tintagel Drive, Stanmore



Picture 1.110



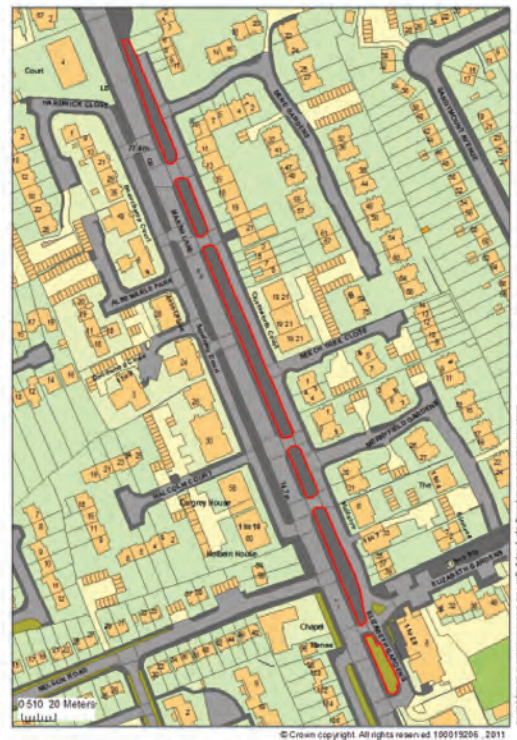
Picture 1.111

1.60 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Marsh Lane Verges, Stanmore



Picture 1.112



Picture 1.113

1.61 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Amenity Space, Dene Gardens, Stanmore



Picture 1.114



Picture 1.115

1.62 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Lady Aylesford Drive, Stanmore



Picture 1.116



Picture 1.117

1.63 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Vernon Drive, Stanmore



Picture 1.118



Picture 1.119

1.64 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Belmont Circle, Belmont



Picture 1.120



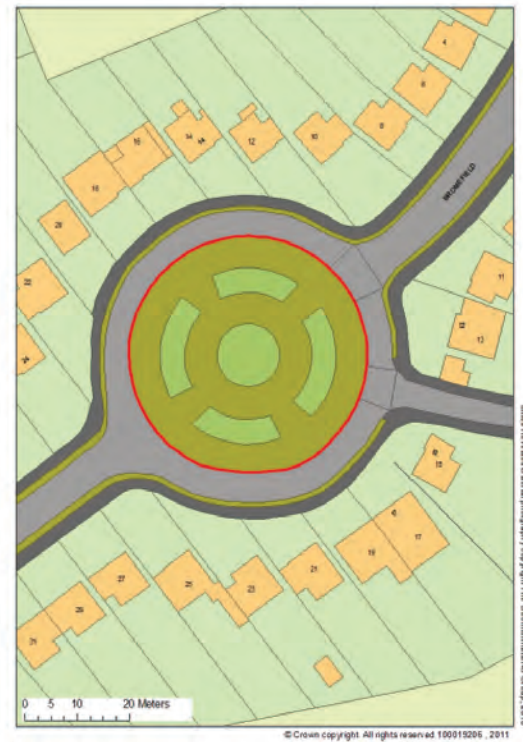
Picture 1.121

1.65 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Bromefield Circle, Stanmore



Picture 1.122



Picture 1.123

1.66 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Peter's Close, Stanmore



Picture 1.124



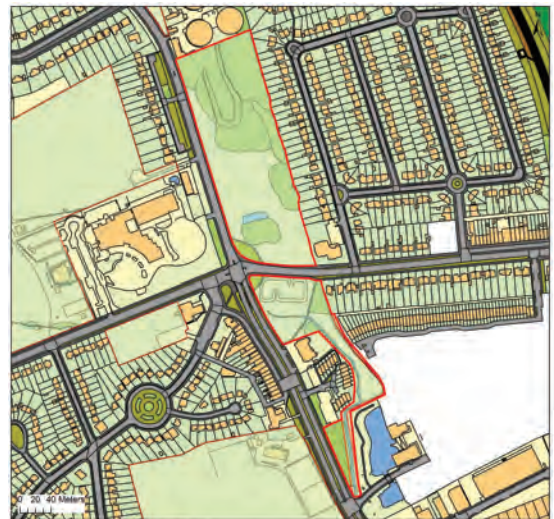
Picture 1.125

1.67 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Stanmore Marsh, Honeypot Lane, Stanmore



Picture 1.126



Picture 1.127

1.68 Amend boundaries of open space following the PPG 17 Study (natural and semi-natural typology).

Site: Orchard Close, Edgware



Picture 1.128



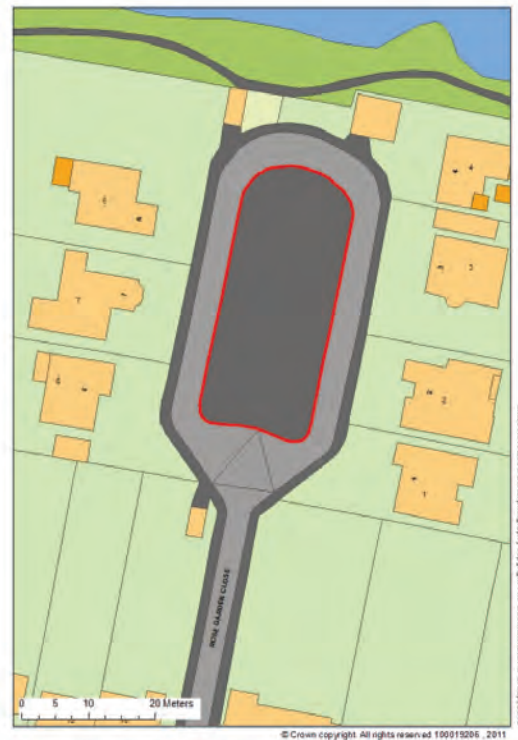
Picture 1.129

1.69 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Rose Garden Close, Edgware



Picture 1.130



Picture 1.131

1.70 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Canons Drive Verge, Edgware



Picture 1.132



Picture 1.133

1.71 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: The Basin, Canons Drive, Edgware



Picture 1.134



Picture 1.135

1.72 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Berridge Estate, Buckingham Road and Whitchurch Avenue, Edgware



Picture 1.136



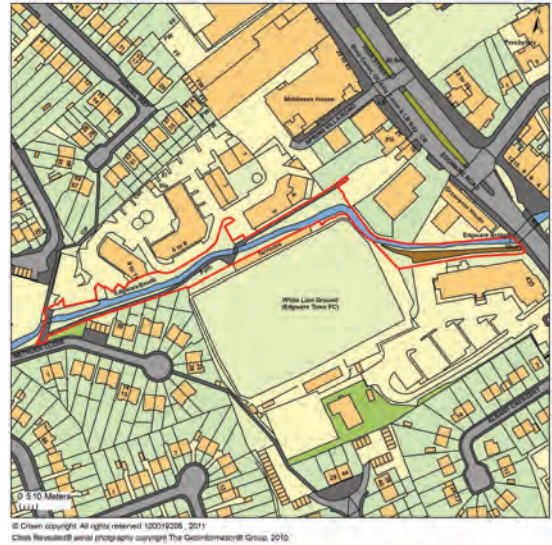
Picture 1.137

1.73 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Edgware Brook, Methuen Close to Edgware Road



Picture 1.138



Picture 1.139

1.74 Recommended for inclusion as open space following the PPG 17 Study (green corridor typology).

Site: Streatfield Road Roundabout, Queensbury



Picture 1.140



Picture 1.141

1.75 Recommended for inclusion as open space following the PPG 17 Study (amenity greenspace typology).

Site: Queensbury Recreation Ground, Honeypot Lane, Kingsbury



Picture 1.142



Picture 1.143

1.76 Amend boundaries of open space following the PPG 17 Study (parks and gardens typology).

Site: St Mary the Virgin, St. Leonard's Avenue, Kenton



Picture 1.144



Picture 1.145

1.77 Amend boundaries of open space following the PPG 17 Study (amenity greenspace typology).

Site: Bonnersfield Lane, Harrow



Picture 1.146



Picture 1.147

1.78 Amend boundaries of open space following the PPG 17 Study (green corridor typology).

Site: Kenton Lane Allotments, Belmont



Picture 1.148



Picture 1.149

1.79 Amend boundaries of open space to accurately represent the full extent of open land at the site.

Biodiversity

- .1 In Harrow a number of sites have been designated as Sites of Importance for Nature Conservation (SINCs). SINCs designated before 2003 are identified within the Harrow Unitary Development Plan Proposals Map. A number of new sites were recommended for designation by the Greater London Authority (GLA) in 2003, however these sites have not yet been formally adopted. The adoption of these sites is therefore proposed in this Site Allocations document, and they will appear on a revised proposals map if adopted.
- .2 A number of different grades of SINCs exist within Harrow reflecting the existing variety and quality of biodiversity found within the Borough. Sites of Metropolitan Importance are those sites which contain the best examples of London's habitats.
- .3 Sites of Borough Importance are important on a borough perspective in the same way as the Metropolitan sites are important to the whole of London. These sites are divided into two classes, class one offering a greater value to biodiversity.
- .4 Sites of Local importance are sites that are of particular value to people nearby such as residents or schools.
- .5 This section seeks your views on a number of proposed changes to Sites of Importance for Nature Conservation (SINC). This includes changes to the boundaries of some existing sites, and a number of new sites. That have been identified through Harrow's Biodiversity Action Plan.

How to interpret the Images Below.

- .6 The images below that propose amendments to existing SINCS, show the current adopted boundary in a transparent colour .
- .7 The new or amended boundaries are shown as an outline around the proposed site.

Site: Canons Lake - Site of Borough Importance Grade 2

Site: Canons Park and Stanmore Railway Embankment - Site of Borough Importance Grade 2

2



Picture .1



Picture .2

Site: Edgware Brook at Whitchurch School - New Site of Local Importance

Site: Grail Centre - New Site of Borough Importance Grade 2



Picture .3



Picture .4

Site: Grims Ditch and Pinner Green - Site of Borough Importance Grade 2

Site: Grims Dyke at Saddlers Mead - New Site of Local Importance



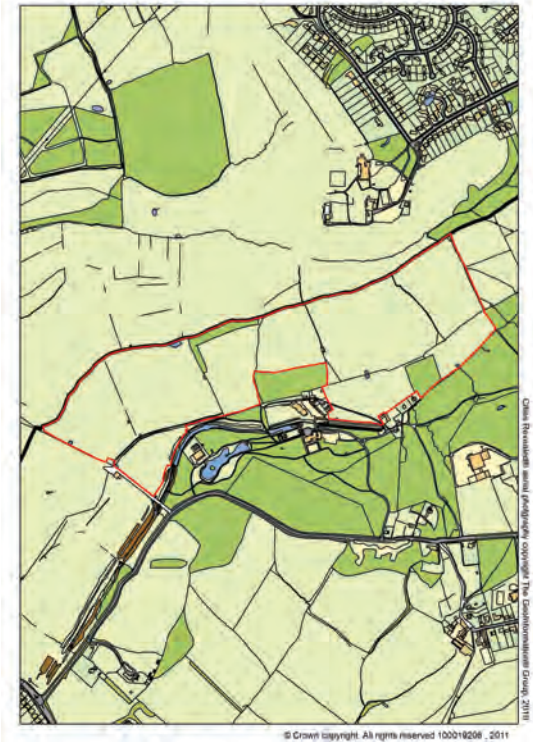
Picture .5



Picture .6

Site: Grims Dyke Farm - New Site of Borough Importance Grade 2

Site: Hatch End Arts Centre - New Site of Local Importance



Picture .7



Picture .8

Site: Harrow on the Hill - Site of Borough Importance Grade 1

Site: Harrow Weald Park and Hermitage (part) - Site of Borough Importance Grade 2



Picture .9



Picture .10

Site: Harrow Weald Park and Hermitage (part) - Site of Borough Importance Grade 2

Site: Harrow Weald Park and Hermitage (part) - Site of Borough Importance Grade 2



Picture .11



Picture .12

Site: Headstone Manor Recreation Ground - Site of Borough Importance Grade 2

Site: Newton Park and Newton Ecology Park - Site of Local Importance



Picture .13



Picture .14

Site: Old Tennis Courts, West Harrow Recreation Ground and Ridgeway Embankment - Site of Local Importance

Site: Orley Farm School Nature Reserve - New Site of Local Importance



Picture .15



Picture .16

Site: Paines Lane Cemetery - New Site of Local Importance

Site: Pinner New Cemetery Footpath - New Site of Local Importance



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Picture .17



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Picture .18

Site: Pinnerwood Park and Ponds - Site of Borough Importance Grade 2

Site: Rayners Lane Railside Land - Site of Borough Importance Grade 2



Picture .19



Picture .20

Site: River Pinn, West Harrow (part) - Site of Local Importance

Site: River Pinn, West Harrow (part) - Site of Local Importance



Picture .21



Picture .22

Site: River Pinn, West Harrow (part) - Site of Local Importance

Site: Royal National Orthopaedic Hospital - Site of Borough Importance Grade 1



Picture .23



Picture .24

Site: St Dominick's College - New Site of Borough Importance Grade 2

Site: St John the Evangelist Stanmore - New Site of Local Importance



Picture .25



Picture .26

Site: Stanmore Marsh - Site of Borough Importance Grade 2

Site: The Basin - Site of Borough Importance Grade 2



Picture .27



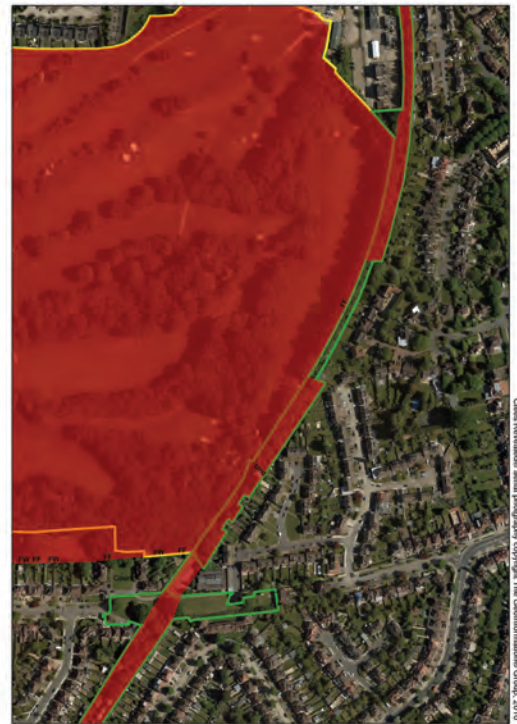
Picture .28

Site: The Rattler (part) - Site of Local Importance

Site: The Rattler (part) - Site of Local Importance



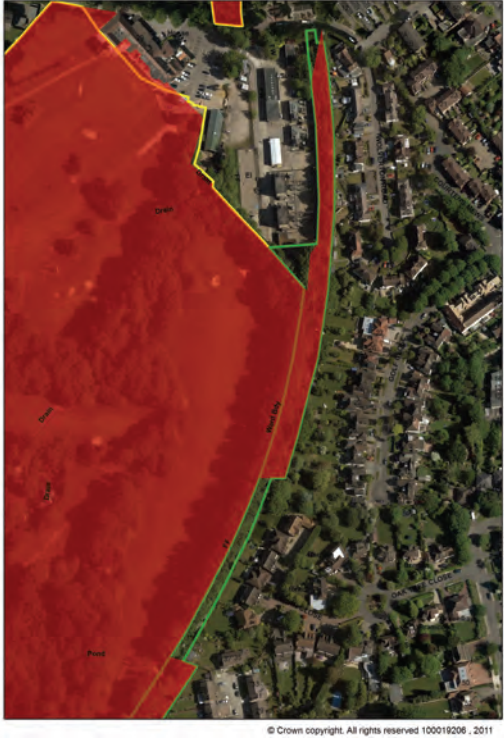
Picture .29



Picture .30

Site: The Rattler (part) - Site of Local Importance

Site: Watling Chase Plantation Site - New Site of Local Importance



Picture .31



Picture .32

Site: Watling Street Verge - New Site of Local Importance

Site: Wood End Railway Crossing and Roxeth Park - Site of Borough Importance Grade 1



Picture .33



Picture .34

Site: Woodlands Open Space and Melrose Allotments - New Site of Local Importance

Site: Woodridings Brook - New Site of Local Importance



Picture .35



Picture .36

Site: Yeading Brook (part) - Site of Borough Importance Grade 2

Site: Yeading Brook (part) - Site of Borough Importance Grade 2



Picture .37



Picture .38

Site:Yeading Brook (part) - Site of Borough Importance Grade 2**Picture .39****2 Other**

2.1 The following two sites are proposed for:

- A) outdoor sports use; and
- B) for a Health Clinic.

2.2 We are seeking your views on the proposed use for these sites.

Site: Whitchurch Playing Fields, Wemborough Road, Stanmore



Picture 2.1



Picture 2.2

Site Details

Site Area:	10.707 hectares
Existing Use:	Playing Fields/Flood Storage
Housing Trajectory Status:	Not a housing site
Number of Homes:	None
Other Uses Proposed:	Community sports use
Ward:	Belmont
Core Strategy Sub Area:	Kenton and Belmont

Planning Designations

Flood Zone:	Zones 2 and 3 (medium and high probability)
Public Transport Accessibility Level:	To follow

Town Centre:	No
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Open Space
SSSI/Site of Importance for Nature Conservation:	No
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Wemborough Road part of the Borough distributor road network

Commentary

2.3 The site is currently open space and is an important recreational destination. The site is suitable for community outdoor sports use only. Development will be restricted to the minimum necessary to support outdoor sports use, and must not prejudice the role of this site as a flood storage area.

Site: Belmont Clinic, Kenton Lane, Belmont



Picture 2.3



Picture 2.4

Site Details

Site Area:	0.6
Existing Use:	Medical centre and public car park
Housing Trajectory Status:	N/A
Number of Homes:	Not known
Other Uses Proposed:	Medical/Community
Ward:	Belmont
Core Strategy Sub Area:	Kenton and Belmont

Planning Designations

Flood Zone:	Zone 1 (low probability)
Public Transport Accessibility Level:	To follow

Town Centre:	Belmont local centre
Employment Land:	No
Area of Special Character:	No
Green Belt/Metropolitan Open Land/Open Space:	Green Chain
SSSI/Site of Importance for Nature Conservation:	Site of Importance for Nature Conservation (local importance)
Listed Building/Conservation Area:	No
Historic Park and Garden:	No
Scheduled Ancient Monument:	No
Archaeological Priority Area:	No
Other:	Kenton Lane part of the Borough distributor network

Commentary

2.4 The site is currently identified as UDP Proposal Site 11 for appropriate town centre uses and car parking and is in use as a GP surgery.

2.5 The site is suitable for a replacement Health Clinic with associated car parking.