

Planning Document

Harrow's Annual Monitoring Report



Monitoring Period 1 April 2010 - 31 March 2011

Preface

Annual Monitoring Report 2010-11

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Preface

The Annual Monitoring Report (AMR) is a vital part of the Local Development Framework (LDF), a series of documents being prepared by local authorities as required by Government under the 2004 Planning and Compulsory Purchase Act.

Monitoring is an essential part of the cyclical process of developing and refining policies. Effective monitoring helps identify key challenges and opportunities and enables revisions to policies to be made when necessary.

The AMR's purpose is to monitor how well policies in the LDF are doing against the Government's Core Indicators, and to report on whether the Local Authority is meeting its targets for the production of the LDF as set out in the Local Development Scheme. The first AMR was produced in December 2005. This seventh AMR, covering the period from 1 April 2010 to 31 March 2011, seeks to build upon the findings of previous reports, and particularly draws comparison with the last AMR submitted in December 2010. The Executive Summary sets out the salient points and broad conclusions drawn in the report. The issues raised are pointers to be used when considering the direction of new policy development in the emerging LDF and should also serve as a driver towards continuous improvement in the provision and delivery of services in Harrow.

The report comprises four sections: Chapters 1 and 2 are an introduction to the report and an overview of the borough; this is followed, in Chapter 3, by a review of the performance of the LDF programme against the LDS timetable; the longest section is Chapter 4, which is a review of progress against Core Output Indicators (COI) and Local Indicators within key topic headings; lastly, Chapter 5 outlines the report's key findings and conclusions.

The suite of indicators used in this Annual Monitoring Report were modified in 2007/08. Some of the indicators that were used in the 2006/07 AMR were made clearer and others were, where necessary, deleted by Communities and Local Government (CLG). The requirement to report on the Core Output Indicators has recently been removed by the Secretary of State. This AMR retains the COIs in order to maintain continuity with previous AMRs and pending a full review of monitoring to be undertaken once the Harrow Core Strategy DPD is adopted in early 2012.

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- Albanian** Nëqoftëse gjuha Angleze nuk është gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
- Arabic** إذا كانت الانجليزية ليست لغتك الاولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
- Bengali** যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারণার তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
- Chinese** 如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
- Farsi** اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
- Gujarati** જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
- Hindi** यदि आपको अंग्रेजी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
- Panjabi** ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
- Somali** Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
- Tamil** ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
- Urdu** اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دیئے گئے نمبر پر رابطہ کریں۔

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Executive Summary

Annual Monitoring Report 2010-11

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Executive Summary

This is Harrow's seventh Annual Monitoring Report (AMR). The report demonstrates how existing policies are working, as well as providing information and trend data to inform the evidence base of the emerging Core Strategy and Harrow's Local Development Framework.

The requirement on local authorities to report on Core Output Indicators has been removed by the Secretary of State. Planning Authorities now have responsibility for determining the way in which their policies and plans are monitored. This monitoring report retains all of the indicators, including Core Output Indicators, reported in previous AMRs. This includes information and indicators across a great range of policy areas, as well as a comprehensive account of the development of the monitoring system which has evolved as UDP policies have been deleted and new indicators introduced. A review of monitoring will take place once the authority's Core Strategy is adopted.

In this monitoring period, as in previous years, data for renewable energy generation was not available. This is due to difficulties in identifying sites with small scale energy generation and developing reliable systems for monitoring and collecting data. It is likely that, for the foreseeable future, this Indicator will continue to be largely unreported.

The performance of Harrow's DMPS is determined by monitoring the speed with which decisions are made. Data published by the Department for Communities and Local Government (CLG) allow comparisons between Harrow and the national average. In 2010/11 the percentage of 'Major' planning applications determined within 13 weeks in Harrow was 62% (the same as the average national rate). The percentage of 'Minor' applications determined within 8 weeks was 78% (72% nationally) and the percentage of 'Other' applications determined within 8 weeks was 92% (83% nationally).

Progress delivering the Local Development Scheme is focused on developing a sound Core Strategy, in line with best practise recommendations. This document is expected to be adopted during the next monitoring period. This monitoring period saw the adoption of the Residential Design Guide SPD and continuing work on SPDs to cover the Conservation areas of Stanmore & Edgware and Harrow Weald.

Key Points

- Harrow's overall population is estimated to be 230,100 with projections showing that the population is likely to continue to grow over the next five years
- Across London the average household size is 2.37, while in Harrow the average is 2.61 (the highest in London). There are far fewer one person households in Harrow, only 30%, while the average across London is 39.4%. Larger households will generally increase the need for more larger family housing.
- The 2011 Census was taken on 27th March 2011, with the results becoming available from July 2012. These will lead to a re-basing of the Mid-Year Population Estimates and subsequent rounds of population projections, which currently use the 2001 Census as the baseline.

- The Government's 2010 Indices of Deprivation show that multiple deprivation in Harrow is well below the national average, with a ranking of 184 out of 326 districts in England - an improvement on the borough's 2007 position.
- Existing UDP policies and future Core Strategy policies emphasise the need to ensure that employment land is safeguarded to allow for future employment growth in support of Harrow's long term economic vitality. There has been an overall loss of 67,661 m² net employment floorspace over the last five years along with a loss of employment land. The Government's 2010 Annual Business Survey shows that there was no change in the number of jobs in Harrow between 2009 and 2010. The Annual Population Survey reports that 78.5% of Harrow's working age population were employed in 2010, a higher proportion than both the London and England & Wales averages.
- There was a 3% decrease in recorded crime in Harrow in 2010/11, with falls in many of the major crime categories, although there were increases in residential burglary, vehicle theft and grievous bodily harm. Harrow remains one of the safest London Boroughs with the fourth lowest level of crime, as measured by crime per 1,000 population.
- The council continues to invest in improvements to its parks to uphold its green credentials. In 2010/11, Pinner Memorial Park became the fourth of the borough's parks to achieve the Green Flag standard, while three other parks maintained their Green Flag status.
- Harrow continued to make good progress in decreasing the amount of municipal waste that goes to landfill. In 2010/11 50% of waste was either recycled or composted.
- Road accident rates have slightly increased since the last monitoring period, but are an improvement on rates between 2002 and 2005. The council is making good progress towards achieving its casualty reduction targets.
- Harrow has met the London Plan Target of an additional 400 residential units per year, providing a net gain of 434 units in this monitoring period. From 2011/12 the revised London Plan will come into effect and Harrow's annual housing target will be reduced to 350 units. At the end of March 2011 the council was anticipating that completions over the next five years will surpass London Plan targets. Based on a Trajectory to 2025/26, Harrow will exceed its total housing delivery requirement by 400 units, reaching the plan target two years early in 2024/25. A good, deliverable Five-Year housing supply has also been identified and demonstrated.

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Introduction 1

Annual Monitoring Report 2010-11

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1 Introduction

1.0.1 The Annual Monitoring Report (AMR) is a key component of the new planning system; it requires information to be collected routinely and systematically in order to build up a profile against which policy performance can be measured over time. The AMR monitors the financial year preceding the reporting year, therefore Harrow's seventh AMR is concerned with the period 1 April 2010 - 31 March 2011.

1.0.2 The AMR reports on the following three areas:

- Government Core Output Indicators (COIs) - the requirement to report on COIs has been withdrawn by Government, however this report retains the COIs as they are a useful tool in assessing how well Harrow is performing in key areas such as housing provision, employment provision, etc.;
- Harrow Unitary Development Plan (HUDP) and Harrow Local Indicators (HLIs) - Indicators developed by the council to monitor the effectiveness of policies in the HUDP;
- Local Development Framework (LDF) - an assessment against policy development milestones within the Harrow Local Development Scheme (LDS), the timetable for producing new policy documents.

Purpose of Monitoring

1.0.3 Monitoring has become an essential and established part of the planning process. It helps to understand what is happening now as well as what may happen in the future. Authorities can compare trends against existing policies and targets to determine where there are deficiencies in current policy and what action needs to be taken to improve performance. Monitoring helps to identify local issues and address questions such as:

- Which policies have been implemented successfully or are working well?
- Are policies achieving their objectives and in particular are they delivering sustainable development?
- If any policies are not working well, what actions are needed to remedy these?
- What changes are taking place in the evidence base upon which future policies and proposals will need to be developed?
- What gaps in policy are emerging that need to be addressed in the Local Development Framework?

1.0.4 Effective management of the evidence base, through AMR monitoring, enables the council to understand the outcomes of existing policy.



1.0.5 Where monitoring outcomes differ from policy expectations, the council is able to review how policies are implemented and develop strategies to achieve the desired outcome. It is the council's intention that the information collected will be used to strengthen the basis upon which future policies are developed, such as forthcoming Local Development Framework (LDF) documents.

Relationship with other Plans and Strategies

- 1.0.6** The overarching context for producing the AMR is to ensure policies are regularly reviewed to enable the inter-relationships, impacts and effects of different policy areas to be assessed. The AMR also enables the council to review its performance against national criteria and assess how well it is performing nationally. The outcomes from the AMR help to identify areas where performance may be below expectations, and enables the council to assess reasons for this and amend the approach taken.
- 1.0.7** While the AMR is mainly focused on national standards, local indicators enable the council to assess its performance against a number of borough-specific outcomes identified in the HUDP (e.g. HLI 2.1 Loss of Open Space), which are not monitored nationally.

Performance Indicators

- 1.0.8** Where possible, indicators have been monitored against targets identified in the Harrow Unitary Development Plan. Targets have been identified for 27 of the 57 indicators (both Core Indicators and Harrow Local Indicators) monitored in this report. Throughout the report, where a target has been identified, the following symbols are used to indicate whether that target has been achieved or not:

-  = target achieved
-  = target missed

- 1.0.9** An analysis of the success of Harrow in meeting these targets is provided in the Key Findings and Conclusions section at the end of the report.

Structure of the Report

- 1.0.10** The report is divided into the following sections:
- Chapters 1 & 2 - an overview of the headline information about the borough;
 - Chapter 3 - a review of the performance of the council's LDF programme against the LDS timetable;
 - Chapter 4 - a review of progress against both national Core Output Indicators (COIs) and Harrow Local Output Indicators (HLIs) within key topic headings;
 - Chapter 5 - key findings and conclusions.
- 1.0.11** Most of the data used in this report has been provided by Harrow's Economic Development, Research & Enterprise team and is not always individually sourced. Where data has been supplied from other sources, individual acknowledgements have been made.

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Harrow in Context 2

Annual Monitoring Report 2010-11

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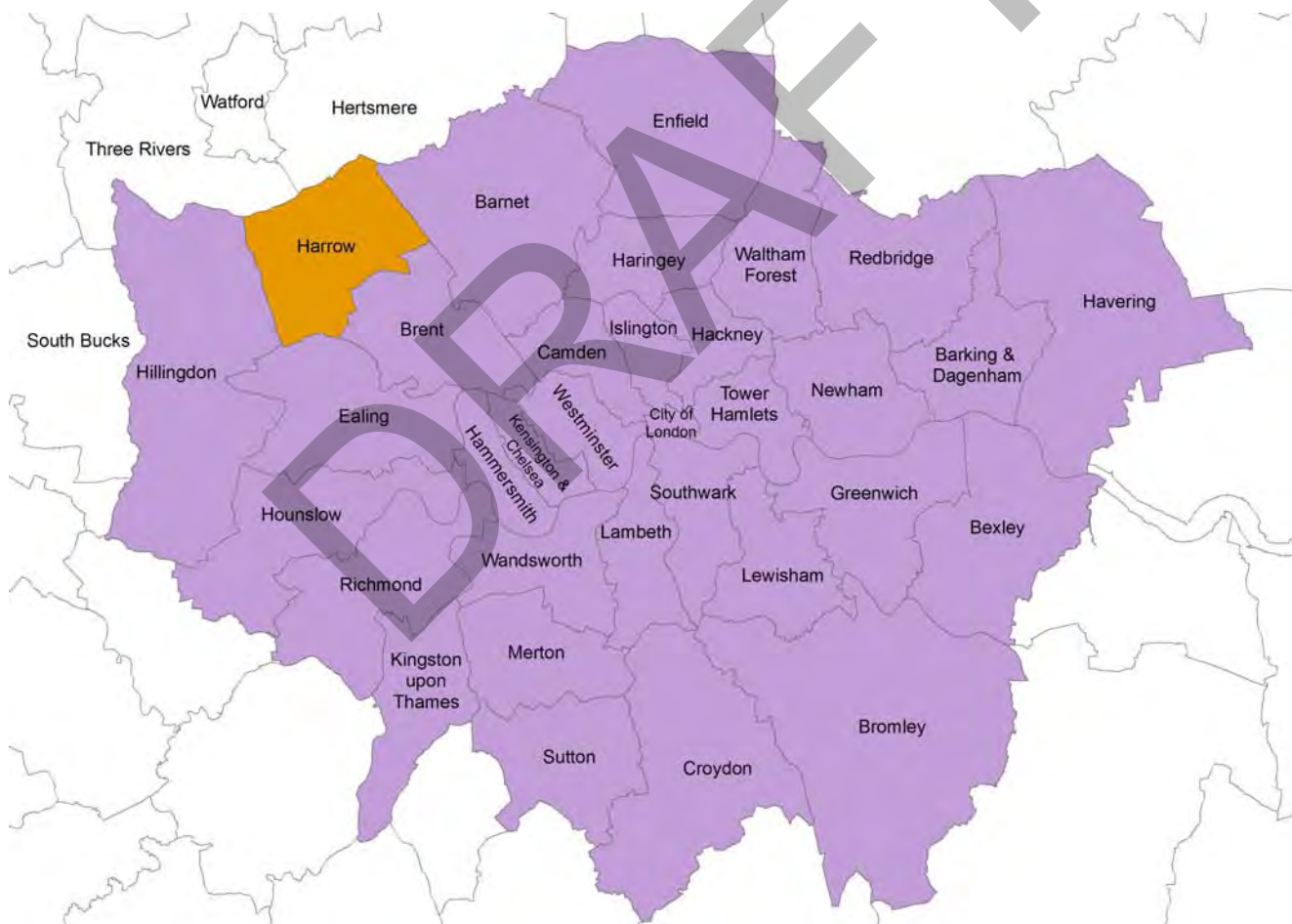
2 Harrow in Context

2.0.1 This brief picture of Harrow's position and role within London and the West London Sub-Region helps to provide the rationale for the emphasis and content of this Annual Monitoring Report.

Location

2.0.2 Harrow is an attractive outer London Borough situated in North-West London, approximately ten miles from Central London. The borough is part of the West London Sub-Region, which comprises six other London Boroughs: Brent, Ealing, Hammersmith & Fulham, Hillingdon, Hounslow and Kensington & Chelsea⁽¹⁾. The London Borough of Barnet borders the eastern part of the borough and Hertfordshire lies to the north, with the District Councils of Three Rivers and Hertsmere immediately adjoining.

Map 1 Harrow in a Regional Context



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1 Kensington & Chelsea will no longer be part of the West London Sub-Region from 22nd July 2011

Harrow and the West London Sub-Region

2.0.3 Harrow is located in the north-east of the West London Sub-Region, identified in the London Plan as the 'Western Wedge', a vibrant part of the London economy. The West London Economic Assessment (March 2011) states that the West London economy could potentially grow by between 6% (sector growth predictions) and 12% (GLA triangulation methodology) by 2031. Harrow is well-placed to take advantage of this predicted growth, particularly in the knowledge-based sectors, such as Other Business Services and the Hotels & Restaurants sectors. There is considerable partnership working between a wide range of agencies, bodies and groups in the sub-region, and importantly the six local authorities which comprise the West London Alliance (Brent, Ealing, Harrow, Hillingdon, Hounslow and Hammersmith & Fulham) are working together on a range of sub-regional issues, including planning for future waste management requirements through the production of the joint West London Waste DPD. This plan, also known as the West London Waste Plan, also includes Richmond upon Thames, but not Hammersmith & Fulham.

Characteristics

Picture 1 View Across Harrow



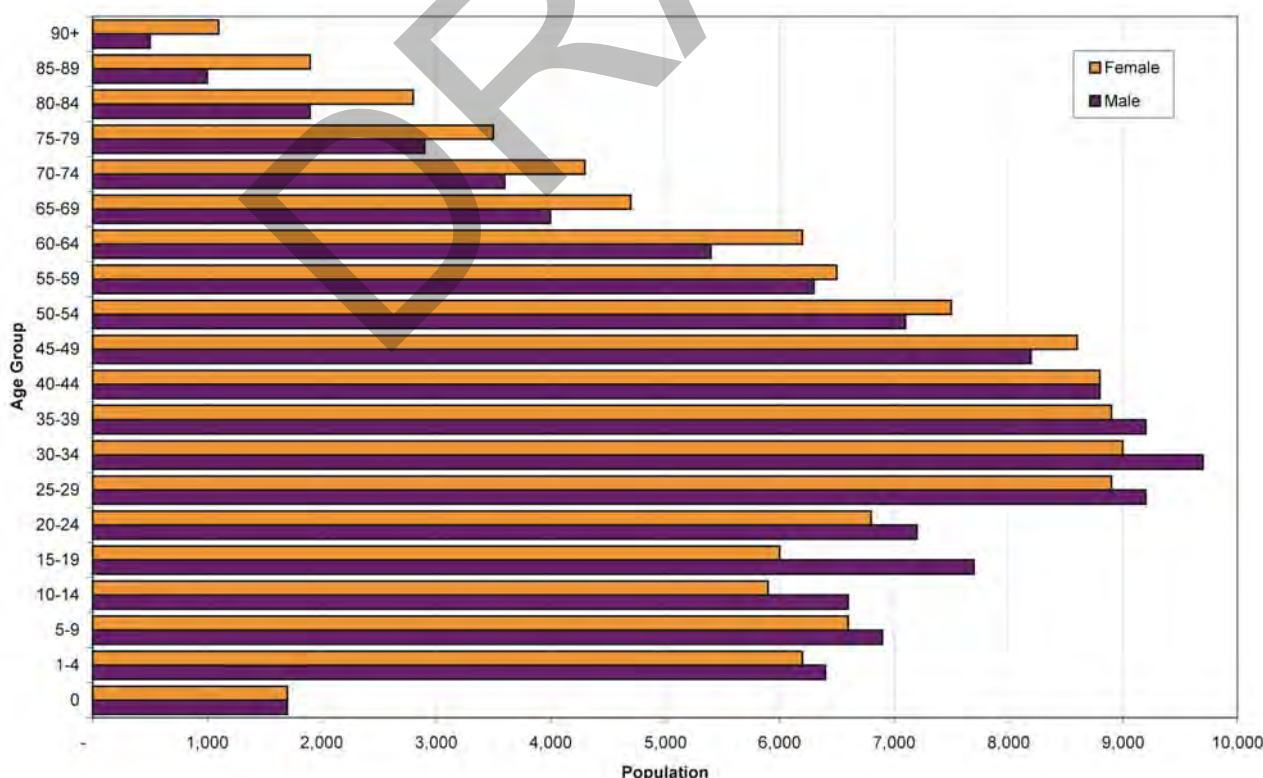
2.0.4 Harrow is one of London's most attractive suburban areas and is primarily a dormitory suburban area. A relatively small amount of land and buildings are devoted to employment and industrial activity compared to other outer London boroughs. Over a quarter of the borough (more than 1,300 hectares) consists of open space. Harrow has 21 wards and covers an area of approximately 50 sq.km (just under 20 square miles). Picture 1 shows a view of Harrow looking west from Harrow on the Hill towards Rayners Lane and, further in the distance, Pinner.

Harrow's Population

2.0.5 Population estimates indicate that Harrow's population has been steadily increasing over the past 25 years. The latest (2010) Mid-Year Estimates by the Office for National Statistics (ONS) show Harrow's population to be 230,100 - nearly 12% higher than in 1985. (Figure 1 & Table 1). This represents an increase of 1,930 from the previous year and a growth rate of 0.8%, consistent with the overall UK population growth between mid 2009-10. Harrow's population growth from 2009-10 was entirely driven by natural change - an excess of births over deaths.

2.0.6 Harrow is the 12th largest borough in Greater London in terms of size and 19th in terms of population. The average density in Harrow is 46 persons per hectare, below the London average of 50 persons per hectare (ONS, 2010 Mid-Year Estimates). Over a fifth of Harrow is designated Green Belt, where population densities are considerably lower than the built up areas of the borough.

Figure 1 Mid-Year Population Estimates for Harrow by Five-Year Age Groups



Source: 2010 Mid-Year Estimates, Population Estimates Unit, ONS, Crown Copyright

Table 1 2010 Mid-Year Estimates for Harrow by Five-Year Age Groups

Age	All	Male	Female
0	3,300	1,700	1,700
1-4	12,600	6,400	6,200
5-9	13,500	6,900	6,600
10-14	12,500	6,600	5,900
15-19	13,700	7,700	6,000
20-24	14,000	7,200	6,800
25-29	18,100	9,200	8,900
30-34	18,800	9,700	9,000
35-39	18,100	9,200	8,900
40-44	17,600	8,800	8,800
45-49	16,700	8,200	8,600
50-54	14,500	7,100	7,500
55-59	12,800	6,300	6,500
60-64	11,600	5,400	6,200
65-69	8,700	4,000	4,700
70-74	7,800	3,600	4,300
75-79	6,400	2,900	3,500
80-84	4,700	1,900	2,800
85-89	3,000	1,000	1,900
90+	1,600	500	1,100
Total	230,100	114,300	115,800
Note: All figures are rounded to the nearest hundred, therefore totals may not agree			
Note: Students are recorded as resident at their term-time address, so Harrow School pupils are included			
<small>Source: Population Estimate Unit, ONS, Crown Copyright</small>			

Ethnic Diversity

2.0.7 Harrow has one of the most ethnically diverse populations in the country. Estimates show that 51.3% of Harrow's residents were of ethnic minority in 2009, where ethnic minority is defined as all people who are non-White British. Nationally, Harrow now has the fourth highest proportion of residents from minority ethnic groups, compared to a ranking of eighth in 2001.⁽²⁾

2.0.8 Harrow's largest minority ethnic group is the Indian group and GLA projections show that by 2011 26% of Harrow's population could be of Indian origin. By 2016, 56% of Harrow's residents are likely to be from Black, Asian and other minority ethnic groups

(excluding minority White groups) - this proportion could be around 60% by 2026 ⁽³⁾. Within Harrow's maintained primary and secondary schools, at least 80% of pupils are from minority ethnic groups, which includes all children and young people who are not White British, and is a rise of 2% on last year (School Census, January 2011). The 2011 Census results will be released from July 2012 onwards and will provide a much more accurate and detailed picture of Harrow's diverse population, for all age groups. In 2001 Harrow had the highest level of religious diversity of any local authority in England & Wales. 20% of Harrow's residents were of Hindu faith - the highest proportion in England & Wales (2001 Census).

Population Projections

2.0.9 Over the next five years to 2016 the ONS and GLA population projections indicate that Harrow's population will continue to increase, but by how much is uncertain. The 2016 projections range from 229,900 (GLA projections)⁽⁴⁾ to 246,100 (ONS projections)⁽⁵⁾. The ONS projections suggest the biggest increase in percentage terms, of 7.8%. Over the next 15 years to 2026, there is even greater uncertainty about the direction of the population projections, with the ONS projections showing a continual growth in population, whilst the GLA projections show a slightly decreasing population post-2016.

2.0.10 The methodology used in these two sets of projections differs considerably. The ONS projections are trend-based and take no account of likely dwelling stock changes in an area over the forecast period. The GLA projections are constrained by housing capacity and are therefore likely to show smaller increases in population over the same period. There are also differences in the way that net migration is measured. It is also important to note that inaccuracies in the baseline population estimates, on which projections are based, grow in significance as we move away from the last fixed point, the 2001 Census, and are likely to be at their greatest now. Data from the 2011 Census will not be available until July 2012, so more accurate projections will not be available until this data can be used to provide a more robust baseline.

2.0.11 Table 2 shows projected population growth by age group. In absolute terms the number of children (0-15 years) in the borough is projected to increase over the 30-year period, but as a percentage of the total population their share will fall 0.4%. This population growth will undoubtedly mean that education provision in the borough will need to accommodate bulges and subsequent declines in population at nursery, primary and secondary school levels over a considerable period. The proportion of children in the capital overall will similarly remain at roughly the same level over this same period, despite a projected growth of around 303,600 children.

2.0.12 Current population projections show that over the period 2001-2031 the proportion of Harrow's population over retirement age (60+ female, 65+ male) will rise from 16.5% to 20.8% (an increase of 4.2%), showing a potential increase of 12,900 residents in this age group. Across London a much lower percentage of the population is of retirement age (14.2% in 2001), and whilst this population group could grow by 2.5% during the period 2001-2031, the level of growth is less than that forecast for Harrow.

3 GLA 2010 Round Ethnic Group Projections (Strategic Housing Land Availability Assessment - SHLAA)

4 GLA 2010 Round of Demographic Projections (Borough Preference)

5 ONS 2008-based Sub-National Population Projections

2.0.13 The working age population (16-59/64 years) in Harrow will grow until 2016, but will then fall before stabilising at around 137,000. Over the 30 year period the share of the population of working age will decrease by 3.8%. A higher proportion of the London population falls into this category (65.8% in 2001) and there is a less significant decrease over the defined period (2.5%). Taken together, these statistics indicate an ageing of the population, but show the trend is more pronounced in Harrow than in London as a whole.

Table 2 Population Growth by Age Group

	0-15	16-59(F)/64(M)	60(F)/65+(M)	ALL
2001	42,400	133,400	34,900	210,700
2006	41,900	139,500	35,600	217,000
2011	44,500	141,200	37,600	223,300
2016	47,200	142,700	40,000	229,900
2021	47,400	139,300	42,100	228,800
2026	46,000	136,700	44,700	227,400
2031	45,300	136,900	47,800	230,000

Note: All figures are rounded to the nearest hundred, therefore totals may not agree

Source: 2010 GLA Demographic Projections, Harrow Borough Preference

2.0.14 Key Population Statistics for Harrow (2010 Mid-Year Estimates, ONS)

- Current resident population is estimated to be 230,100
- 19.3% of the total population is aged under 16, slightly lower than London overall (19.6%), but higher than England & Wales, at 18.7%
- 64% of residents fall within the new working age group (16-64 for males and 16-60 years, 56 days for females), below the London level of 66.7%, but above the level for England & Wales at 61.7%
- 16.6% of residents are over state retirement age (65 for males and 60 years 57 days for females), below the average level for England & Wales, at 19.6%, but significantly higher than London's level of 13.7%
- The average age in Harrow is 37.3 years, which is 2.3 years younger than the average age for England & Wales at 38.6, but older than London's average of 34.9 years
- There were 3,344 births in Harrow in 2009-10 and 1,432 deaths. Overall net migration in Harrow was only 35 in 2009-10.
- There is much uncertainty over the borough's overall population level by 2031. The unconstrained trend-based ONS projections⁽⁶⁾ show that Harrow's population could reach 277,000 by 2031. However, taking into housing constraints, the GLA's projections⁽⁷⁾ show that Harrow's overall population may remain at around

6 ONS 2008-based Sub-National Population Projections

7 GLA 2010 Round of Demographic Projections (Borough Preference)

230,000 by 2031. When the 2011 Census results have been factored into new rounds of population projections, different figures are likely to emerge.

- There were 87,052 properties on the Council Tax Register in March 2011

2.0.15 Key Household Statistics for Harrow⁽⁸⁾

- Average household size was projected to be 2.61 in 2011, higher than the London average of 2.37 and the highest level in London
- By 2031, the GLA projects there could be around 93,900 households in the borough (Table 4). However, the Government's 2008-based household projections suggest that the number of households in Harrow could reach 117,000 by 2033.
- By 2031, 70.3% of households in Harrow may have no dependent children; 14.5% will have one dependent child; 10.8% will have two dependent children; 4.4% will have three or more dependant children
- In 2011 projections show that 30% of Harrow's households are likely to be one-person households, considerably lower than the London average of 39.4%
- By 2031, 35.8% of Harrow's households could be one-person households; 48.1% couple households (living with or without other adults); 9.6% lone parent households and 6.1% other households

Table 3 Constrained Population Projections 2001 - 2031

Population Projections	2001	2006	2011	2016	2021	2026	2031
Harrow	210,700	217,000	223,300	229,900	228,800	227,400	230,000
West London	1,584,200	1,620,700	1,689,900	1,746,300	1,780,300	1,802,800	1,812,800
Greater London	7,336,900	7,559,900	7,900,500	8,315,000	8,581,900	8,745,600	8,840,100

Source: GLA 2010 Round of Demographic Projections (SHLAA)

Source for Harrow Data: GLA 2010 Round of Demographic Projections (Borough Preference)

Table 4 Constrained Household Projections 2001 - 2031

Households Projections	2001	2006	2011	2016	2021	2026	2031
Harrow	79,500	82,200	85,100	87,700	89,400	91,500	93,900
West London	633,700	653,400	679,800	705,300	728,800	749,400	763,200
Greater London	3,036,600	3,152,200	3,296,100	3,493,100	3,656,200	3,783,200	3,874,700

Source: GLA 2010 Round of Demographic Projections (SHLAA)

Crime in Harrow

- 2.0.16** 14,983 offences were recorded in Harrow in 2010/11, which is a 3% decrease on the 2009/10 figure of 15,396. Harrow's decrease in total recorded crime in 2010/11 should be seen in the context of a small increase in 2009/10, and a decrease over the last eight years.
- 2.0.17** Harrow has the fourth lowest crime rate of London's 32 Metropolitan Police boroughs, with 66 recorded offences per 1,000 population. This is slightly behind the boroughs of Bexley, Richmond upon Thames and Sutton, with 61, 62 and 65 recorded offences per 1,000 population respectively. The level of recorded crime in Harrow is significantly below that of the neighbouring boroughs. In 2009/10 Harrow had the second lowest crime rate in London (excluding the City of London) with 70 recorded offences per 1,000 population.
- 2.0.18** When it comes to particular crime categories, there is no uniform picture comparing 2010/11 with 2009/10. For violence against the person, which contains the highest profile offences, Harrow recorded 3,281 offences in 2010/11, a decrease of 181 offences or 5%. There were two murders in 2010/11 compared to three in 2009/10. In terms of the individual assault categories (from the least serious to the most serious):
- Common assault fell by 23 offences (3%) to 810
 - Assault with injury offences fell by 134 offences (12%) to 825
 - Wounding or Grievous Bodily Harm increased by 19 offences (10%) to 225
- 2.0.19** Other changes in major, high profile crime categories were mixed:
- Personal robbery: decreased from 417 in 2009/10 to 401 in 2010/11 (16%)
 - Residential burglary: increased from 1,686 offence in 2009/10 to 1,795 offences in 2010/11, an increase of 6%
 - Theft of vehicle: decreased from 329 offences in 2009/10 to 371 offences in 2010/11, an increase of 13%
 - Theft from vehicle: decreased from 1,734 offences in 2009/10 to 1,637 offences in 2010/11
- 2.0.20** While crime fell slightly overall in the borough, there were substantial increases and decreases in several wards. Crime continued to fall in Greenhill Ward (which includes Harrow Town Centre). There were 1,921 recorded offences in 2010/11 compared to 2,025 in 2009/10, a decrease of 5%. Greenhill ward is still the ward with the highest number of recorded crimes in Harrow, with nearly twice as much crime as the next highest crime ward (Marlborough), but several years ago crime in Greenhill was nearly three times higher than the next highest ward. There was a substantial increase in the number of crimes in Marlborough ward, with 1,019 recorded offences in 2010/11 compared to 910 offences in 2009/10.
- 2.0.21** In terms of the public perceptions and attitudes on policing and community safety issues, the Public Attitudes Survey, commissioned by the Metropolitan Police, is a good source of information on attitudes and perceptions and is updated quarterly so provides a representative sample of views throughout the year. In 2010/11 79% of respondents in Harrow said that they thought that police in their area were doing a

good job. This compared to 65% in London as a whole. 80% of BME respondents were satisfied with the overall level of service provided with the police, compared to 74% in London as a whole.

2.0.22 Harrow Council has a Residents' Panel of more than 1,200 residents who have signed up to give their views about anything the council or partners asks them. The panel is a representation of the borough's over-18 population by age, ethnicity, gender, geographical spread and employment status. The October 2010 Panel Survey included a survey about Anti-Social Behaviour. Over 80% of residents reported that anti-social behaviour wasn't a problem or a big problem in their area. However, in response to 16 questions about different aspects of anti-social behaviour (such as noise, street drinking and fly tipping), the majority of respondents said that they were concerned or very concerned about these issues in their local area⁽⁹⁾.

Movement

2.0.23 The borough is well served by both mainline rail and underground services. Four underground lines traverse the borough - the Metropolitan, Jubilee, Bakerloo and Piccadilly lines with stations situated across the borough. Mainline rail services are provided by Chiltern Railways, London Overground, London Midland and Southern Railways, with services to Central London, Milton Keynes, East Croydon, Watford and Aylesbury. Road links are good, with a major road network which links to the M1, M25 and M40 motorways.

Shopping and Employment

2.0.24 Harrow Town Centre (Picture 2) is the main office and shopping location in the borough and is classified as a Metropolitan Centre, one of eleven designated in the London Plan (adopted February 2004). In addition, the borough has nine district centres and six local centres. There are also a number of designated Industrial and Business Use areas. Kodak still occupies the largest area, but has been going through a process of consolidation, which may result in further land within this Strategic Industrial Location becoming available over the LDF Plan period.

Economy

2.0.25 Jobs density estimates (ONS, 2009) show that in total there are 77,000 jobs in Harrow. However, the most detailed count of jobs in Harrow is provided by the annual Business Register and Employment Survey (BRES), a sample survey conducted by the Office for National Statistics (ONS) which replaces the Annual Business Inquiry (ABI). Comparisons with data from the ABI prior to 2008 are not possible due to changes in the industrial classifications.

2.0.26 The BRES estimates that, in 2010, 68,000 people worked in Harrow, 600 (0.9%) more than the previous year. Included in this figure are 4,800 people who are working owners (Table 5). All of the 600 jobs gained in Harrow between 2009 and 2010 were working owner jobs. The BRES produces estimates of employee, rather than workforce jobs. Self-employed, HM forces and Government Supported Trainees are therefore excluded.

Picture 2 Harrow Town Centre



- 2.0.27** Nationally, employment fell by 0.3% between 2009 and 2010 while in London it rose by 0.6%. In the West London sub-region employment increased by 1.6% with all West London boroughs adding more jobs than Harrow (in percentage and real terms) with the exception of Hillingdon where employment decreased by 1.9%. This modest increase in jobs follows a year when significant numbers were lost. On average, 5.3% of jobs were lost in the sub-region between 2008 and 2009, in Harrow this number was higher at 6.7%.
- 2.0.28** While there was no change in the overall number of people employed in Harrow between 2009 and 2010 there was some change in employment profile. The number of full-time jobs fell by 1,400 in Harrow in 2010 (3.2%) while part-time jobs increased by 1,400 (7.4% increase). This is the second year full-time employment in the borough has fallen. Between 2008 and 2009 overall employment fell by 3,600: two-thirds of these (2,900) were full-time jobs and the remainder were part-time posts (1,700).
- 2.0.29** In 2010 over 33% of all employee jobs in Harrow were part-time posts, similar to the profile in England and London (both 32%), but a slightly higher level than in the sub-region (27%).

Figure 2 Harrow Employment by Sector

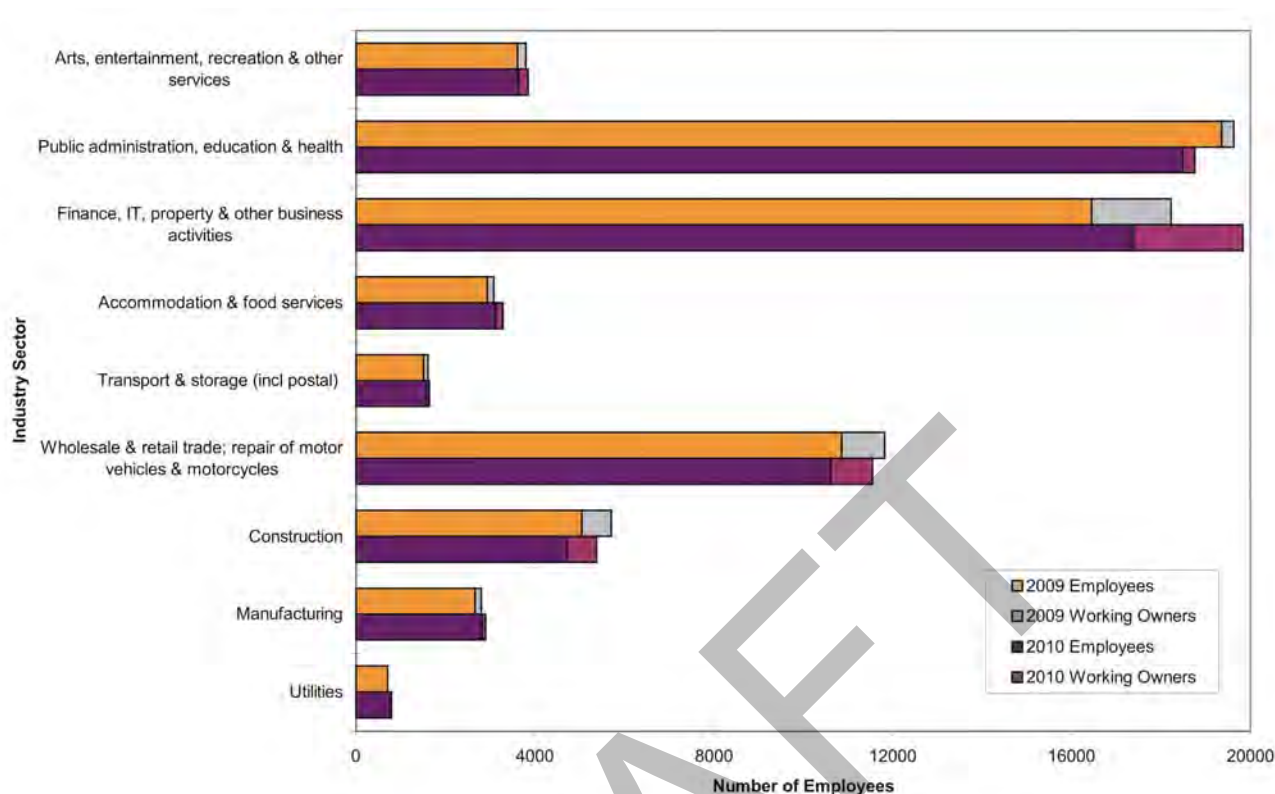


Table 5 Harrow Employment by Industry Groups 2008-2010

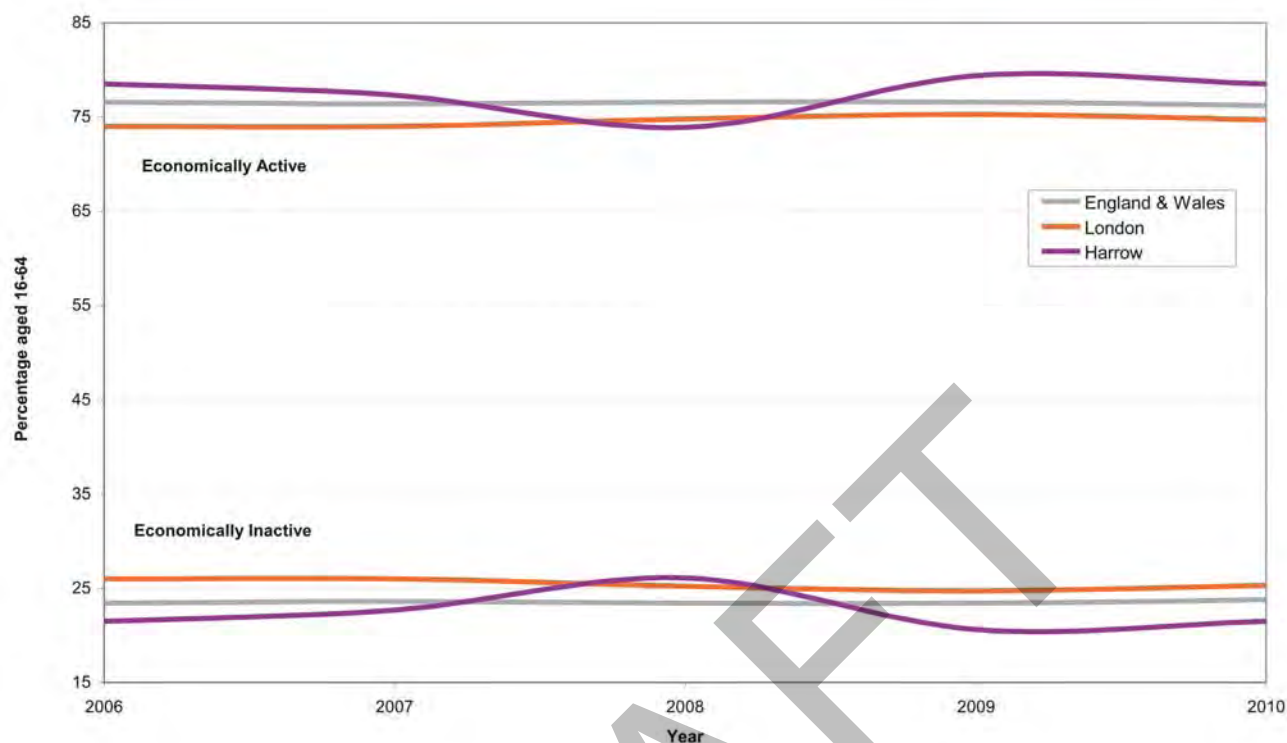
	2008		2009		2010	
	Employees	Working Owners	Employees	Working Owners	Employees	Working Owners
Agriculture, forestry and fishing	N/A	N/A	N/A	N/A	N/A	N/A
Utilities	800	0	700	0	800	0
Manufacturing	3,300	200	2,700	100	2,800	100
Construction	5,900	600	5,000	700	4,700	700
Wholesale/retail trade; motor vehicle repair	11,700	800	10,900	1,000	10,600	900
Transport & storage (incl. postal)	1,700	100	1,500	100	1,600	100
Accommodation & food services	3,500	200	2,900	100	3,100	200
Finance, IT, property & other business services	19,000	2,100	16,500	1,800	17,400	2,400
Public administration, education & health	18,200	400	19,400	300	18,500	300
Arts, entertainment, recreation & other services	3,900	200	3,600	200	3,600	200
All Employment	67,900	4,400	63,200	4,200	63,200	4,800

Note: Figures may not sum due to rounding. N/A - data not available

Source: Business Register and Employment, ONS

- 2.0.30** The employment structure in Harrow is reasonably well balanced with large proportions of the population working in retail and vehicle repair (18%); finance, IT, property and other business activities (29%); public administration, education and health (28%). This distribution is fairly typical considering the location of Harrow in London and the South East. Harrow's construction sector (7.9%) is significantly higher than both London's and the South East's, largely due to two major construction companies based in the borough.
- 2.0.31** Table 5 shows employment by sector and compares the 2008, 2009 and 2010 data from the Business Register and Employment Survey (BRES). Most sectors saw a decrease in jobs between 2008 and 2009; the exception was the public sector which grew by 5.7%. The largest percentage fall between 2008-09 was in manufacturing, showing an 18.5% decline, but job losses were greatest in the finance, IT, property and business activities sector, where 2,900 jobs were lost between 2008 and 2009 (13.7%).
- 2.0.32** Between 2009 and 2010 employment in the public sector fell by 4.1% and the construction sector shrank by 5.3%. The largest increase in jobs was in the finance sector where 1,600 jobs were added (8.8% increase). In percentage terms the largest growth was in the utilities sector which saw an increase of 14.3%.
- 2.0.33** The picture between 2008 and 2010 is one of relative stability. The increase in public sector employment in 2009 is largely cancelled out by the decrease in 2010 leading to an overall increase for the period 2008-2010 of 200 jobs (1.1%). Similarly the fall in finance jobs in 2009 was counterbalanced by the increase in 2010 leading to an overall fall of 1,300 jobs (6.1%). Total employment over the two-year period fell by 4,300 jobs (5.9%) but only two sectors saw employment fall in both years: Construction and Wholesale & Retail Trade, Repair of Motor Vehicles & Motorcycles. In all other sectors employment fell in 2009 and rose in 2010, except the Public Sector where the trend was reversed, as detailed above.
- 2.0.34** The 2010 ONS Annual Population Survey showed that a high proportion of Harrow's residents of working age were economically active (78.5%), slightly below the 2009 level of 79.4%. Harrow's economically active population is still at a higher level than London as a whole (74.7%) and England & Wales (76.2%). The proportion of the population who are economically active (those aged 16-64) has decreased in these areas between 2009 and 2010, although the actual numbers have risen over the same period. Over the last 5 years an average of 77.5% of Harrow's working age population were economically active. This is higher than both the London and the national averages, over the same period, at 74.6% and 76.5% respectively. (Figure 3 and Table 6).

Figure 3 Percentage of Working Age Population who are Economically Active 2005 - 2010



Source: Annual Population Survey, ONS

Table 6 Economic Activity of the Working Age Population

	2006		2007		2008		2009		2010	
	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
England & Wales	76.6	23.4	76.4	23.6	76.6	23.4	76.6	23.4	76.2	23.8
London	74	26	74	26	74.8	25.2	75.3	24.7	74.7	25.3
Harrow	78.5	21.5	77.3	22.7	73.9	26.1	79.4	20.6	78.5	21.5

Source: Annual Population Survey, ONS

2.0.35 Over the five-year period shown above, the percentage of economically active residents in Harrow has fluctuated between a low of 73.9% and a high of 79.4%. This is a variation of 5.4% and is in contrast to the economic activity rates of both London as a whole, and the wider national context where the difference between the highest and lowest levels over the five years is 1.3% and 0.4% respectively.

2.0.36 Historically, the majority of Harrow's residents travel outside the borough to work. The 2001 Census reported that 61.5% of Harrow's residents work away from Harrow, slightly higher than in the 1991 Census, at 59.7%.

2.0.37 The council commissioned an Employment Land Review in 2010⁽¹⁰⁾. In relation to the economy the report indicates that 'Harrow has a relatively strong local economy which performs well even by London standards. The economic strengths of the area, which will influence its ability to support new employment space in the future, are:

- Good public transport accessibility;
- Generally high rates of new business formation and entrepreneurship;
- A highly qualified workforce; and
- A high proportion of knowledge-based businesses.'

2.0.38 Other Key Facts on the Economy:

- The unemployment rate in Harrow averaged 3.9% in 2010/11, a decrease of 0.4% from the 2009/10 average rate (4.3%). This follows the falling trend in Greater London (down 0.2% to 5.8%), Outer London (down 0.3% to 5.1%) and in Great Britain as a whole (down 0.3% to 5.3%). An average of 4,100 Harrow residents were in receipt of unemployment related benefits each month in 2010/11. (ONS/GLA Unemployment Claimant Count)⁽¹¹⁾
- Average household gross income was £42,900 a year in 2010, 3.7% higher than in 2009 and £2,400 higher than the mean household income for London in 2010⁽¹²⁾. When data on equivalised income (an adjusted income scale, which takes account of the household size and composition) are used, Harrow's average household income is £37,000, which is at the same level as London's.
- 14% (around 11,600) of households in Harrow have a gross income of under £15,000 per year, 2,300 more households than 2009, an increase of 25%.⁽¹³⁾
- In November 2010, 2,170 lone parents were receiving benefits in Harrow. This constitutes 1.4% of residents of working age, which is a slight decrease from November 2009 when the level was 1.6%, and continues a downward trend established over previous years: 1.8% in 2008, 1.9% in 2007 and 2.1% over the previous six years. Harrow's rate is lower than the rate for England & Wales at 1.7%, and the London average of 2.3%. Changes in entitlement from November 2008, October 2009 and November 2010 will affect the comparability of the statistics.⁽¹⁴⁾
- Approximately 6,800 (4.4%) of Harrow's working age residents were in receipt of Employment & Support Allowance (ESA) and incapacity benefits in November 2010 and unable to work due to illness or disability.⁽¹⁵⁾ Both the number and proportion of Harrow's working age population on this benefit has remained fairly steady over the past five years at 4.5%. This is lower than London's average of 5.9% and England & Wales', at 6.6%, over this five year period.⁽¹⁶⁾

10 Nathaniel Lichfield & Partners: http://www.harrow.gov.uk/downloads/download/2795/employment_land_study

11 Claimant count rates are best seen as an unemployment indicator, rather than a comprehensive unemployment measure. The Government's official and preferred measure of unemployment is the International Labour Organisation (ILO) measure, which measures those people out of work, who are actively seeking work and are available to start work. However, this measure is not very reliable for small areas, including borough level data, as confidence intervals tend to be high. Modelled unemployment rates, based on the ILO unemployment measure, suggest that in 2010 there were an average of 8,100 unemployed Harrow residents, giving a rate of 6.5% (+/- 1.4%) (Model-based estimates of unemployment, NOMIS, ONS).

12 CACI Paycheck

13 CACI Paycheck, unequivalised data

14 DWP Benefit Claimants - working age client group. Not all lone parents on benefits will be included in this category, as the benefits statistics are arranged hierarchically and claimants are assigned to a group according to the top-most benefit that they receive, therefore a lone parent on Incapacity Benefit would be classified under this benefit.

15 ESA replaced Incapacity Benefit for new customers from 27th October 2008.

16 DWP Benefit Claimants - working age client group

2.0.39 Key Facts on Social Structure (ONS Annual Population Surveys)

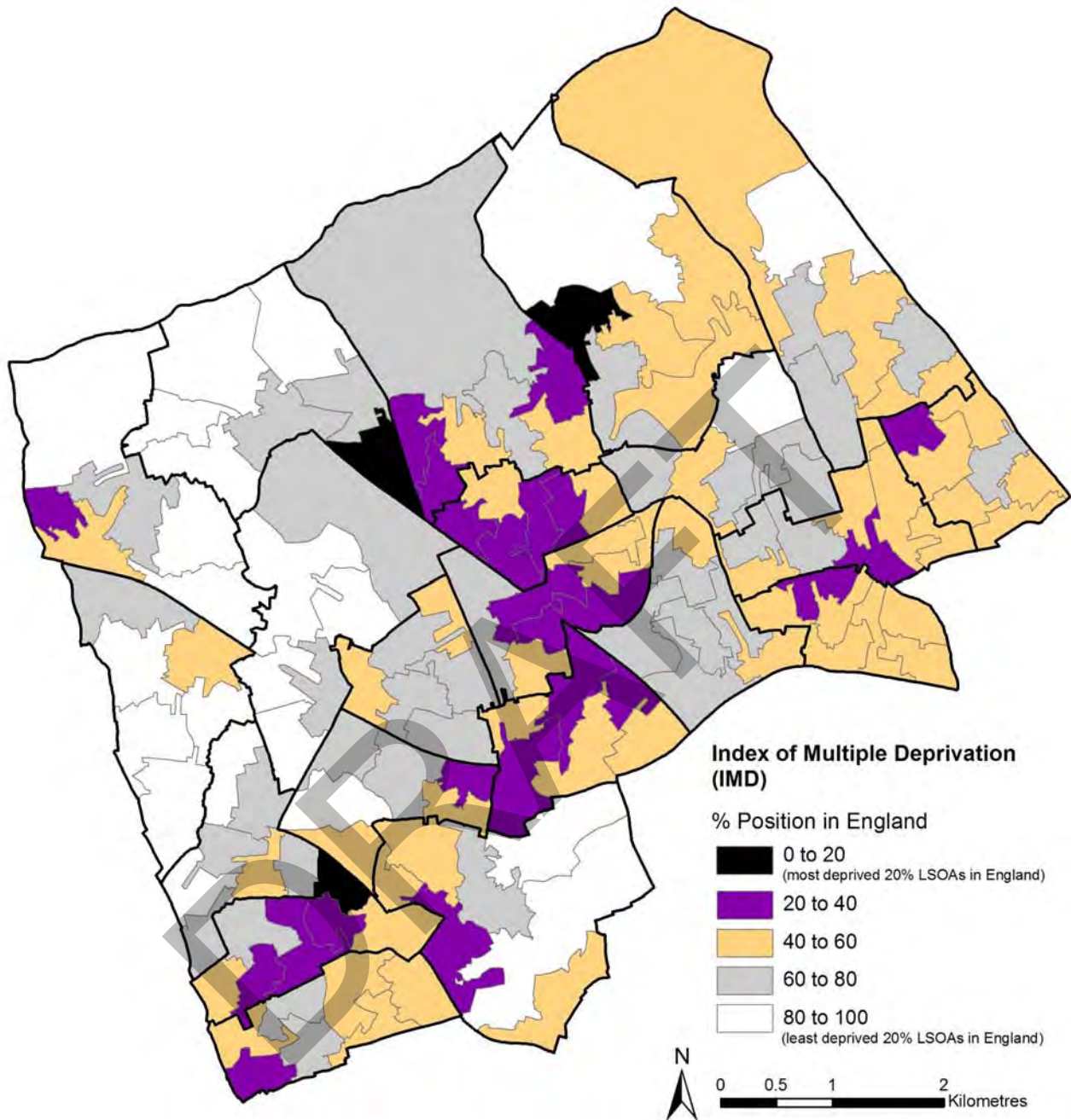
- In 2010, 57.5% of Harrow's residents, who were in employment, were grouped in the top three Standard Occupational Classification (SOC) groups, which includes managers and senior officials, professional occupations and associate professional and technical occupations. Harrow now has a higher proportion of residents in this top SOC grouping compared to London's overall level, at 55.2% and England & Wales at 44.6%. From 2005 to 2008 the level of residents who were managers and senior officials declined in Harrow, increasing slightly in 2009 to 49.9% and again in 2010 to reach this peak of 57.5%. There was a similar upward trend in England & Wales and London in 2010, but not nearly as pronounced as in Harrow.
- 21.5% of Harrow's workers are categorised in the top SOC category - Managers & Senior Officials, higher than the previous peak of 20.9% in 2007, considerably higher than the overall England & Wales level of 16%, and the London level of 17.4%. Six years ago, 14.8% of Harrow's workers were classified as Managers & Senior Officials.
- 13.5% of Harrow's residents, who were in employment in 2010, were self-employed, compared to 17.1% in 2009. This is the lowest level of self-employment in Harrow since 2004. The highest level was in 2007, at 17.9%. In 2010, the levels for London and England & Wales were 16.2% and 13.8% respectively. 17.4% of Harrow's males, in employment, were self-employed in 2010, compared to 8.6% of females.
- In 2010, just over 75% of Harrow's workers (aged 16-64) were in full-time employment, compared to 78% in London and 74.1% in England & Wales. During the preceding six years, the corresponding levels in Harrow have been higher, reaching 80.7% in 2006 and 2007. In Harrow, in 2010, 85.1% of males (aged 16-64) worked full-time, down from a peak of 91.4% in 2007, whilst 62.7% of females (of the same age) worked full-time, from a peak of 70.1% in 2007 and above the low of 59.6% in 2008.

Deprivation

2.0.40 The Government's 2010 Indices of Deprivation are a basket of indicators, including income, employment, health and disability, education skills and training, housing and services, living environment and crime. It also includes the Multiple Deprivation Indicator which is a weighted combination of all of the other domains and indicators contained within the Indices.

2.0.41 Multiple deprivation in Harrow is well below the national average, with Harrow ranking 184th out of 326 districts in England. The 2009 local government restructure means in order for the 2010 Indices to be comparable to 2007 Indices the new data must be re-evaluated along the old boundaries. Under that system Harrow is ranked 203rd out of 354 districts, an improvement on the 2007 Indices, when the borough was ranked in 196th place. This situation is mirrored in the London rankings too, with a ranking of 27th (out of 33), compared to 25th in 2007, where 1st is the most deprived. Multiple deprivation is largely concentrated in the south and centre of the borough (Map 2). The indicators which showed the greatest adverse change were: Income Affecting Older People, Crime and Barriers to Housing & Services. The Health and Disability indicator showed the greatest improvement.

Map 2 2010 Index of Multiple Deprivation



Source: Indices of Deprivation 2010, CLG, Crown Copyright

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2.0.42 Map 2 shows the deprivation level in each of the Lower Super Output Areas (LSOAs).

2.0.43 More information on the Government's 2010 Indices of Deprivation can be found at: <http://www.communities.gov.uk/communities/research/indicesdeprivation/deprivation10/>. Or by downloading the report 'Indices of Deprivation 2010 Harrow Summary' from the Council's website.

DRAFT

Local Development Framework (LDF) Review 3

Annual Monitoring Report 2010-11

DRAFT

3 Local Development Framework (LDF) Review

3.0.1 The Local Development Framework (LDF) is a suite of documents and policies that will identify the social, economic and environmental needs of the borough, both now and in the future, and which will enable and guide sustainable growth and development. The Local Development Scheme (LDS) identifies the individual LDF documents that the council is intending to prepare and the timetable for their preparation and adoption.

The Local Development Scheme

3.0.2 The latest revised LDS (version 4) details the timetable for the production of the LDF documents and was approved by the Greater London Authority (GLA) and Secretary of State in December 2010. It was published in January 2011 and replaces all earlier versions brought into effect in June 2005, November 2006 and November 2007.

3.0.3 The latest LDS is included in **Appendix C** or can be viewed on the council's website at www.harrow.gov.uk/ldf

Delivering the Local Development Scheme

3.0.4 The following table provides an update on the council's performance for the 2010/11 monitoring period. Specifically, it provides a summary of the planning documents and details their progress to date.

Table 7 Summary of LDF documents being produced

Document/LDS Reference	Priority	Summary	Notes
Statement of Community Involvement	A	Sets out the standards to be achieved and the approaches that will be applied consistently to all the Local Development Documents (LDDs) to be prepared by the council, as well as setting the framework for consultation relating to the determination of planning applications	Document Adopted in August 2006
Local Development Scheme	A	Sets out the development plan (Proposed DPDs) and other planning guidance that the Council will produce as part of the LDF	LDS revised in January 2011 to reflect changes in national policy and guidance
RAF Bentley Priory SPD	A	This SPD is a response to development interest in the site and to ensure that clear guidance details the Council's expectations for the site	Adopted in October 2007
Access For All SPD	A	Guidance on access within and into buildings.	Adopted in April 2006
Core Strategy DPD	H	This will set the vision, objectives and spatial strategy for Harrow under the new planning system. The saved policies of the HUDP is sufficiently robust to guide development in the foreseeable future, until is replaced by documents under the LDF	Consultation on two growth options undertaken in June 2008.

Document/LDS Reference	Priority	Summary	Notes
			Core Strategy Preferred Option consultation completed in January 2010. Pre-submission consultation scheduled for April-May 2011
Sustainable Building Design SPD	A	This SPD aims to encourage sustainable measures to be built into all development within the Borough	Adopted in May 2009
Planning Obligations SPD	H	Formalise a policy and a mechanism for agreeing section 106 contributions from developments within the Borough	Scheduled to be prepared and adopted in 2012
Accessible Homes SPD	A	Guidance on Lifetime and Wheelchair Homes Standards	Adopted March 2010
Site Specific Allocations DPD	M	Site-specific proposals in the saved HUDP will be reviewed and new proposal sites will be identified at the same time as the Development Control Policies DPD	Work will commence on these documents later this year with Regulation 25 consultation scheduled for after the Pre-Submission Core Strategy consultation, in line with Government Advice.
Development Management Policies DPD	M	The current policies in the saved HUDP are in general conformity with the London Plan. The need for revised policies will become more urgent when new Government advice and guidelines are published. The Development Management Policies DPD will only be applicable to sites outside of the Intensification Area and will support the delivery of the vision for Harrow set in the Core Strategy and in all other documents contained in the LDF. It will set out criteria against which planning applications will be considered	Refer to LDS for expected timetable
Proposals Map DPD	H	This will accompany the DPDs and illustrate allocations of land for development and policy areas to which a specific policy would be applicable	
Harrow and Wealdstone Area Action Plan (AAP)	M	AAP for an Intensification Area designated for 2,500 homes and 3,000 jobs to 2026. The AAP will set out the policies for managing change and development in this area including design principles and will be based on masterplanning scenarios	
West London Waste Plan DPD	H	Identify the land use needs for waste management (recycling, reuse and disposal) within Harrow and across the West London sub-region involving six local authorities overall. Identify policies to secure appropriate locations for waste management through the Harrow LDF process	Consultation undertaken on draft Issues and Options between February to March 2009.

Document/LDS Reference	Priority	Summary	Notes
			Following consideration of responses, consultation undertaken on the draft Plan (Proposed Sites and Policies) between 9th February to 25th March 2011
Harrow on the Hill Conservation Areas SPD	A	<p>The council intends to focus on the production of one draft SPD at a time:</p> <ul style="list-style-type: none"> • Harrow on the Hill Conservation Areas SPD was adopted in May 2008 • Pinner Conservation Areas SPD was adopted in December 2009 • The subsequent production of Stanmore/Edgware Conservation Areas SPD and the Harrow Weald Conservation Areas SPD are now proceeding. It is anticipated that these SPDs will be quicker to produce as the council and public become more familiar with the process of preparing documents under new legislation. The first consultations are scheduled for 2012 	
Pinner Conservation Areas SPD	A		
Stanmore/Edgware Conservation Areas SPD	H		
Harrow Weald Conservation Areas SPD	H		
Priority Key: A - Adopted, H - High Priority, M - Medium Priority, L - Low Priority			

3.0.5 In addition to the documents mentioned above, the evidence base has been expanded. Work completed, or nearing completion, includes:

- Strategic Housing Land Availability Assessment (GLA) (2009)
- Strategic Housing Market Assessment (West London) (2010)
- Strategic Flood Risk Assessment Stage 1 (SFRA) (2009)
- Transport Study (2010)
- Character Assessment of Harrow's Residential Areas (2011)
- Financial Viability Assessment of Developments (2011)
- Employment Land Study (2006)
- Retail Study Review and Update (2009)
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation Study (2011)
- Local Economic Assessment (2010)

3.0.6 Work continues to be undertaken to ensure that the evidence base is as up to date and complete as possible. It is anticipated that these studies for the evidence base will be completed in late 2011.

Monitoring Unitary Development Plan (UDP) Policy Implementation

4

Annual Monitoring Report 2010-11

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4 Monitoring Unitary Development Plan (UDP) Policy Implementation

4.0.1 This section of the AMR measures the council's performance against the saved policies in the adopted Harrow Unitary Development Plan 2004 (HUDP). The indicators used to measure performance are a combination of CLG (formerly ODPM) Local Development Framework Core Output Indicators (COI) and Harrow Local Indicators (HLI).

Core Output Indicators

4.0.2 The Department for Communities and Local Government (CLG) has withdrawn guidance on local plan monitoring in advance of the Localism Bill. This includes 'Core Output Indicators – Update 2/2008' and as such there is no longer a requirement for councils to report on Core Output Indicators. Rather, it is the responsibility of the planning authority to determine what is included in its monitoring reports.

4.0.3 This AMR retains the Core Output Indicators, Harrow Local Indicators (HLI) and Harrow Unitary Development Plan (HUDP) Indicators which were reported in previous AMR's. These indicators have been developed and revised over time and provide an effective monitoring framework for planning policies in Harrow. Retaining historically monitored indicators also allows for comparison and trend analysis between this and previous monitoring periods.

4.0.4 It is anticipated that the authority's Core Strategy DPD will be adopted during the 2011/12 monitoring year. This will replace the HUDP and will be the central element of Harrow's emerging Local Development Framework. This, in addition to new legislation, will present an opportunity to review the monitoring regime in the near future.

UDP Saved and Deleted Policies

4.0.5 Following direction from the Secretary of State, 56 policies were permanently deleted from the Harrow Unitary Development Plan (HUDP) on 28th September 2007. This was because the policies repeated or were inconsistent with national and/or regional policy.

4.0.6 The table in **Appendix D** identifies the deleted policies and details the London Plan policies which supersede each. Also included in the table are details of other relevant UDP 'saved' policies and London Plan policies. References to **Appendix D** point to how the policies and indicators have been affected by the changes to the HUDP.

4.1 Environmental Protection and Open Space

4.1.1 Within the following section, the Core Output Indicators (COI) and Harrow Local Indicators (HLI) and supporting monitoring information are discussed under these subsections:

- Environmental Protection and Open Space
- Flooding
- Green Belt
- Open Space
- Biodiversity
- Designated Sites (international and national, sites of importance for nature conservation, local and areas of deficiency)
- Trees
- Renewable Energy
- Waste (including household waste, commercial waste and waste recycling)
- Minerals
- Air Quality

Policies and objectives within the HUDP (Part 2, Chapter 3 - Environmental Protection and Open Spaces) that are relevant to this section of the AMR are:

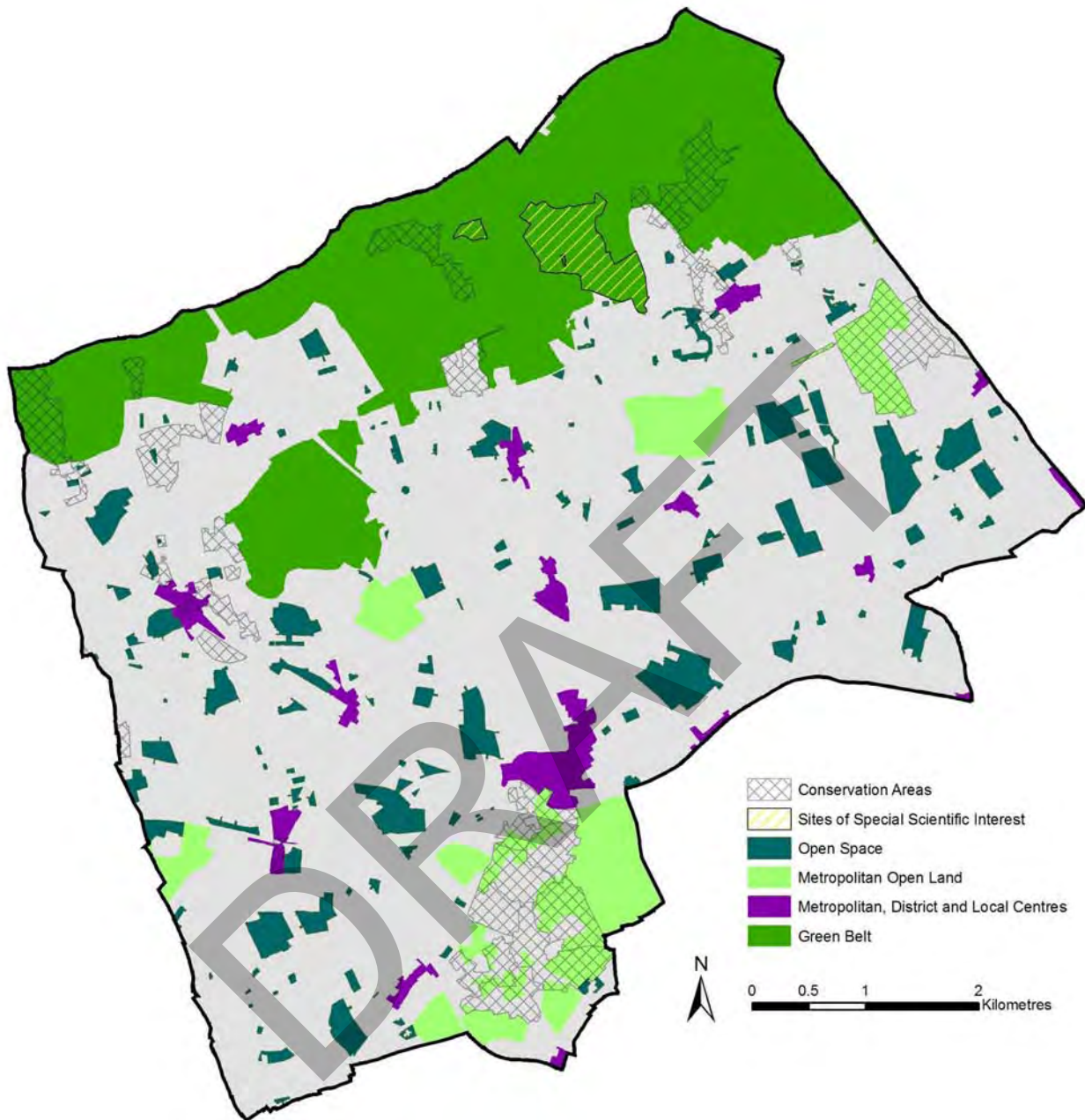
- I. To promote a pattern of development that is energy and resource efficient, reduces reliance on fossil fuels and other non-renewable resources, and maintains or enhances air, land and water quality to a standard that is beneficial to human health and wildlife;
- II. To conserve and enhance biodiversity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

4.1.2 In addition to the above HUDP objectives, through the development of the Local Development Framework, the Core Strategy Sustainability Appraisal includes the following relevant objective:

- To ensure air quality continues to improve through reducing air pollution and address the causes of climate change through reducing emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).

4.1.3 Map 3 shows the extent of the Green Belt, areas of Open Space and Metropolitan Open Land, Conservation Areas, Sites of Special Scientific Interest and the borough's Metropolitan, District and Local Centres.

Map 3 Environment and Open Space



Source: Harrow UDP

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Flooding

COI	Contextual Indicator	HUDP Policy Ref
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	EP11 & S1 - (Policy SEP2 has been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator is to show the number of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere; and (ii) adversely affect water quality.</p>		

4.1.4 In 2010/11, no development was permitted by the council contrary to the advice of the Environment Agency, as was the case in 2008/09 and 2009/10. In accordance with central Government advice, the council seeks to avoid development in areas of high flood risk.

Green Belt


4.1.5 There is no specific COI regarding the Green Belt. The following subsection is therefore an information update.

4.1.6 In total, the Green Belt within Harrow covers nearly 20% of the total area of the borough and is equivalent to 4.77 ha per 1,000 population (Map 3). However, while there is a large area of Green Belt land, and public rights of way across many parts of the Green Belt, much of this land is still not accessible to the public. The most publicly accessible sites within the borough are: Stanmore Country Park, Stanmore Common, Bentley Priory Open Space, Grimsdyke Open Space, Harrow Weald Common, Harrow Weald Wood and Sylvia Avenue Open Space.

4.1.7 The Ministry of Defence (MOD) identified RAF Bentley Priory, which is located within Harrow's Green Belt, as one of six surplus sites within Greater London. In 2008 the council granted planning permission, subject to the completion of a legal agreement, for a change of use of the principal building to a museum/educational facility and the development of 103 dwellings. The legal agreement is now confirmed and work on the site is expected to commence early in the 2011/12 monitoring period.

4.1.8 Following the expiration of the approved outline proposal for the redevelopment of the Royal National Orthopaedic Hospital, a second outline proposal was granted permission by the council in this monitoring period. The development will include the construction of 191 residential units.

Open Space

HLI	Contextual Indicator	Policy Ref
2.1	Loss of open space	EP47
Post HUDP Indicator	Number of parks managed to Green Flag Award Standard	SR1 - (Policy SEP6 & SR1 have been deleted, refer to Appendix D for further information)
<p>Note: Although this is no longer a Core Output Indicator, the Government advises that councils which are signed-up to the scheme should continue to monitor against the standard.</p>		
<p>Target: Maintain or increase the number of Green Flag Awards achieved in the borough</p>		


- 4.1.9** The Green Flag is a national award scheme for parks and gardens based on a number of criteria: a welcoming place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management. In the 2008/09 monitoring period the council and its partners were successful in achieving Green Flag status for three of the borough's parks: Canons Park, Harrow Recreation Ground and Roxeth Recreation Ground. In 2010/11, Pinner Memorial Park (Picture 3) became the fourth of the borough's parks to achieve the Green Flag standard, while the other three parks maintained their Green Flag status.
- 4.1.10** There is a total of 1,334 ha of open space in Harrow (including both land in private as well as public ownership), which is equivalent to 26% of the borough's land area. There are 27 publicly accessible parks, 32 allotment gardens (providing 1,325 plots) and seven cemeteries. Some of this land is also designated Green Belt or Metropolitan Open Land (see Map 3).
- 4.1.11** During the 2010/11 monitoring period, one permission was granted which would result in a loss of open space. The scheme will provide 189 dwellings on the site of Edgware Football Club and would lead to a loss of 0.74 ha of open space. Also in this monitoring period the Bentley Priory scheme was granted approval. This development will create a total of 15.03 ha of open space meaning overall in 2010/11 there was a net increase from approvals of 14.29 ha. There was one completion in the monitoring period which resulted in a loss of open space: a development on garden land in Clamp Hill resulted in a loss of 0.002 ha.
- 4.1.12** There has been minimal change to open space provision in the borough over recent years. In 2009/10 0.525 ha of open space was lost following the approval of two schemes. In addition a total of 2.953 ha of open space was lost when two schemes, one in Kenmore Road and one at the William Ellis Sport ground, were completed. There was no net loss of open space in the borough for the three year period 2004/05 to 2006/07.

Picture 3 Pinner Park

Source: Harrow Council, Economic Development, Research & Enterprise

- 4.1.13** A major restoration project at the historic Canons Park was completed in 2007, following which some additional improvements have been undertaken, including the construction of a new children's playground. An active 'Friends' group, supported by the council, continues to organise regular events aimed at increasing visitor numbers and the general enjoyment of the park.
- 4.1.14** The council has fully restored access to the bridge at Headstone Manor allowing access to the moated manor house. The work was carried out in conjunction with English Heritage and will allow the development of projects, such as an open air theatre using the manor house as a backdrop.
- 4.1.15** In 2011 Ashley Godfrey Associates produced a PPG17 Study for Harrow. The report provides the council with an understanding of the quantity, quality and accessibility of local open spaces available for public use, and recommends standards of provision. It applies these standards to indicate how well current provision meets current demand, and also compares results across different areas of the borough to evaluate the distribution of each type of open space. The report updates a previous PPG17 undertaken in 2005.

Biodiversity

COI	Contextual Indicator	Policy Ref
E2	Change in areas of biodiversity importance	EP28 - (Policy SEP4 has been deleted, refer to Appendix D for further information)
<p>Note: This Core Output Indicator is intended to show losses of or additions to biodiversity habitat including sites of special scientific interest, sites of importance for nature conservation and other local designations.</p>		
<p>Target: No loss of biodiversity habitat within the borough</p>		

4.1.16 During the 2007/08 monitoring period, the council adopted a Biodiversity Action Plan (BAP) for the borough. This identifies in great detail the borough's Sites of Special Scientific Interest (SSSIs), Sites of Nature Conservation Importance (SINCs) (including proposed additional sites) and Local Nature Reserves (LNR) designations; the Action Plan also details nine priority habitats and four priority species for Harrow.

4.1.17 Habitats selected are:

- Bare Ground
- Decaying Timber
- Garden and Allotments
- Grassland
- Heathland
- Parks
- Standing and Running Water
- Wasteland
- Woodlands

4.1.18 Species selected are:

- Bats
- Heath Spotted Orchid
- Reptiles and Amphibians
- Southern Wood Ants

The Plan can be viewed on the council's website: www.harrow.gov.uk

4.1.19 Harrow's Local Area Agreement (LAA) for the period 2008-11 included National Indicator 197 (improved local biodiversity - active management of local sites) and set a target for positive conservation management of 20 sites - this was achieved. In 2008 there were 10 local sites being managed for nature conservation, during the period 2009/10 these were joined by four more sites and a further six sites moved into active management during the 2010/11 period. Therefore of the 30 SINCs in Harrow, 67% are confirmed as being actively managed. Although NI 197 has now been discontinued this has been superseded by Single Data List 160-00 which will

continue to monitor and encourage the performance of local authorities in maintaining positive nature conservation management of local sites - the current aim is to have no net loss. The results of Single Data List 160-00 will be reported in future AMR documents.

Designated Sites

International and National Sites

- 4.1.20** There are no Special Areas of Conservation (SACs) (international sites designated and protected by European law) in Harrow. There are no proposals to designate any sites in Harrow under international legislation. However, there are two Sites of Special Scientific Interest (SSSIs), which are nationally recognised sites and are designated under the Wildlife and Countryside Act 1981. National Nature Reserves (NNRs) sites are also included within this legislation, but there are no NNRs in Harrow.
- 4.1.21** There has been no change in the number or area of nationally designated sites in Harrow between the current and previous monitoring periods. Neither are there any proposals for new nationally designated sites in Harrow.
- 4.1.22** Biodiversity monitoring information in connection with this indicator is provided by Greenspace Information for Greater London (GIGL). The condition of London's SSSIs is assessed by Natural England (NE) and reported by GIGL. The categories are as follows:
- Favourable
 - Unfavourable recovering
 - Unfavourable no change
 - Unfavourable declining
 - Part destroyed
 - Destroyed
- 4.1.23** The two SSSI sites within the borough are:
- a. Bentley Priory Open Space, which covers an area of 56.63 ha and comprises:
 - 9.17 ha unimproved grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
 - 19.55 ha neutral, unimproved grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
 - 17.04 ha broadleaved, semi-natural woodland. This was last surveyed by NE on 23 February 2009 and its condition reported to be favourable.
 - 10.88 ha semi-improved neutral grassland. This was last surveyed by NE on 23 March 2006 and its condition reported to be unfavourable recovering.
 - b. Harrow Weald Common, which covers an area of 3.5 ha:
 - This is a former gravel pit designated for its geological value and was last surveyed by NE on 25 February 2009, with its condition reported as being favourable.

Sites of Importance for Nature Conservation

4.1.24 Sites of Importance for Nature Conservation (SINCs) are broken down into three categories:

- Sites of Metropolitan Importance: these are sites of London-wide importance. In Harrow there are five such sites totalling an area of 284.76 ha.
- Sites of Borough Importance: these are sites of borough-wide importance and are sub-categorised as grade I and grade II sites. There are six grade I sites contained within Harrow and a further four sites adjacent to or straddling the borough boundary. There are 11 grade II sites and a further one straddling the borough boundary. The total area of all of these sites (grade I & II) is 367.47 ha.
- Sites of Local Importance: these are sites of importance to the locality in which they are situated; for example they may be of value to local residents and schools. There are eight such sites contained within Harrow and a further site straddling the borough boundary. The total area of all of these sites is 21.89 ha.

4.1.25 GIGL reports that there has been no significant change in the number or area of SINCs (of all grades) in Harrow between the current and previous monitoring periods. In the borough's Biodiversity Action Plan (BAP) there is a list of 14 proposed additional SINCs.

Locally Designated Areas

4.1.26 These are Local Nature Reserves (LNRs) on land owned, leased or managed by the council and designated under the National Parks and Access to the Countryside Act. There are three LNRs in Harrow:


- Bentley Priory Open Space - 57.18 ha
- Stanmore Common - 48.8 ha
- Stanmore Country Park - 31.29 ha

4.1.27 There has been no change in the number or area of LNRs in Harrow between the current and the previous monitoring periods.

Areas of Deficiency

4.1.28 Areas of deficiency are mapped by GIGL and defined as built up areas more than one kilometre walking distance from an accessible Metropolitan or Borough Site. There is a broad line of deficiency stretching from east to west across the southern and central section of the borough; this equates to 1,230.18 ha or 24.46% of the borough's total area. There has been no change in the area of deficiency between the current and previous monitoring periods.

Trees

HLI	Contextual Indicator	Policy Ref
2.5	Net increase in the number of trees covered by Tree Preservation Orders (HUDP)	D10 & EP30
Target: Increase the net number of trees covered by Tree Preservation Orders in the borough		

4.1.29 In 2010/11, nine new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 187 trees. The council continues to make TPOs on a reactive basis, in response to threat of development or bad tree management. The most significant TPO made during this monitoring period was at Douglas Close, Stanmore, where a group of mature trees with significant public amenity value were threatened by proposals for the development of 53 flats on the Douglas Close site.

4.1.30 The new statutory single application form (known as '1APP') for works to protected trees is now in use (since its inception in October 2008). The 1APP process is advantageous as applicants can apply online via the Planning Portal and are required to rationalise and justify why they wish to carry out tree works; notably, for alleged hazardous trees and subsidence claims. However, the 1APP form has also added to the administrative burden of the TPO application process.

4.1.31 British Standard 5837 (Trees in relation to Construction) continues to be used to good effect with frequent requests for Tree Constraint and Protection plans to support planning applications. A revised version of BS5837 is currently in consultation and is due for release late 2011.

Renewable Energy

COI	Contextual Indicator	Policy Ref
E3	Renewable energy generation	(Policy SEP1 has been deleted, refer to Appendix D for further information)
Note: This Core Output Indicator shows the amount of approved and completed renewable energy generation by installed capacity and type. Installed capacity is the amount of energy generated by the approved or completed developments (in megawatts).		

4.1.32 This indicator specifically excludes developments and installations permitted by a General Development Order. This is of significance to Harrow, as the Town and Country Planning Order 2008 (General Permitted Development Amendment) introduced extensive new permitted development rights for the installation of domestic micro-generation equipment which would apply to the borough's existing residential areas.

4.1.33 In 2008/09, under the council's Heating Harrow Greener scheme, 28 solar hot water systems were installed into owner occupied households. Through the Low Carbon Buildings Programme, there were two installations of PV panels to homes. There have been no new council funded schemes since 2009/10.

4.1.34 Harrow had adopted National indicator 186 as part of its Local Area Agreement for 2008-2011. This Agreement is no longer in force as a result of changes introduced by the coalition government. The borough continues to show a downward trend in its per capita carbon dioxide emissions. NI 186 has been significantly revised since its introduction with the effect that the baseline year data is now significantly different from the original (the revised baseline is now 4.5 tonnes per capita compared to 5.2 tonnes). Performance in 2008 is now reported as 4.3 tonnes per capita, an overall reduction of 5.29% from the revised 2005 baseline.

4.1.35 The council's Sustainable Building Design Supplementary Planning Document (SPD) was adopted in May 2009 and encourages low energy and renewable energy schemes in all new developments.

Waste

COI	Contextual Indicator	Policy Ref
W1	Capacity of new waste management facilities by waste planning authority	(Policy SEP3, EP17 & EP18 have been deleted, refer to Appendix D for further information)

Note: This Core Output Indicator shows the capacity and operational throughput of new waste management facilities, as applicable. New facilities are defined as those which have planning permission and are operable in the reporting year.

COI	Contextual Indicator	Policy Ref
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	EP16 - (Policy SEP3 have been deleted, refer to Appendix D for further information)

Note: This Core Output Indicator shows the amount of waste being generated and how it is being managed by type.

Target: Decrease the total amount of waste arising in the borough



4.1.36 There were no new waste management facilities provided in the borough in 2010/11, as was the case in the previous five AMR monitoring periods.

4.1.37 Table 8 shows a reduction in the amount of waste sent to landfill of 4,588 tonnes and an increase in recycled/composted waste of 1,288 tonnes, compared to 2009/10. The percentage of waste being incinerated decreased by 0.05% to 1.15% in 2010/11.

Table 8 Amount of Municipal Waste Arising by Management Type (tonnes)

	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ Composted	Other	Total Waste
2007/08	75,154	38	0	38,477	0	113,669
2008/09	66,243	45	0	41,809	0	108,097
2009/10	60,754	1,229	0	42,269	0	104,243
2010/11	56,166	1,159	0	43,557	0	100,882

Note: EfW is Energy from Waste, a process where renewable energy is recovered during waste incineration

Source: Harrow Council, Climate Change

4.1.38 Harrow has commissioned the preparation of a West London Waste Plan (WLWP) DPD in collaboration with five other London Boroughs in the region (Brent, Ealing, Hillingdon, Hounslow and Richmond Upon Thames). The WLWP will plan for all waste in the plan area up to 2026 and will identify sufficient sites to deal with this waste.

Household Waste

4.1.39 Since 2004/05 the amount of household waste generated has decreased each year. It is important to keep the trend under review and make every effort to continue to reduce waste in the future (Table 9).

Table 9 Harrow Household Waste - Annual Summary (tonnes/monitoring year)

Monitoring Year	Household Waste (tonnes)
2000/01	88,321
2001/02	90,491
2002/03	95,662
2003/04	98,115
2004/05	105,331
2005/06	102,082
2006/07	102,057
2007/08	98,682
2008/09	95,610
2009/10	91,710
2010/11	88,326

Source: Harrow Council, Climate Change

Commercial Waste


4.1.40 The amount of commercial and non-household waste being handled by the council is now on a firm downward path (Table 10), reflecting the increased costs associated with Landfill Tax and the Landfill Allowance Trading Scheme (LATS).

Table 10 Harrow Commercial Waste - Annual Summary (tonnes/monitoring year)

Waste Distribution	2006/07 Weight (tonnes)	2007/08 Weight (tonnes)	2008/09 Weight (tonnes)	2009/10 Weight (tonnes)	2010/11 Weight (tonnes)
Commercial Waste Collected	10,100	7,800	6,760	6,760	6,760
Commercial Waste Delivered to the Refuse tip by Traders	2,511	1,847	1,244	835	741
Non Household Waste Delivered to the Refuse tip (construction/demolition waste)	5,571	4,525	3,883	4,326	3,695

Source: Harrow Council, Climate Change

Waste Recycling

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Percentage of household waste to be recycled by the end of Monitoring Period	EP16 - (Policy SEP3 & D8 have been deleted, refer to Appendix D for further information)
Target: Increase the percentage of waste being recycled		

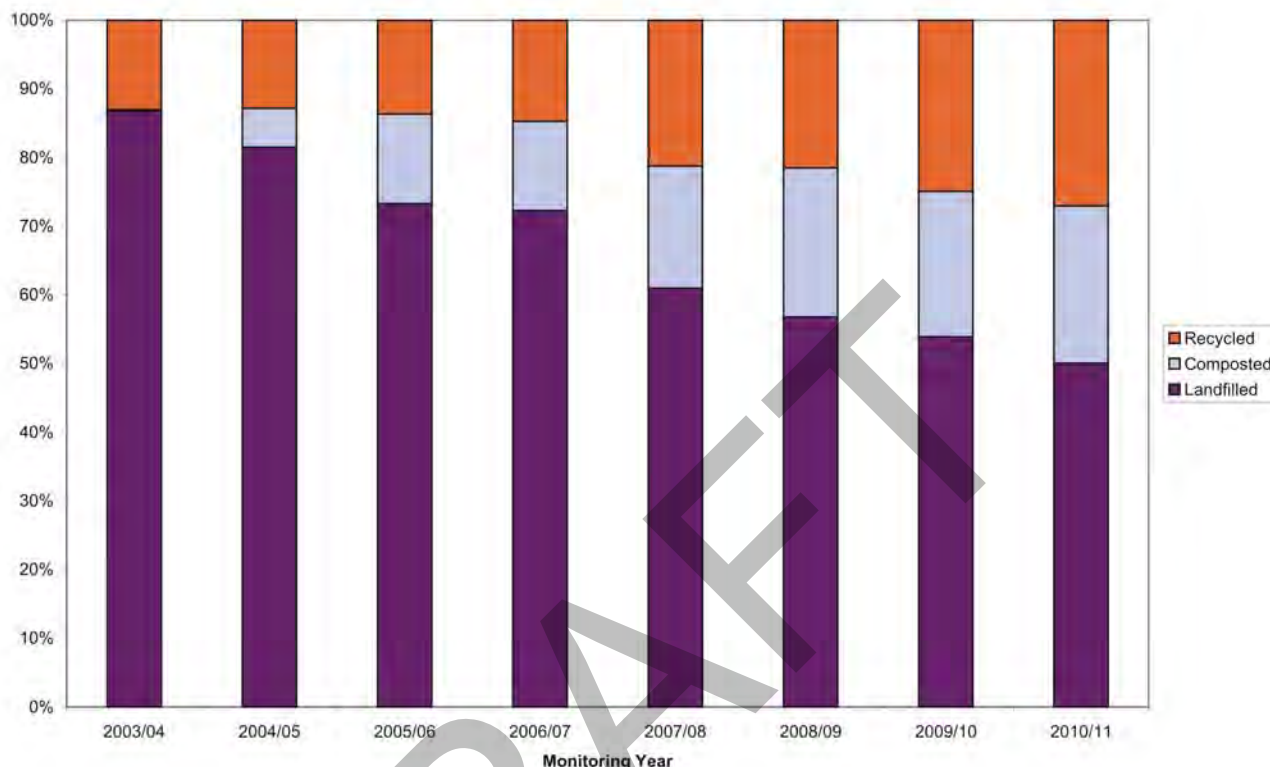
4.1.41 During 2007/08, the council introduced Blue Bins which have led to a significant and sustained change in the amount of waste being recycled and composted. In 2010/11 the council achieved a composting and recycling rate of 50% compared to 46% in the previous year. The remaining 50% continues to go to landfill sites outside the borough (Figure 4).

4.1.42 The Joint Waste Management Strategy has been agreed with the West London Waste Authority (WLWA) and sets a target of 40% of municipal waste to be recycled (including composting) by 2009/10. This year 43% of waste was recycled or composted – thereby exceeding this target.

4.1.43 A number of initiatives, designed to increase recycling in the borough, have been introduced in recent years. In April 2008 recycling became compulsory in schools and the council started to offer recycling to its trade customers. Approximately a third of flats now have recycling facilities and the council plans to increase this to 100% by March 2012.

4.1.44 There have been no new non-landfill waste facilities provided in this monitoring period.

Figure 4 Waste Management in Harrow 2003/04 - 2010/11



Source: Harrow Council, Waste Management Policy Unit

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Percentage of household waste to be recycled by the end of March 2009/10	EP16 - (Policy SEP3 & D8 have been deleted, refer to Appendix D for further information)
Target: Recycle/compost 40% of municipal waste by 2009/10		

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Capacity of new non-landfill facilities for the management of waste	EP16 - (Policy EP17 & SEP3 have been deleted, refer to Appendix D for further information)
Target: Provide new facilities to increase the capacity of dealing with waste		


Minerals

COI	Contextual Indicator	Policy Ref
M1	Production of primary land won aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This Core Output Indicator shows the amount of aggregates extracted directly from the ground within the mineral planning authority's area.		
M2	Production of secondary and recycled aggregates by minerals planning authority	(Policy EP19 has been deleted, refer to Appendix D for further information)
Note: This Core Output Indicator shows the amount of secondary and recycled aggregates being produced; recycled aggregate is construction, demolition and excavation waste re-used as aggregate.		

4.1.45 There are no mineral workings in Harrow and local indicators have therefore not been identified for monitoring. There are no fixed aggregates or concrete processing or aggregate making plants/equipment in the borough. Neither is there any permanent concrete crushing equipment in Harrow. However, the council's Environmental Protection Service inspects all mobile machinery for concrete crushing on sites. Information on tonnage is very difficult to collate, but efforts will be made to ensure that the building industry is actively promoting the use of recycled materials.

4.1.46 In May 2009 the council adopted its Sustainable Building Design SPD which encourages the use of recycled materials, and in particular aggregates, in new developments.

Air Quality

HLI	Contextual Indicator	Policy Ref
7.1	Number of incidents of nitrogen oxide (NO ₂) and particulates (PM ₁₀) exceeding the Government's objective levels by 2005	(Policy EP24 has been deleted, refer to Appendix D for further information)
Note: Adopted from the National Air Quality Strategy		
Target: Meet the Government's objectives as outlined in the National Air Quality Regulation (2000): NO ₂ = 40 µg/m ³ ; PM ₁₀ = 50 µg/m ³		

4.1.47 As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2010 and not the monitoring period 2010/11. Information given here is a summary of a more technical explanation which can be found in **Appendix F**.

- 4.1.48** Table 11 shows the levels of NO₂ recorded at four sites in the borough designed to be representative of public exposure. The table shows that Sites 3, 4 and 5 have met the annual objective (40 µg/m³) every year since 2001 (these sites are all either intermittent or background locations). However, Site 1, the location closest to the roadside, has had a consistently higher reading, and in 2010 the mean level was 0.3 µg/m³ above the target level.
- 4.1.49** The difference between the annual average concentrations for the four sites between 2009 and 2010 are not great, with the largest difference at Site 5 (-1.1 µg/m³), a reduction of 3.82% and the lowest at Site 1 (-0.1 µg/m³), a reduction of 0.25%.

Table 11 Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³) 2001 - 2010

Site	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Site 1	38.0	36.5	43.9	42.2	46.1	40.3	39.4	40.1	40.4	40.3
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6	22.6	20.0	19.0
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4	23.1	23.8	24.0
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0	26.9	28.8	27.7
Average	29.9	29.7	33.1	30.7	33.2	26.7	26.6	28.2	28.3	27.8

Note: The results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEP programme. See Appendix F for details.

Source: Harrow Council, Environmental Protection

- 4.1.50** Table 12 and Table 13 show the level of airborne particulates in the borough over the last ten years. Harrow is below the national average for background measures of airborne particulates and continues to meet the National Air Quality Survey target to reduce the number of days that particulate levels exceed 50 µg/m³.
- 4.1.51** During 2010 there were two exceedences of the 50 µg/m³ for PM₁₀ at Harrow 1 (background continuous monitoring station). The annual mean concentration for Harrow 1 indicates a slight downward trend in background concentration for the borough over recent years (Table 12). There was a small reduction in the annual background concentration of 0.1 µg/m³ between 2009 and 2010 compared to 1.0 µg/m³ the previous year.

Table 12 Annual mean concentrations for PM₁₀ (µg/m³) and number of days above exceedance limit at Harrow 1 continuous monitoring site (background)

LAQN Site	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Days mean >= 50 µg m ⁻³	6	8	16	0	1	5	6	2	0	2
Annual mean µg m ⁻³	21.0	23.0	24.0	19.7	20.0	21.2	19.8	18.2	17.2	17.1

Source: Harrow Council, Environmental Protection

Table 13 Annual mean concentrations for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedence limit at Harrow 2 continuous monitoring site (roadside)

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009	2010
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18	9	6	2
Annual mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0	28.1	25.0	23.1

Source: Harrow Council, Environmental Protection

- 4.1.52** The data for Harrow 2 (roadside continuous monitoring station) shows that there were only two exceedences during 2010, which was considerably lower than the 35 permitted. There were four fewer exceedences during 2010 than in 2009, and the mean annual concentration decreased by $1.9 \mu\text{g m}^{-3}$ over the same period (Table 13).
- 4.1.53** The Department for Environment Farming and Rural Affairs (DEFRA) released provisional statistics for 2009 related to the air quality indicators for sustainable development. This data showed an annual national average urban background particulate (PM_{10}) level of $19 \mu\text{g}/\text{m}^3$, which puts Harrow, with a background level of $17.1 \mu\text{g}/\text{m}^3$ in 2010 below the national average.
- 4.1.54** The last available provisional statistics for PM_{10} gave a roadside particulate mean value of $22 \mu\text{g}/\text{m}^3$ this was very similar to the Harrow roadside annual mean concentration of $23.1 \mu\text{g}/\text{m}^3$ for 2010. The difference between the measured annual mean concentration for Harrow and the DEFRA data shows that there is no significant difference between Harrow roadsides and the national average.

Environmental Protection and Open Space Summary 2010/11

	Summary
Flooding	<ul style="list-style-type: none"> No development has been permitted by the council contrary to the advice of the Environment Agency
Green Belt and Open Space	<ul style="list-style-type: none"> Permission was granted for a large mixed use development on the Bentley Priory site. The scheme will provide an additional 15.43 ha of open space. A permission to build 189 residential units on the site currently occupied by Edgware Football Club will mean a loss of 0.74 ha of open space There was one permission completed in 2010/11 on garden land leading to a loss of 0.002 ha
Biodiversity	<ul style="list-style-type: none"> There has been no change in the areas of biodiversity importance within the borough The Biodiversity Action Plan (BAP) details nine priority habitats and four priority species for Harrow
Trees	<ul style="list-style-type: none"> Nine new Tree Preservation Orders (TPOs) have been made, covering over 187 trees. The most significant TPO made during this monitoring period was at Douglas Close, Stanmore, where a group of mature trees with significant public amenity value were threatened by proposals for redevelopment of 53 flats on the Douglas Close site.
Renewable Energy	<ul style="list-style-type: none"> The Sustainable Building Design SPD encourages renewable energy initiatives in new developments in the borough There were no new developments in renewable energy generation
Waste	<ul style="list-style-type: none"> No new waste management facilities have been provided in the borough There has been continued improvement in the proportion of waste recycled and composted 50% of all Harrow's waste is now recycled or composted, the remainder going to landfill sites outside the borough
Minerals	<ul style="list-style-type: none"> There are no mineral workings in Harrow and there is limited information available in relation to aggregates recycling
Air Quality	<ul style="list-style-type: none"> The general trend of decreased nitrogen dioxide (NO₂) concentrations (since 2003) has continued. The average measurements over all four monitoring sites is lower than during the last monitoring period. Harrow is below the national average for measures of airborne particulates

4.2 Design and the Built Environment

Design and the Built Environment

4.2.1 Harrow's built environment has an enormous variety of features, with famous landmarks and areas of national importance rich in history, contrasting with the more modern commercial buildings in Harrow town centre. Together with the suburban residential areas they create an attractive and high quality environment. The council is committed to maintaining and enhancing this environment and to ensuring that new development is of high quality and sits well within the existing urban fabric.

The HUDP Design and Built Environment objectives are:

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

Design Quality

COI	Contextual Indicator	Policy Ref
H6	Housing Quality - Building for Life Assessments	D4

Note: This Core Output Indicator is to show the level of quality in new housing development measured against a nationally recognised standard.

4.2.2 In previous monitoring periods the council has assessed completed developments of ten or more units against the Building for Life (BfL) criteria. In 2010/11 no assessments were possible as the council no longer retains a trained BfL Assessor. Table 14 outlines the council's performance in 2008/09 and 2009/10.

Table 14 Building for Life Assessments 2008/09 - 2009/10

Building for Life Score	2008/09		2009/10	
	Sites	Units	Sites	Units
16+	0	0	1	66
14-15	1	45	1	80
10-13	5	292	2	177
<10	11	283	2	76
Total	17	620	6	399

Note: less than 10 is 'poor'; 10 to 13 is 'average'; 14 to 15 is 'good'; 16 to 20 is 'very good'

Source: Harrow Council, Design & Conservation

4.2.3 In 2009/10 six housing sites comprising 399 dwellings were given a Building for Life assessment. Of these, one site was deemed to be very good, one was good, two sites were deemed to be average and 2 were deemed to be poor. In terms of dwellings, 66 units were very good (16.5%), 80 units were good (20.1%), 177 units were average (44.4%) and 76 units were poor (19%).


4.2.4 This is an improvement on the 2008/09 scores when no development achieved a very good score, 45.6% of dwellings (11 schemes) were rated as poor and 47.1% were average. In 2009/10, 36.6% are very good or good and just 19% are poor. It is expected that development in Harrow will continue to achieve Building for Life criteria and that the number of schemes rated very good and good will increase in future monitoring years. However, in the short term monitoring of this indicator will not be possible.

Picture 4 Honeypot Lane Development



4.2.5 In 2010 the Honeypot Lane development (Picture 4) was one of ten schemes nationally to win Gold at the Building for Life awards. The awards recognise house builders and housing associations that demonstrate a commitment to high design standards, good place making and sustainable development.

Design Statements

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design statements submitted	D4
Target: All new development applications must include a design statement		

4.2.6 HUDP Policy D4 considers the need for design statements and from 10 August 2006 there has been a statutory requirement to submit a Design & Access Statement with planning applications. The requirement excludes certain types of application, such as householder developments, advertisements, engineering operations (including telecommunications) or changes of use with no external building works but includes applications for Listed Building Consent. However, all other planning applications require this.

4.2.7 The number of valid planning applications accepted by the council which required Design & Access Statements was 415. It is assumed that to be valid each of these applications would have an accompanying Design & Access Statement that meet the requirements of Article 4C of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

Design Guidance and Policy Documents

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of design briefs for key development sites	D4
Post HUDP indicator	The production and status of design guides and design policy documents	D4

4.2.8 Harrow Council has produced and adopted a series of Supplementary Planning Documents (SPDs) over the past six years. SPDs provide guidance on local planning matters and additional detail to policies within Development Plan Documents (DPDs). The following SPDs are currently in effect:

- 2005/06:
Access for All SPD was adopted in March 2006
- 2007/08:
Bentley Priory SPD was adopted in October 2007
- 2008/09:
Harrow on the Hill Conservation Area SPD was adopted in May 2008
- 2009/10:
Sustainable Building Design SPD was adopted in May 2009
Pinner Conservation Area SPD was adopted in December 2009
Accessible Homes SPD was adopted in March 2010
- 2010/11:
Residential Design Guide SPD was adopted in December 2010.

4.2.9 In addition work has commenced on the preparation of the following documents:

- Stanmore/Edgware Conservation Areas SPD
- Harrow Weald Conservation Areas SPD

Specialists' Comments

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications which officers have commented on with regard to urban design issues	D4 - (Policy SD1 has been deleted, refer to Appendix D for further information)

4.2.10 Harrow does not have an Urban Design Officer, therefore Design for London has been providing design advice on planning applications and on pre-application proposals over the last year. In 2009/10 the Design and Conservation Manager commented on 17 planning applications. There was no data available in 2008/09.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of submissions that sought formal advice from the planning department	D4

4.2.11 Developers are encouraged to seek pre-application advice to improve the quality and acceptability of submitted applications. The council has five mechanisms by which developers can obtain formal advice:

- Planning Advice Team (PAT)
- Pre-Application Meeting (PAM) for major developments (10 units and over)
- Pre-Application Meeting for medium scale developments (less than 10 units)
- Householder application advice
- Revised plans and refused applications advice

4.2.12 The PAT normally meet every two to three weeks. The team is made up of officers from a range of disciplines who discuss proposals submitted and provide written feedback. PAMs are one to one meetings between developers and planning officers and are a suitable vehicle for minor and major applications.

4.2.13 Householder advice (extensions/loft conversions) can be obtained either via a face to face meeting with a planning officer or by written response. The council also offers an officer face to face meeting for revised plans for refused applications. All pre-application advice incurs a fee.

4.2.14 National legislation provides the council with the power to charge for discretionary services (limited to the cost of providing the service). This discretionary charging first commenced in November 2006 and continued through 2010/11.

4.2.15 There has been a continual decrease in both the number of proposals considered by the Planning Advice Team and the number of Pre-Application Meetings (Table 15); this may be because of the costs now associated with obtaining advice. The number of face to face meetings with officers has steadily increased since being introduced at the end of 2010.

Table 15 Pre-Application Advice 2007/08 - 2010/11

	Total No. of Proposals				Average No. of Proposals per Month			
	2007/08	2008/09	2009/10	2010/11	2007/08	2008/09	2009/10	2010/11
PAT proposals	122	119	79	78	10	10	7	7
PAM proposals	52	50	40	26	4	4	3	2

Source: Harrow Council, Design & Conservation

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of planning applications on which the Access Officer commented	D4 - (Policy H18 has been deleted, refer to Appendix D for further information)

4.2.16 The council has not had a dedicated Access Officer since 2008 and as a result this indicator has not been fully monitored since 2007/08. In that year the Access Officer commented on 394 applications, at an average of 33 cases per month.

4.2.17 The three SPDs: Accessible Homes, Access for All, and Residential Design Guide provide guidance to planning officers in dealing with relevant planning applications, usually for the assessment of development proposals of a residential nature.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Number of units granted permission that comply with Lifetime Homes Standards	D4 - (Policy H18 has been deleted, refer to Appendix D for further information)

Table 16 Number of Lifetime Homes Approved 2008/09 - 2010/11

Monitoring Year	Lifetime Homes units granted	Wheelchair Accessible units granted	Lifetime Homes as % of all permissions
2008/09	374	111	71.6%
2009/10	1,123	137	84.4%
2010/11	879	87	70.2%

Source: London Development Database

4.2.18 The number of units granted planning permission that comply with Lifetime Homes standards is 879. This means Lifetime Homes accounted for 70% of all permissions granted in 2010/11. This is a fall from the previous period when 84% of units granted were Lifetime Homes standard (Table 16). In the majority of cases where Lifetime Homes standards are not met the development is a residential conversion. In these cases Lifetime Homes cannot be reasonably expected due to the constraints inherent in this type of development.

Conservation Areas

Picture 5 Pinner Conservation Area



Source: Harrow Council, Design & Conservation

HLI	Contextual Indicator	Policy Ref
2.4	Percentage of Conservation Areas in the local authority area with policy guideline statements	D16 - (Policy SD2 has been deleted, refer to Appendix D for further information)
Target: 100% Conservation Areas to be covered by Conservation Area Appraisals		X

4.2.19 The HUDP indicator on Conservation Areas requires 100% of Conservation Areas to be covered by policy statements (now referred to as Conservation Area Appraisals and Management Strategies). The council now relies on local indicators to measure these rather than the former Best Value Performance Indicators (BVPIs).

4.2.20 There are currently 28 Conservation Areas in Harrow of which 25 are covered by Conservation Area Appraisals and Management Strategies. All 25 of these Conservation Area Appraisals are now adopted. A revised draft Conservation Area Appraisal and Management Strategy was written for Kerry Avenue, adding to existing drafts for Old Church Lane and Stanmore Hill. The borough's conservation areas are split into four groups: Pinner; Stanmore/Edgware; Harrow on the Hill; Harrow Weald. Picture 5 shows the Pinner High Street Conservation Area.

4.2.21 96% of the total area covered by Conservation Areas in the Borough now has a Conservation Area Appraisal, while 82% has a Management Strategy.

Design and the Built Environment Summary 2010/11

	Summary
Design Quality	<ul style="list-style-type: none"> In 2010/11 no Building for Life assessments were possible as the council no longer retains a trained Building for Life Assessor The Honeypot Lane Scheme won Gold at the the National Building for Life Awards in recognition of the high standard of design and sustainability of the development
Design & Access Statements	<ul style="list-style-type: none"> It is a statutory requirement to submit a Design & Access Statement with all relevant planning applications and 415 planning applications accepted in 2010/11 required Design & Access Statements
Design Guidance and Policy Documents	<ul style="list-style-type: none"> The Residential Design Guide SPD was adopted in December 2010. Work has commenced on the preparation of a further two SPDs - Stanmore/Edgware Conservation Areas SPD and Harrow Weald Conservation Areas SPD.
Specialists' Comments	<ul style="list-style-type: none"> Design for London has been providing design advice on planning applications and on pre-application proposals over the last year 78 proposals were referred to the Planning Advice Team while 26 proposals were subject to Pre-Application Meetings
Conservation Areas	<ul style="list-style-type: none"> Harrow currently has 25 Conservation Area Appraisals (out of possible 28), all of these are adopted A revised draft Conservation Area Appraisal and Management Strategy was written for Kerry Avenue

4.3 Transport

- 4.3.1** The need to encourage the use of modes of transport other than the car presents Harrow with one of its biggest challenges. Road safety and the prevention of accidents are serious concerns within the community, and can significantly affect quality of life. The transport policies in the HUDP aim to bring about a reduction in road traffic (especially car traffic) and create a genuine choice of travel modes.

The HUDP transport policy objectives are:

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

- 4.3.2** In addition there are two other transport related HUDP objectives:

- To improve integration between land uses and the transport routes that serve them, particularly non-car routes, and reduce the need to travel, and
- To promote more sustainable travel patterns through layout and design, giving greater priority to pedestrians, cyclists and public transport users in appropriate cases.

Transport Initiatives

- 4.3.3** There have been several initiatives taking these objectives forward:

- The Transport Local Implementation Plan (LIP2) has been agreed by Harrow council's Cabinet and the Mayor of London. This includes details of planned programmes up to 2013/14 and objectives and policies for a longer period.
- There has been a significant move in the borough to carrying out work in a holistic manner, so that all schemes now consider the needs of all modes of transport
- The Station Road Project in Harrow Town Centre was completed. This enabled two way working for buses and cyclists along Station Road in the town centre, enabling greater penetration of buses into the town centre and removing the one way bus system (Picture 6).
- Around 79% of bus stops in the borough are now suitable for the more accessible low floor buses, compared to 74% in 2009/10
- New 20 miles per hour (mph) zones were introduced around Earlsmead school and Stag Lane First and Middle schools

Picture 6 Station Road, Harrow



Source: Harrow Council, Transport Planners

- New Local Safety Schemes were introduced along Courtney Avenue and Northolt Road
- Approximately 4.5 km of cycle lanes were upgraded across the borough in 2010/11
- A new dual electric charging point was installed at the Civic Centre car park
- Work continued along the Belmont Trail, a new off-road cycle route in the borough. The work has improved signage and drainage along the route
- Three new Controlled Parking Zones were introduced across the borough enabling improved management of available parking in the borough. These schemes were in Burnt Oak, Pinner Road and West Harrow.
- Work started on designing a new major scheme around Mollison Way, Edgware. Once completed this will offer significant public realm improvements encouraging local social interaction.
- The new £200,000 congestion relief scheme was introduced in Uxbridge Road, Hatch End. This involved implementing loading bays, parking controls, a new 24 hour bus lane and new pedestrian facilities.
- The borough held around 24 travel awareness events promoting sustainable forms of transport and also provided cycle training to 717 children and 234 adults

- Walking maps have been made available for all schools in the borough which provide better information on the local environment
- Work continues on the Jubilee line signalling upgrade, which, when finished will allow capacity to be boosted by 33%
- The first air conditioned tube train went into service on the Metropolitan line in August 2010 – all the Metropolitan line's trains should be upgraded by the end of 2011

Car Ownership Levels

4.3.4 Car ownership levels in Harrow are higher than the national average and are the third highest in London. One third of households in Harrow have two or more cars, which is the second highest level in London (2001 Census).

Travel to Work

4.3.5 A high proportion of Harrow residents travel to work by car. Only 35% of residents used public transport to travel to work compared with 46% in London and 16% in England and Wales (2001 Census).

Road Accidents


HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Accident Rates	-
Target: 40% reduction in all accidents (compared to 1994-98 baseline)		

Table 17 Road Accident Statistics 2002 - 2010

Accidents	2002	2003	2004	2005	2006	2007	2008	2009	2010
Casualties	711	676	708	640	558	496	470	508	547
Total Accidents	560	549	582	504	454	387	372	401	428
Fatalities	4	9	4	3	3	2	0	3	2
Serious Injuries	83	70	79	73	55	53	52	46	36
Slight Injuries	624	597	625	564	500	441	418	459	509

Note: The data presented is the most up to date at the time of this AMR.

Source: Harrow Council, Transport Planners

4.3.6 There was an increase in slight injuries in 2010 while the number of fatalities and serious injuries fell. Overall accident numbers were higher in 2010 than in 2009 (Table 17).

4.3.7 The coalition Government has removed national road safety targets. However, Harrow aims to ensure:

- 42 or less people killed or seriously injured
- 468 total casualties or less
- 40 or less motorcycle casualties

for the three year average for 2012-2014.

4.3.8 The previous Government target was a 40% reduction, from the 1994-98 baseline of those killed or seriously injured, by 2010. In Harrow, this target translated to 73 people killed or seriously injured, a target which was reached in 2006.

Table 18 Casualty Statistics 2002 - 2010

	2002	2003	2004	2005	2006	2007	2008	2009	2010
<u>Pedestrians</u>									
All Casualties	101	118	121	113	102	96	80	100	104
Age: 0-4	3	5	4	6	4	6	1	5	4
Age: 0-15	22	28	23	23	24	25	24	29	27
Age: 16-59	49	62	70	65	50	40	34	49	50
Age: 60+	18	18	19	14	15	17	11	18	13
Unknown	9	5	5	5	9	8	10	4	14
<u>Pedal Cyclists</u>									
All Casualties	33	27	37	35	37	19	24	31	30
Children	9	9	14	8	8	1	7	5	4
Adults	23	17	23	23	24	15	11	5	23
Unknown	1	1	0	4	5	3	6	26	3
<u>Motor Vehicles</u>									
All Casualties	577	531	587	492	419	383	366	377	417
Motor Cycles	76	52	65	58	57	32	48	46	41
Cars	470	444	451	384	324	321	308	312	349
Buses & Coaches	21	30	23	32	22	18	3	8	21
LGV/HGVs	6	4	1	9	15	8	5	6	4
Other	4	1	1	9	1	6	2	5	2

Source: Harrow Council, Transport Planners

Travel Plans

HLI	Contextual Indicator	Policy Ref
3.4	Number of School Travel Plans approved	T6

4.3.9 A School Travel Plan encourages the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment. 96% of schools in Harrow had School Travel Plans as at 31 March 2011 and 78% of these updated their plans during 2010/11. Two of the schools have achieved silver accreditation which means they have attained higher than average standards.

Transport and Development

HLI	Contextual Indicator	Policy Ref
3.3	The amount of medium/large development schemes designed to maximise integration of different modes and with pedestrian, cyclist and public transport user priority over the car	T6

4.3.10 In 2010/11 no major developments involving transport integration were proposed in Harrow. However, it is considered that the large schemes which are anticipated for Harrow Town Centre will be capable of maximising the integration of different modes of transport and may require further improved infrastructure in Harrow on the Hill Station and the Bus Station.

HLI	Contextual Indicator	Policy Ref
1.2	Density of residential development in and around town centres with good public transport accessibility	SH1 & D4

4.3.11 Harrow is well served by public transport and it has been demonstrated that most residents live within 30 minutes walking distance of public transport. Areas around Harrow Metropolitan Centre and the district centres are the most accessible locations (Map 4). No new residential developments were located more than 30 minutes walking distance from public transport in Harrow during the monitoring period, as was the case in the four previous years.


HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Number of completed residential schemes (above ten units) with no car parking provided	-

4 Monitoring Unitary Development Plan (UDP) Policy Implementation

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4.3.12 All large residential developments completed in the monitoring period include car parking provision. In recent years there have been two schemes completed without parking: In 2008/09 there was a development of ten units at Everton Court, Honeypot Lane and in 2006/07 a development of twelve units at Station Road, Harrow.

4.3.13 It is anticipated that the number of residential schemes (in appropriate locations) with no parking spaces will increase in the future as the council works towards achieving more sustainable patterns of development. It should be noted that zero parking schemes can only be a viable option in locations with good public transport access.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of new residential development within 30 minutes public transport time of a: GP, hospital, primary school, secondary school, areas of employment and a major health centre	H13, H14, H15
Note: This is a Harrow Local Indicator which replaces former Core Output Indicator 3b		
Target: All sites of new residential development to be located in areas rated 'Good' under the Public Transport Accessibility Level system		

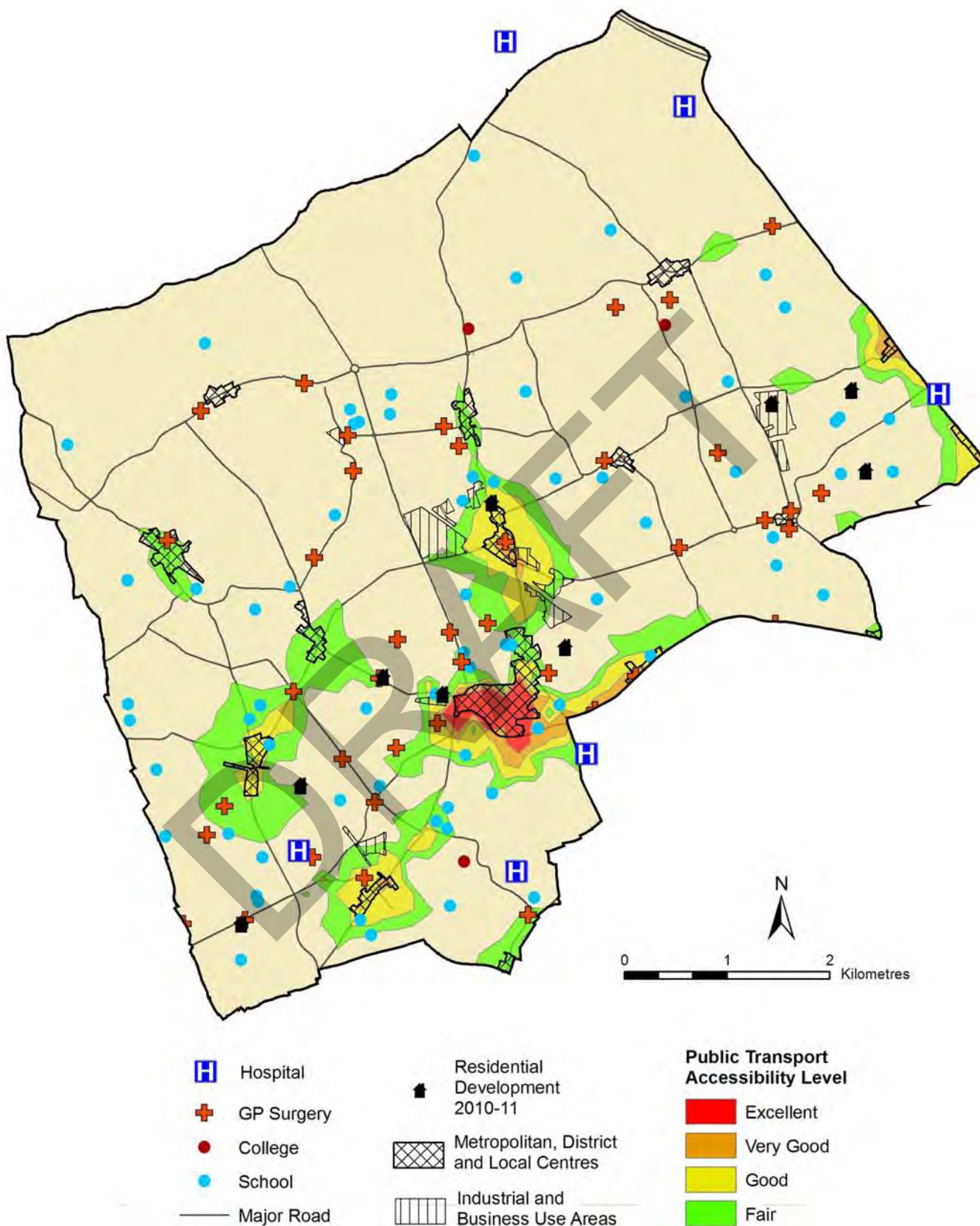
4.3.14 With regard to this indicator, two transport accessibility maps have been generated. They show Transport for London's (TfL) Public Transport Accessibility Level (PTAL) ratings for the borough in relation to the above facilities (Map 4) and public transport routes (Map 5).

4.3.15 Map 4 and Map 5 show those areas TfL rates as having Excellent to Fair access to public transport. Residents outside these areas have more limited access, but as Public Transport Routes and Accessibility shows the borough is served by an extensive network of bus routes and as a result all new residential developments fall within 30 minutes walking distance of public transport.

4.3.16 Of the nine major residential developments completed in 2010/11 only one was in a location with a good PTAL rating. All eight others were in locations with a PTAL rating below fair.

4.3.17 In recent years the borough has struggled to provide development in good PTAL areas. This is due to a lack of potential sites within these areas forcing development to occur with lower PTAL ratings. However, as outlined above the borough is served by an excellent bus network and all residential areas are less than 30 minutes (by public transport) from primary services. The council continues to pursue development in the most accessible areas as part of its commitment to the principals of sustainable development.

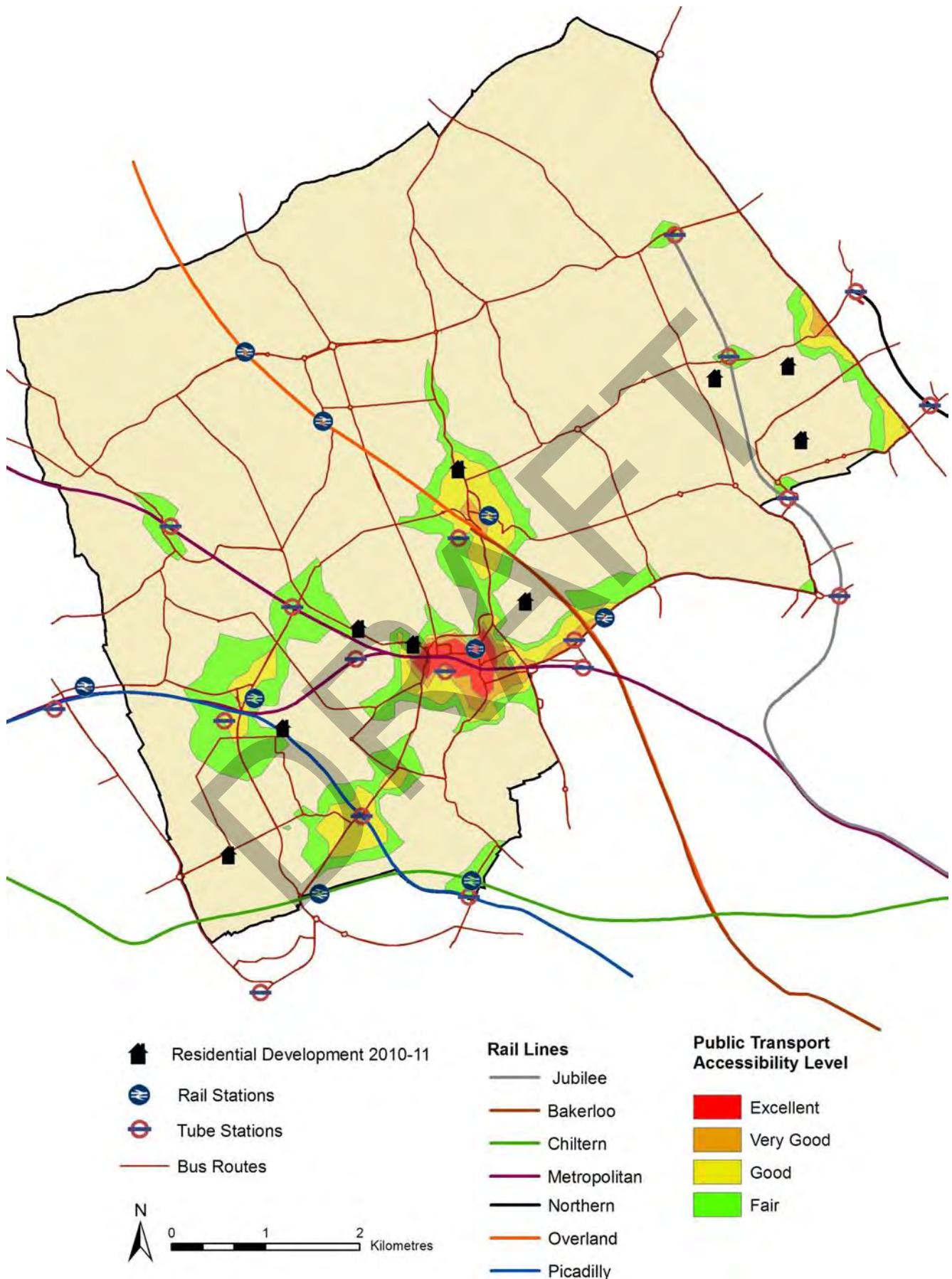
Map 4 Public Transport Accessibility 2010/11



Source: Housing Monitoring Database, Harrow Council & Public Transport Accessibility Levels, Transport for London (TfL)


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Map 5 Public Transport Routes and Accessibility



Source: Housing Monitoring Database, Harrow Council & PTAL Transport for London (TfL). © Crown copyright. All rights reserved 100019206, 2011

Car Parking & Cycle Spaces

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Car parking facilities and provision of cycle parking	T7
Target: Facilities should be in line with the standards set out in Schedule 5 (Car Parking Standards) of the HUDP.		

4.3.18 The number of public car parking facilities has remained unchanged since 2004/05. These are to be found mainly around the town centres. Although there is a proposal to change the way that the council's own parking facilities are managed to promote central Government's agenda to reduce vehicle trips, it is unlikely that any of the existing parking facilities will be adversely affected. Most of the parking facilities within the Harrow Metropolitan Centre are of strategic importance, as they are necessary for the vitality and viability of the town centre.

4.3.19 Gayton Road car park has not been sold for redevelopment as anticipated and continues to operate as before. Greenhill Road car park has been sold, but there is no indication as to when the new owner intends to implement a scheme. The principle of residential development has been agreed on both sites.

4.3.20 There were 38 additional cycle racks installed across the borough in 2010/11. These were mainly installed in shopping locations, stations and other places where demand was identified.

Transport Summary 2010/11

	Summary
Transport Initiatives	<ul style="list-style-type: none"> Improvements have been made to the safety of Harrow through the provision of additional local safety schemes and 20 mph zones The need to continue to improve the attractiveness and reliability of public transport, cycling and walking will ensure that sustainable transport choices are seen as a real alternative to car use
Car Ownership and Travel to Work	<ul style="list-style-type: none"> The council continues to seek the provision of travel plans as a means of promoting sustainable development and encouraging other modes of transport but this has had little impact on car ownership levels. However the extension of controlled parking zones within the borough continues to help to reduce the impact of additional car ownership within residential areas and also improves the local air quality.
Road Accidents	<ul style="list-style-type: none"> Although the number of total accidents has increased since 2008, the number of killed and seriously injured continued to fall and Harrow remains the safest borough when considering total casualties
Transport and Development	<ul style="list-style-type: none"> The majority of new residential development was built within areas with a Public Transport Accessibility Level (PTAL) rating below fair

4.4 Housing

4.4.1 Housing constitutes the largest single component of the borough's built environment (about 50%). There are around 87,052 dwellings in Harrow, almost two-thirds of which were constructed during the inter-war period. The majority of the existing housing stock consists of owner-occupied, three-bedroom, two storey, semi-detached houses. In recent years one and two bedroom flats have accounted for the bulk of new residential development. High house prices in Harrow mean that much of the existing stock is unaffordable for families on low incomes, hence the need for more affordable housing units, especially three and four bedroom houses. The requirement for good quality housing that meets the needs of Harrow's residents is one of the most important issues facing the council.

4.4.2 This section addresses both Government and local indicators relating to housing, specifically the provision of new dwellings and future housing provision.

Housing Context

- 75% of Harrow's housing stock was owner occupied in 2001, ranking Harrow fifth in London and the highest in West London
- 11.7% of Harrow's households lived in social housing in 2010/11
- 5.3% of the council's own housing stock failed to meet Harrow's Decent Homes Standard as at 31 March 2011, this is a massive improvement on the figure of 31% recorded for March 2010
- Harrow has the second lowest level of social housing in London
- Of the 87,052 dwellings in Harrow, 6% are council properties and 6% are owned by housing associations (Housing Strategy Statistical Appendix, Tenant Services Association)
- 88% of Harrow's dwellings are within the private sector

The HUDP Housing objectives are:

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


Table 19 Housing Tenure: Key Facts

Tenure	2008/09		2009/10		2010/11	
	Number	%	Number	%	Number	%
Local Authority	5,089	6.0	5,093	5.9	4,991	5.7
RSL	3,657*	4.3	3,851*	4.5	5,058	5.8
Other Public Sector	175	0.2	175	0.2	175	0.2
Private Sector	76,469	89.5	76,836	89.4	76,828	88.3
Total	85,390	-	85,955	-	87,052	-

*Regulatory and Statistical Returns Survey 2008

Source: Harrow Council, Housing, HSSA returns 2010/11 & Tenant Services Authority

4.4.3 Table 19 shows housing tenure between 2008/09 and 2010/11. There has been an increase of 1.2% in the total stock between the last AMR monitoring period. The 2011 Census will provide a re-based account of total stock in the borough as well as a breakdown of tenure types when preliminary data is released in Summer 2012.

COI	Contextual Indicator	Policy Ref
H2(a) H2(b)	Net additional dwellings - in previous years Net additional dwellings - for the reporting year	H3
Note: This is a revised Core Output Indicator which replaces former Indicator 2a (i) & (ii) from the 2006/07 AMR monitoring period. H2(a) is to show recent levels of housing delivery. H2(b) is to show levels of housing delivery for the reporting year.		
Target: London Plan target of 360 additional dwellings per year		

4.4.4 In 2010/11 the number of net additional dwellings completed was 436 units. This is a 4.6% decrease on the 2009/10 completion rate of 460 units (Table 20, Figure 5 & Figure 6) but still exceeds the current London Plan target of 360 self-contained units per year to 2016/17 (based on the *Alterations to the London Plan*, approved December 2006).

4.4.5 Over the past five years (since 1st April 2006), Harrow has delivered 2,658 net additional units in conventional supply, exceeding targets by 858 units.

4.4.6 From 2007/08 to 2016/17 Harrow's housing provision targets for non self-contained accommodation is 15 bed spaces per year. In 2010/11 the conversion of 3 houses to care homes resulted in a gain of 12 bed spaces. However, the change of use of a care home back to residential use has resulted in a loss of 10 bed spaces. There is therefore a net gain of two bed spaces in the monitoring year (Table 27).

4.4.7 A property is classified as being long-term vacant when it has been empty for over six months. Harrow's target for reducing long term vacant stock is 24 units per year. (Long term vacant properties returned to use in Table 27). In 2010/11 ten long-term vacant properties in the private sector were returned to use.

Table 20 Residential Completions 2006/07 - 2010/11

	2006/07	2007/08	2008/09	2009/10	2010/11
New Build					
Total no. of existing units	92	19	62	108	103
Total no. of completed units (gross)	542	286	696	490	467
Net no. of completions	450	267	634	382	364
No. of sites	61	40	50	42	31
Conversions/Change of Use					
Total no. of existing units	91	91	75	49	40
Total no. of completed units (gross)	261	197	207	127	110
Net no. of completions	170	106	132	78	70
No. of sites	99	88	81	56	45
Total					
Total no. of existing units	183	110	137	157	143
Total no. of completed units (gross)	803	483	903	617	577
Net no. of completions	620	373	766	460	434
No. of sites	160	120	131	98	76

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.8 In 2010/11 100% of new residential units were built on brownfield sites. In the previous monitoring period there was one development on greenfield land: a 13-unit development on former council allotments. In spite of this, the general pattern of development over recent years does reflect the principles of sustainable development and the council's commitment to ensuring a more efficient use of land, as stated in the HUDP.


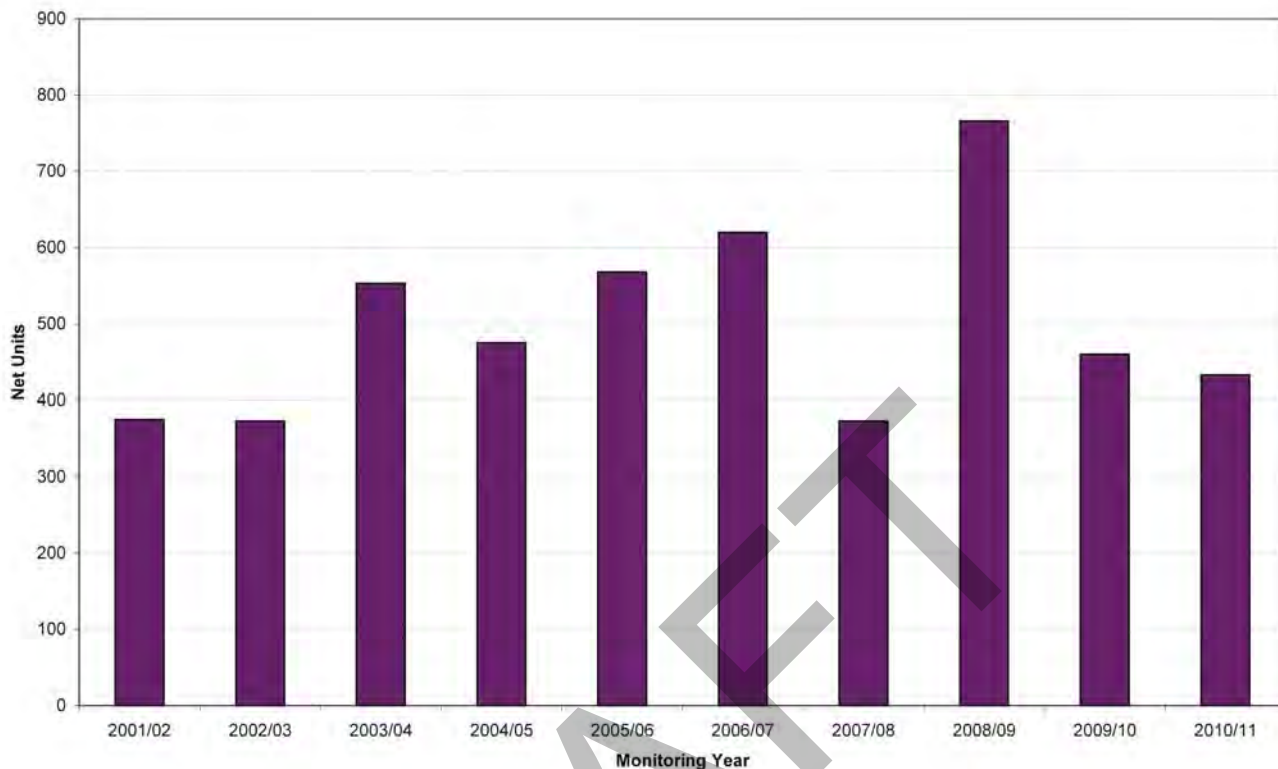
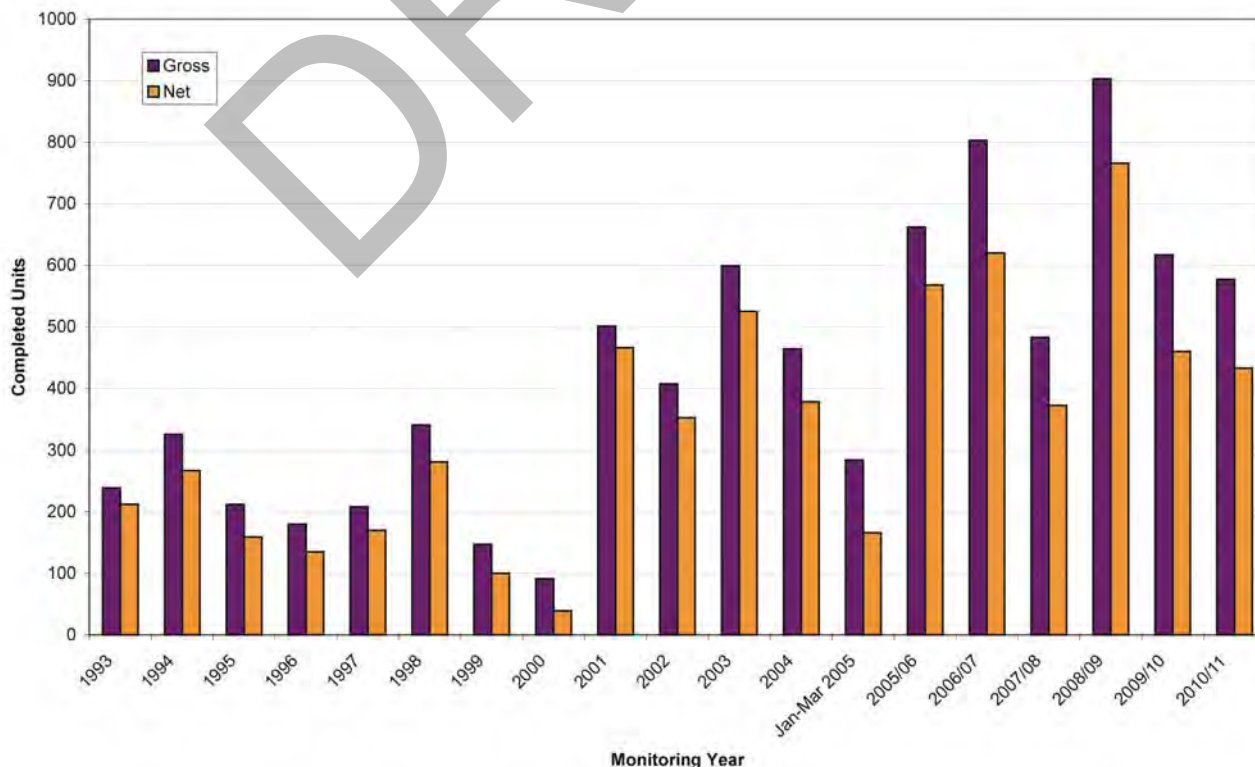
COI	Contextual Indicator	Policy Ref
H3	New and converted dwellings - on previously developed land	(Policy SH1 has been deleted, refer to Appendix D)
Target: 100% of new development on Previously Developed Land		

Figure 5 Net Additional Dwellings 2001/02 - 2010/11



Source: London Development Database/Housing Monitoring Database, Harrow Council

Figure 6 Residential Completions 1993 - 2009/11



Source: London Development Database/Housing Monitoring Database, Harrow Council

Residential Permissions

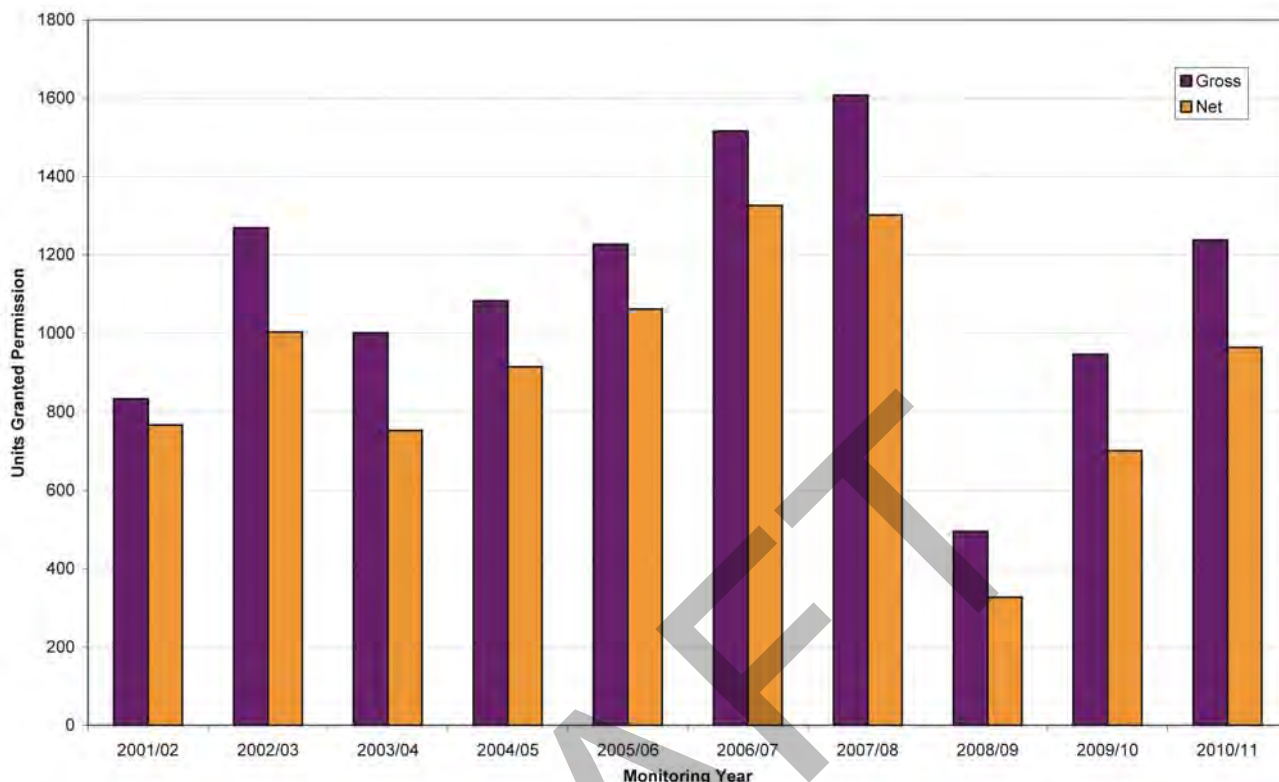
- 4.4.9** Planning permissions granted for residential development are a useful indicator of the capacity of the borough to meet its housing targets in the future. Data on residential permissions feed directly into both the Housing Trajectory and the Five-Year Supply and enable the borough to demonstrate the likely supply of housing sites in the short term. This is the foundation upon which housing projections are based.
- 4.4.10** In addition, residential permissions can give valuable insight into the housing market and wider economy within Harrow. Particularly during times of economic downturn, data on permissions can be a useful indication of how the market in Harrow is reacting and what any future effects of current trends may be. A significant and extended fall in permissions could result in a slow recovery as the housing market struggles to rebuild. However, should permissions remain relatively stable during a period of downturn the industry will have the necessary reserves to take advantage when the wider economy begins to recover.
- 4.4.11** Table 21 and Figure 7 show that the number of units granted increased every year from 2003/04 to 2007/08. In 2008/09 the number of permissions fell sharply, most likely as a response to wider economic and housing market concerns. Since then permissions have been recovering, reaching similar levels to 2005/06 in this monitoring period and have recovered to a level above the ten-year average of 912 net units. Future AMRs will monitor how many of these schemes are completed and how many lapse.

Table 21 Residential Units Granted Planning Permission

Monitoring Year	Gross Units Granted Permission	Net Units Granted Permission
2001/02	832	767
2002/03	1,269	1,003
2003/04	1,001	753
2004/05	1,083	914
2005/06	1,227	1,062
2006/07	1,516	1,326
2007/08	1,608	1,302
2008/09	495	327
2009/10	946	701
2010/11	1,238	964
Average	1,122	912

Source: London Development Database/Housing Monitoring Database, Harrow Council

Figure 7 Residential Units Granted Permission



Source: London Development Database/Housing Monitoring Database, Harrow Council

Note: When details of a scheme change significantly a new planning permission may be needed. In this case the original permission is superseded by the new permission. To avoid double counting the data in Table 21 and Figure 7 do not include schemes which are superseded within the year that the original permission is granted. Schemes superseded in subsequent years are included.

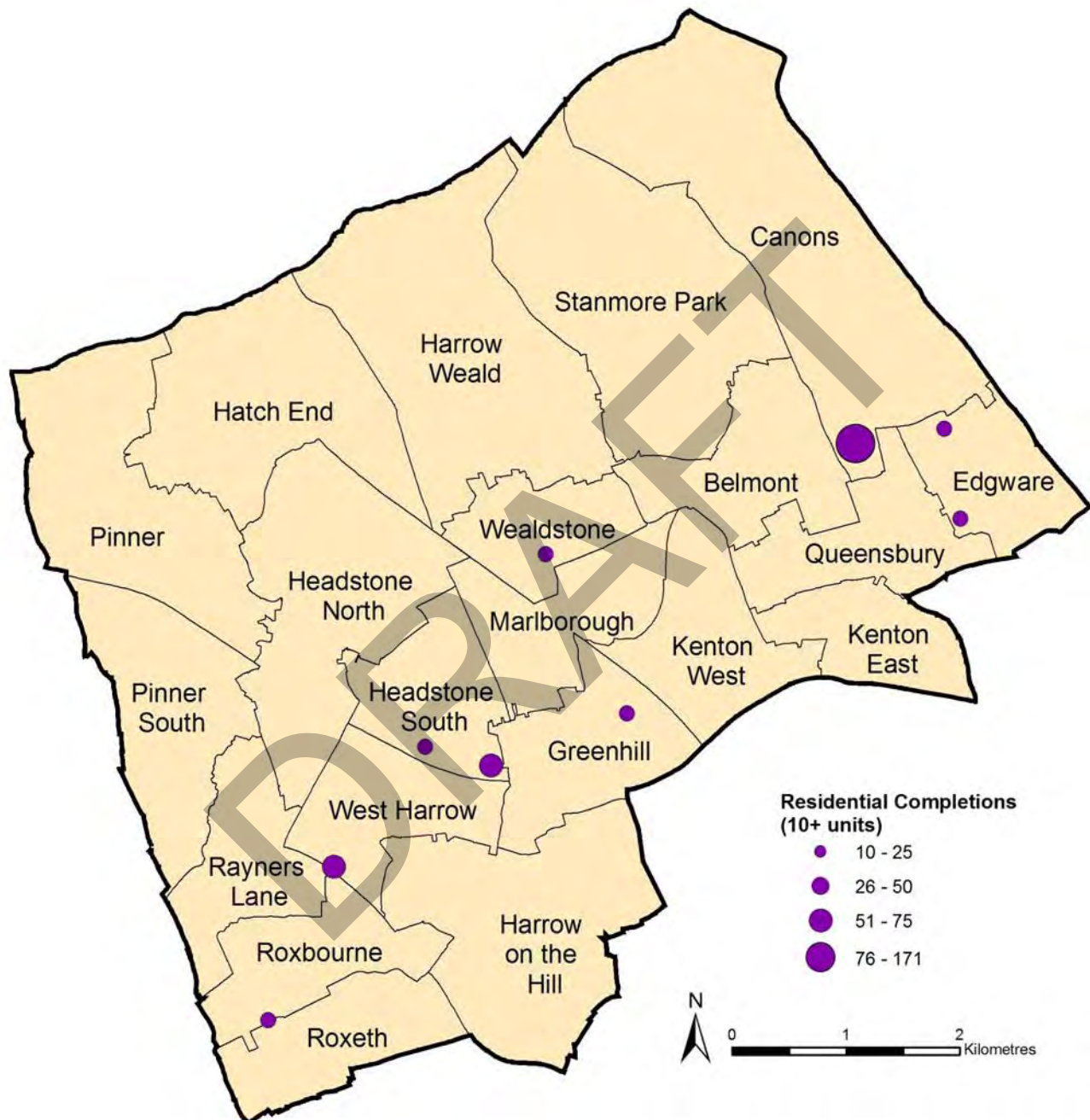
Residential Density

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Percentage of new dwellings completed at: i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare	(Policy H4 has been deleted, refer to Appendix D for more information)
Note: This is a Harrow Local Indicator, which replaces former Core Output Indicator 2C		
Target: Achieve an average density of 150 HRPD		✔

4.4.12 Map 6 shows the location of all the major developments with 10 or more units completed in 2010/11. (Table 24, Table 23 and Figure 8) show average density on residential developments for the nine largest schemes completed in 2010/11. In 2010/11 the average density of completions in new residential developments (10 or

more units) was 404 habitable rooms per hectare (HRPH). This is a 34% decrease from 2009/10 but is more than the minimum set out in HUDP Policy H4 (150 HRP), and higher than the average of 359 HRP achieved between 2001/02 and 2009/10.

Map 6 Residential Developments Completed (10+ units) in 2010/11



Source: London Development Database/Housing Monitoring Database, Harrow Council

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4.4.13 Picture 7 shows part of the Pinner Road development where 34 units were completed at a density of 1,087 HRP in the monitoring year. This is over seven times the required density of 150 HRP specified in the Harrow UDP.

Picture 7 High Density Development on Pinner Road

4.4.14 In 2010/11, all sites with ten or more units were completed at a density of more than 50 dwellings per hectare (DPH), compared with 96% in 2009/10 (Table 22). In recent years there has been a trend towards building at increased density. This is consistent with the council's commitment, through housing objectives, to raise average densities. The average density for large developments was 140 DPH in 2010/11.

Table 22 Density of New Residential Developments

	2007/08	2008/09	2009/10	2010/11
Less than 30 dwellings per hectare	6%	2%	3%	0%
Between 30-50 dwellings per hectare	24%	8%	3%	0%
Above 50 dwellings per hectare	70%	90%	96%	100%

Source: London Development Database/Housing Monitoring Database, Harrow Council

4.4.15 Over the last ten years, the borough has had an average residential density of 364 HRPD. Although there has been some fluctuation, there has been a general trend over this ten year period towards increasing density in new residential developments. The exceptions to this trend (2004/05, 2007/08 and 2010/11) all followed years with large increases in density. The average density in 2009/10 was 613 HRPD, the

highest on record. The density in 2010/11, while lower than the last monitoring period, is still the fourth highest density over the last ten years and was achieved during a period of recession and housing market decline.

Table 23 Average Density of Residential Developments (10+ units) 2001/02 - 2010/11

Monitoring Year	Average Density (HRPH)
2001/02	251
2002/03	260
2003/04	434
2004/05	254
2005/06	297
2006/07	380
2007/08	299
2008/09	444
2009/10	613
2010/11	404

Source: London Development Database/Housing Monitoring Database, Harrow Council

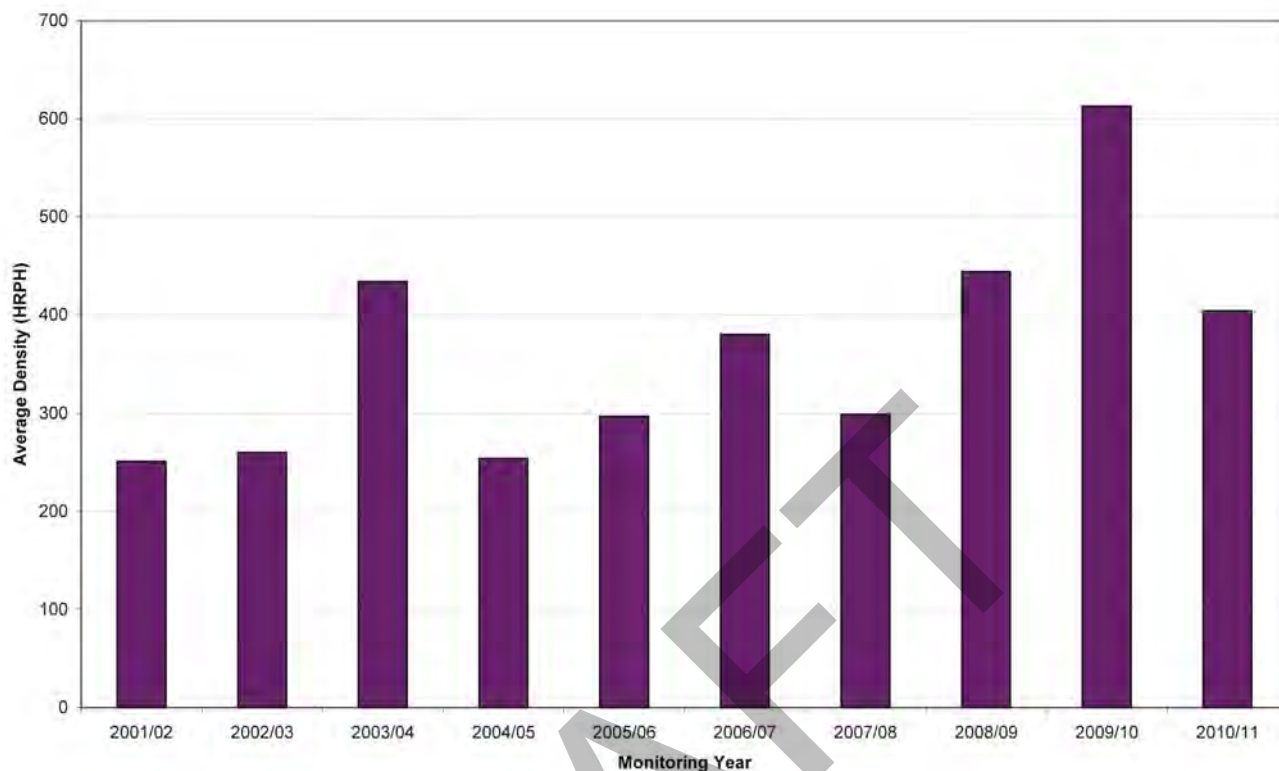
Table 24 Completed Residential Developments (10+ units) showing Density Rate 2010/11

Development Site	Gross Number of Units	Site Area (ha)	Density (HRPH)
Pinner Road, 29-33	34	0.10	1,087
Buckingham Road, Chandos Parade	10	0.08	253
High Street, 152-154, Wealdstone	14	0.10	373
Walton Avenue, 2	14	0.11	327
Tenby Road, Former Clinic/Scout Hut	10	0.19	265
Pinner Road, 186-194	14	0.09	404
Richards Close (Challiner Court/Fern Court/Price Court/Hines Court)	76	0.63	290
Honeypot Lane, Government Buildings*	171	6.09	442
Strongbridge Close*	34	2.88	195

*Part completion in 2010/11 monitoring year

Source: London Development Database/Housing Monitoring Database, Harrow Council

Figure 8 Average Residential Density 2001/02 - 2010/11



Source: London Development Database/Housing Monitoring Database, Harrow Council

Transport Accessibility

HLI	Contextual Indicator	Policy Ref
1.2	Increase in the average density of new residential development in areas of good public transport accessibility by at least 10% above the average residential density achieved in the five year period 1999-2003	(Policy H4 has been deleted, refer to Appendix D for further information)
Note: Comparisons with the last five years have been made		
Target: Density in major developments at least 10% higher than 1999-2003 baseline (i.e. density over 256 HRPH)		

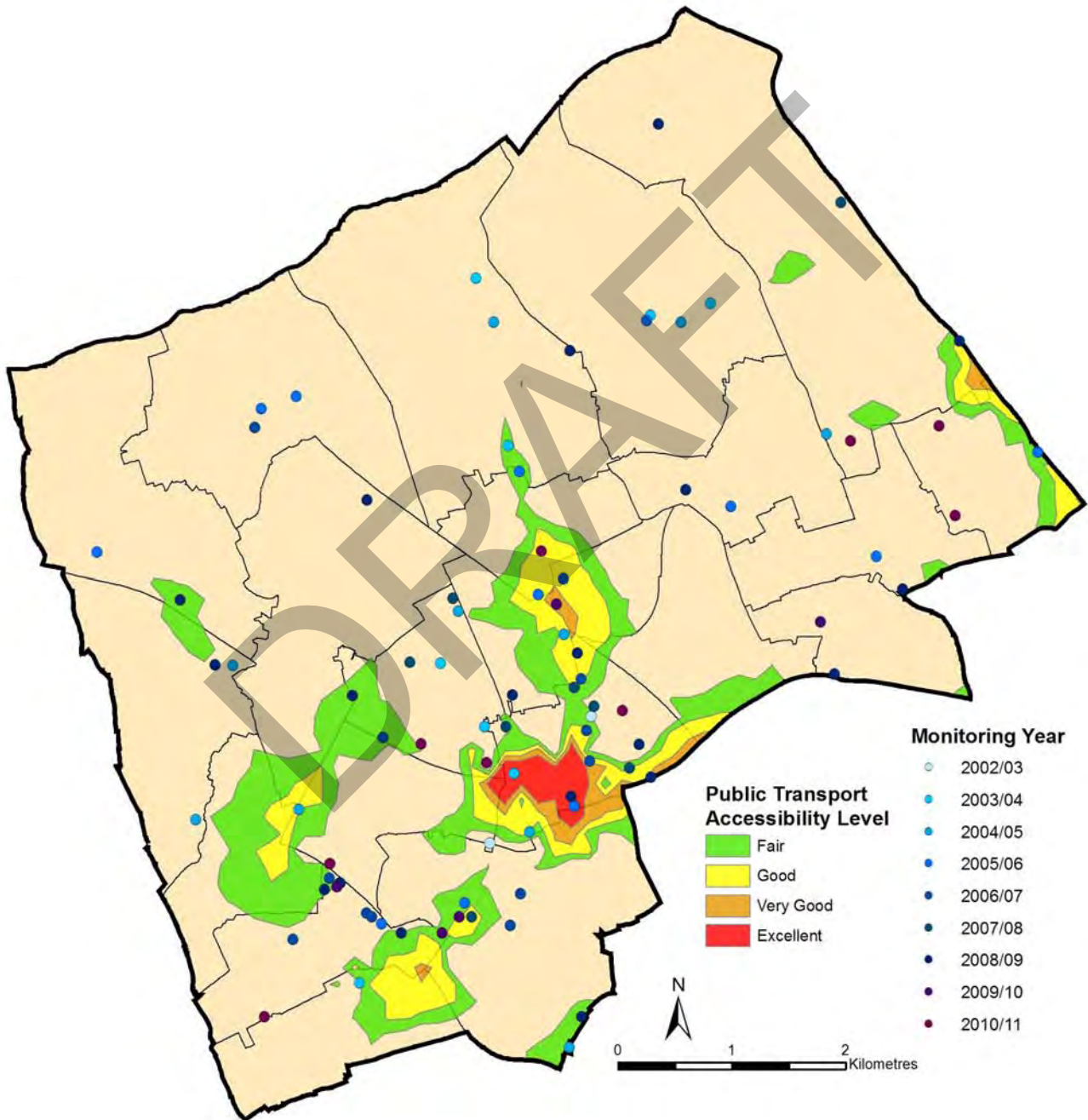
4.4.16 In Map 7 new residential developments (10 or more units) over the last nine years have been plotted against the Transport for London (TfL) Public Transport Accessibility Levels (PTALs).

4.4.17 In previous years the majority of large scale development has occurred in areas of fair to very good PTAL rating. However, as these sites have been completed the availability of large sites in areas of high PTAL rating has diminished and development at locations away from transport hubs has been necessary. In 2009/10 the average density of major developments within areas of very good and good public PTAL was 1046 HRPH, significantly more than the overall average density of 613 HRPH. In

2010/11 the only development completed within an area of good PTAL was in High Street, Wealdstone. This development has a density of 373 HRPH, lower than the borough average of 404 HRPH.

4.4.18 Of the nine major residential developments completed in 2010/11, one was in a location with a good PTAL rating while the remaining eight were in locations with a PTAL rating below fair.

Map 7 New Residential Developments (10+ units) & Transport Accessibility



Sources: London Development Database/Housing Monitoring Database, Harrow Council, Planning & Public Transport Accessibility Levels, Transport for London (TfL)

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Table 25 Average density of new residential developments (10+ units) in areas with 'good public transport links'

Monitoring Year	Average Density (HRPH)
2002/03	326
2003/04	585
2004/05	319
2005/06	295
2006/07	476
2007/08	336
2008/09	443
2009/10	104
2010/11	373

Source: Local Development Database/ Housing Monitoring Database, Harrow Council

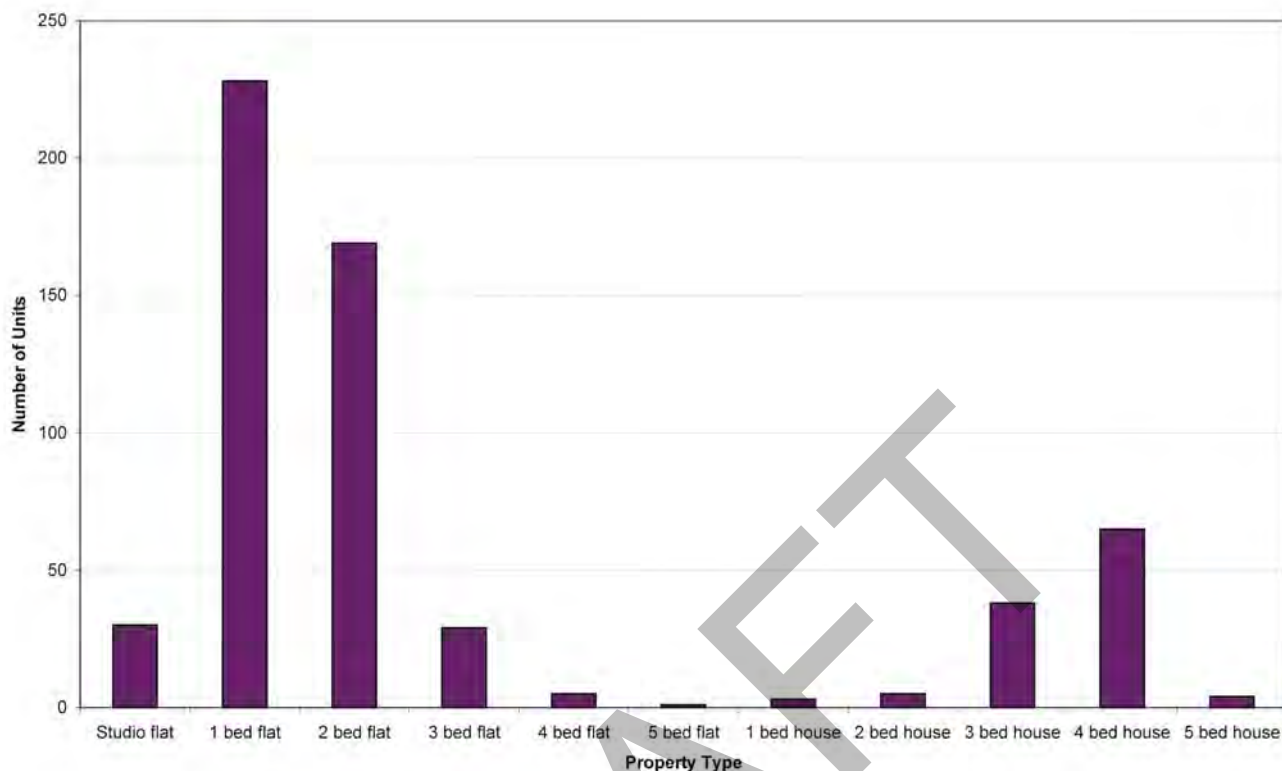
4.4.19 Table 26 separates all completions by houses and flats and their number of bedrooms. The number of units are shown along with a percentage in relation to gross completions of both houses and flats. It shows a larger proportion of flats completing in 2010/11, continuing a trend established in recent monitoring years. 80% of all new completions were flats, down from 83% last year. The majority of these flats comprised one- and two-bedroom units (86% of all flats). The majority of the houses completed had four bedrooms, a change from 2009/10 when most houses had three bedrooms; 41 four-bedroom houses were completed as part of Phase 2 of the Honeypot Lane development (all affordable housing units).

Table 26 Bedroom breakdown of all completions (conversions, changes of use and new builds), 2010/11

	Flats		Houses	
	units	%	units	%
Studios	30	6.5	0	0
1 bedroom	228	49.4	3	2.6
2 bedrooms	169	36.6	5	4.3
3 bedrooms	29	6.3	38	33.0
4 bedrooms	5	1.1	65	56.5
5 bedrooms	1	0.2	4	3.5
6+ bedrooms	0	0	0	0
Totals	462	-	115	-

Source: Local Development Database/ Housing Monitoring Database, Harrow Council

Figure 9 2010/11 Gross Completions by Bedrooms



Housing Trajectory

COI	Contextual Indicator	Policy Ref
H1	Plan period and housing targets	(Policy SH1 has been deleted, refer to Appendix D for further information)
H2(c)	Net additional dwellings - in future years	(Policy SH1 has been deleted, refer to Appendix D for further information)
H2(d)	Managed delivery target	(Policy SH1 has been deleted, refer to Appendix D for further information)

Note: H1 and H2(c) & (d) are revised Core Output Indicators which replace former Indicator 2a from the 2006/07 AMR monitoring period. These indicators show: the planned housing period and provision; likely future levels of housing delivery; and how likely levels of future housing are expected to come forward taking into account the previous years performance.

- 4.4.20** The Housing Trajectory (Table 27, Figure 10, Figure 11) show Harrow's progress towards meeting its housing supply targets. The council has followed CLG guidance in producing the Housing Trajectory,⁽¹⁷⁾ which uses a plan, monitor and manage approach, presented in a table and graphs.
- 4.4.21** From the adoption of the Harrow Unitary Development Plan (July 2004) to the end of financial year 2006/07 Harrow's annual housing target was a minimum of 331 additional units per year (including conventional, non-conventional supply and long-term vacant stock brought back into use), as required by the London Plan (February 2004). The trajectory shows that Harrow exceeded this target over that period, averaging 559 net completed units per annum from conventional and non-conventional supply between 2003/04 and 2006/07.
- 4.4.22** The Alterations to the London Plan (December 2006) increased Harrow's annual housing target to a minimum of 400 units per annum, a ten-year target from 2007/08 to 2016/17 amounting to 4,000 additional homes. The London Plan (Consolidated with Alterations since 2004, February 2008) disaggregates this 400 annual target to 360 units from conventional supply, 15 units from non self-contained residential units and 24 units from the reduction of long-term vacant stock.
- 4.4.23** In 2010/11, 434 net additional homes were completed in Harrow from conventional supply and two bed spaces were added to the non-conventional supply. In addition ten units, which had been vacant for more than six months, were brought back into use.
- 4.4.24** The replacement London Plan, adopted July 2011, reduces Harrow's overall housing requirement to 350 units per annum. The requirement to return vacant dwellings to use has been removed and the minimum provision of non-conventional supply has been reduced from 15 units to three per annum. These targets will come into effect in the next monitoring period (2011/12).
- 4.4.25** Harrow's Housing Trajectory takes into account the following factors:
- Net additional dwellings and non-self contained units completed since 2005/06
 - Net additional dwellings and non-self contained units completed in the monitoring year (2010/11)
 - Long-term vacant stock returned to use
 - Projected net additional units to 2025/26
 - The annual net additional dwelling requirement, as required by the London Plan. (the annual London Plan housing provision target to 2021 has been extrapolated to 2025/26)
- 4.4.26** The trajectory also includes a schedule of large sites (10+ units) with and without permission, with an estimated proposed residential capacity and possible phasing of development. Windfall sites are not included in the trajectory or Harrow's Five Year Housing Supply (**Appendix E**).
- 4.4.27** For future provision, likely contributions to both Harrow's Five Year Housing Supply and the Housing Trajectory are based on:

- Sites with planning permission as at 31/03/2011, both currently under construction and not yet started (including new build, changes of use and conversions)
- Sites with permission, but subject to legal agreement as at 31/03/2011
- Potential deliverable sites, based on the emerging Site Allocations DPD and other identified sites, including sites identified in the 2009 Housing Capacity Study

4.4.28 As of the end of March 2011 the council anticipates that completions over the next five years (2012/13-2016/17) will exceed London Plan targets. There are 3,160 net units identified in the Five Year Housing Supply. Sites with planning permission account for 2,250 net units, exceeding the London Plan target for conventional supply (1,750) by 500 units on permissions alone. In addition, 910 net units from other identified sites and sites with legal agreement are also expected to complete in the five year period. This is based on the expectation that a number of strategic sites will be developed within this time frame. A detailed schedule of sites contributing to the Five Year Housing Supply can be found in **Appendix E**.

4.4.29 Map 8 shows the location and the number of units of all developments listed in the Housing Trajectory. Developments which have already been granted planning permission are represented as orange points, while the purple points represent allocated and identified sites. The map shows that development will be concentrated in the area along Station Road and High Street, Wealdstone, between the centres of Harrow and Wealdstone. Developments in this area account for 36.5% of all units identified in the Housing Trajectory. Included in this figure are six sites located in Harrow Town Centre accounting for 27.1% of the total units identified.

4.4.30 The Monitor line in the trajectory shows the number of dwellings above or below the planned rate of delivery is at any point in time. It is calculated by totalling completions over time and comparing it to the target rate, using 2009/10 as a baseline. The Monitor line shows Harrow continually exceeding its housing targets in each year of the plan. At the end of the plan period in 2025/26 the trajectory forecasts that the plan target will have been exceeded by 400 units.

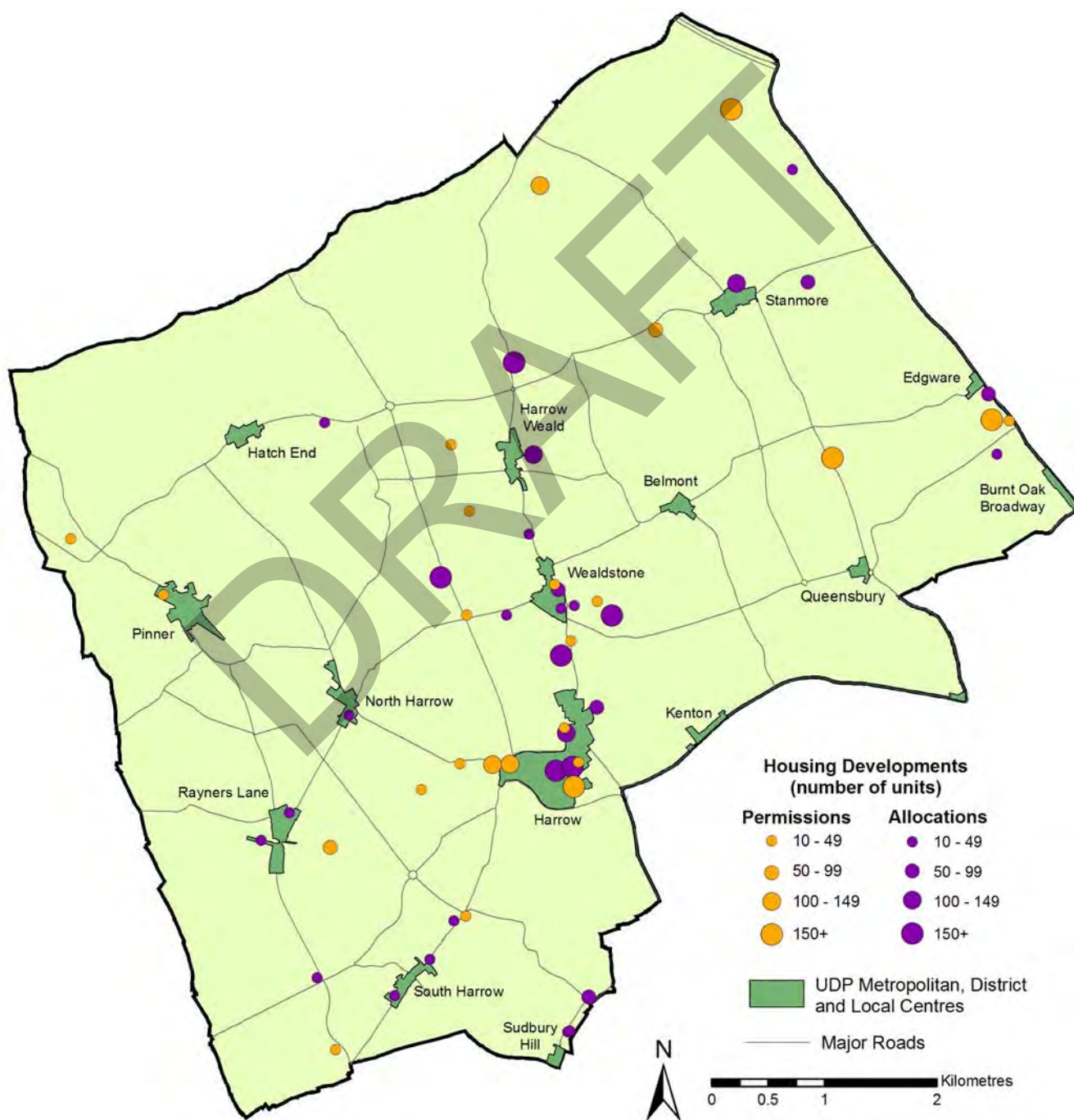
4.4.31 The Monitor line also demonstrates a bias towards greater development in the early years of the trajectory (with the line continually climbing). This is in part because of difficulties in identifying sites in the final years of the trajectory and in part because the trajectory does not take account of small sites with planning permission beyond those permissions already granted.

4.4.32 The Manage line in the trajectory represents the number of completions needed to meet the strategic plan total. It is calculated by subtracting the number of completions to date from the total allocation and dividing that by the number of years left to run. The Manage line shows the pressure to provide new units decreases over time as the over-supply in the early years of the trajectory influences the requirement in the later years. The Manage line should meet the y-axis by 2025/26 (0 left to provide) in order to have met targets. In fact, the Manage line shows Harrow meeting its target in 2024/25, two years early.

4.4.33 The London Plan (2011) and Harrow's emerging Core Strategy identify the two town centres of Harrow and Wealdstone (linked by the Station Road corridor) as an 'Intensification Area'. The council considers that the proposed Harrow & Wealdstone

Intensification Area has the capacity to accommodate at least 2,500 new homes (along with 3,000 new jobs) over a fifteen year period between 2009 and 2026. The Core Strategy, once adopted will form the strategic policy framework for the Intensification Area and will co-ordinate the provision of the infrastructure needed to support its development. The council is also undertaking detailed master-planning of the proposed Intensification Area, in consultation with residents, developers and other partners, to inform the preparation of the Harrow and Wealdstone Area Action Plan (AAP) DPD, which will facilitate and manage the uplift in development capacity.

Map 8 Housing Trajectory Sites



Source: Housing Trajectory

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Table 27 Housing Trajectory 1999 - 2025/26

Site Area	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Large Sites (10+ net units) not under construction at end of 2010/11																					
Greenhill Way, North Side Car Park	0.19								37												
19, 21 & Rear of 11-29 Alexandra Ave, South Harrow	0.34						10														
Bridge Street, Land Rear of 65	0.12						26														
Lyon Road, Equitable House	0.10						32														
5-11 Manor Rd	0.20						10														
Gayton Rd Car Park, former Gayton Library & Sonia Court	1.27							124	125	125											
The Vaughan Centre, Wilson Gardens	0.14							13													
Burnt Oak Broadway, Edgware Town FC	1.22							63	63	63											
24 Railway Approach	0.08					34															
Royal National Orthopaedic Hospital, Brockley Hill	0.79								63	64	64										
Goodwill to All Public House, Headstone Drive	0.25					42															
The Common, Bentley Priory	7.97						35	34	34												
Douglas Close Redevelopment	1.95					20	31														
415 Burnt Oak Broadway	0.12								14												
The Case is Altered Public House, High Street, Wealdstone	0.10						33														
106-108 Weald Lane	0.05								10												
Boxtree Public House, Boxtree Lane	0.19						14														
Large Sites (10+ net units) under construction at end of 2010/11																					
Bradstowe House, Headstone Rd	0.32						48	48	47												
Honeypot Lane	6.09					180	180	126	69	69											
Peel Road, former Mortuary Site	0.30						33	12													
The Timber Carriage Public House, Northolt Rd	0.11					20															
Whitchurch Lane, 287-293	0.02						10														
Strongbridge Close	2.88					44	20														
90-100 Pinner Road	0.06					12															
Pinner Road, former Travis Perkins	0.65						73	73													
1-110 Mill Farm Close	2.09								48												

Site Area	200506	200607	200708	200809	200910	201011	201112	201213	201314	201415	201516	201617	201718	201819	201920	202021	202122	202223	202324	202425	202526
Sites with Legal Agreement																					
1-5 Sudbury Hill	0.64																				
16-24 Canning Road, Wealdstone	0.17							49	48												
Allocated and other Identified Sites (10+ net units)																					
Jubilee House, Merrion Avenue	0.28											35									
Former Post Office, College Rd	0.60										205	205									
Lyon House, Lyon Rd	0.70								135	135											
Christchurch Ave, Part of Leisure & Diving Centre	4.20												87	87	86						
Civic Centre, Station Rd	2.54														67	67	66				
Harrow College, Harrow Weald Campus, Brookshill	2.50																	77	77		77
Car park, South Side of Greenhill Way	0.38															33	33	34			
Land adjacent to Harrow Arts Centre, Uxbridge Rd	0.34													22							
Anner Lodge & Car Park, Coverdale Close	0.67									65	71										
Part of Kodak Sports Ground, Harrow View	2.50									50	50	51									
Harrow Postal Delivery Office, Elingrove Rd	0.44												32	31							
76-132 College Road	0.50																	46	43	43	
Rayners Public House, Rayners Lane	0.32								28												
Dellers, Palmerston Rd	0.12													29							
96-116 Greenford Rd	0.36														23						
Bacon Lane, Hill's Yard	0.26													28							
47-49 High Street, Edgware	0.27																		86		
201-209 Northolt Rd	0.03																				
Orion House, High St, Wealdstone	0.03														25						
Land at George Grange Way & Palmerston Rd Car Parks	0.07															15					
The Matrix Public House, Alexandra Av	0.28							29													
Greenford Road Timber Yard	0.05																	23			
Roxeth Library & Clinic, Northolt Rd	0.17																		34		
Rayners Lane Station Car Park	0.72															12					
North Harrow Library & Children's Services	0.12																	18			
Stanmore Station Car Park	1.45																				70

Annual Monitoring Report 2010-11

Site Area	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Former Tynholm Nursery, Headstone Drive	0.22															15					
Core Strategy Employment-led Mixed-Use Redevelopment Sites																					
Northolt Road Business Use Area	-																150				
Rayners Lane District Centre (Offices)	-																	150			
Ballard Mews Business Use Area	-																				30
Harrow Town Centre (Offices)	-																			100	
Development Area - sites with pp (10+ units)	27.56						4.99	8.28	5.69	6.59	1.77	0.26									
Development Area - sites with pp (<10 units)	17.58						0.90	5.83	4.55	6.29											
Development Area - sites with legal agreement	0.81								0.81												
Development Area - allocated sites	20.28						0.28	0.32	0.32	1.50	2.13	2.77	2.34	2.63	1.99	1.05	0.56	1.85	2.86		
Total Development Area	66.23						5.89	14.39	11.37	12.87	3.26	2.40	2.77	2.34	2.63	1.99	1.05	0.56	1.85	2.86	
Total Developments with pp (10+ units)							428	569	557	449	321	64									
Small Sites with pp (<10 units)							49	122	90	95											
Total Developments with legal agreement									97												
Allocated and Redevelopment Sites								29	28	250	506	375	197	201	142	284	306	240	290	30	
Past Conventional Completions	568	620	373	763	460	434															
Past non-Conventional Completions	6	35	-7	-33	-1	2															
Long-term vacant properties returned to use	50	64	44		15	10															
Total Past Completions	624	719	410	730	474	446															
Total Projected Completions							401	706	769	544	571	570	375	197	201	142	284	306	240	290	30
Cumulative Total Completions							1275	2001	2770	3314	3885	4455	4830	5027	5228	5370	5619	5890	6130	6420	6450
PLAN - London Plan target (1997-2026)	331	331	400	400	400	400	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
PLAN- Cumulative London Plan target							1150	1500	1850	2200	2550	2900	3250	3600	3950	4300	4650	5000	5350	5700	6050
MONITOR - no. of dwellings relative to cumulative allocation							145	501	920	1114	1335	1555	1580	1427	1278	1070	969	890	780	720	400
MANAGE - Annual requirement accounting for completions							343.7	339.6	311.5	273.3	248.7	216.5	177.2	152.5	146.1	137.0	136.0	107.8	53.3	-40.0	-370

Note: Site areas are in hectares (ha)

Figure 10 Housing Trajectory 2005/06 to 2025/26

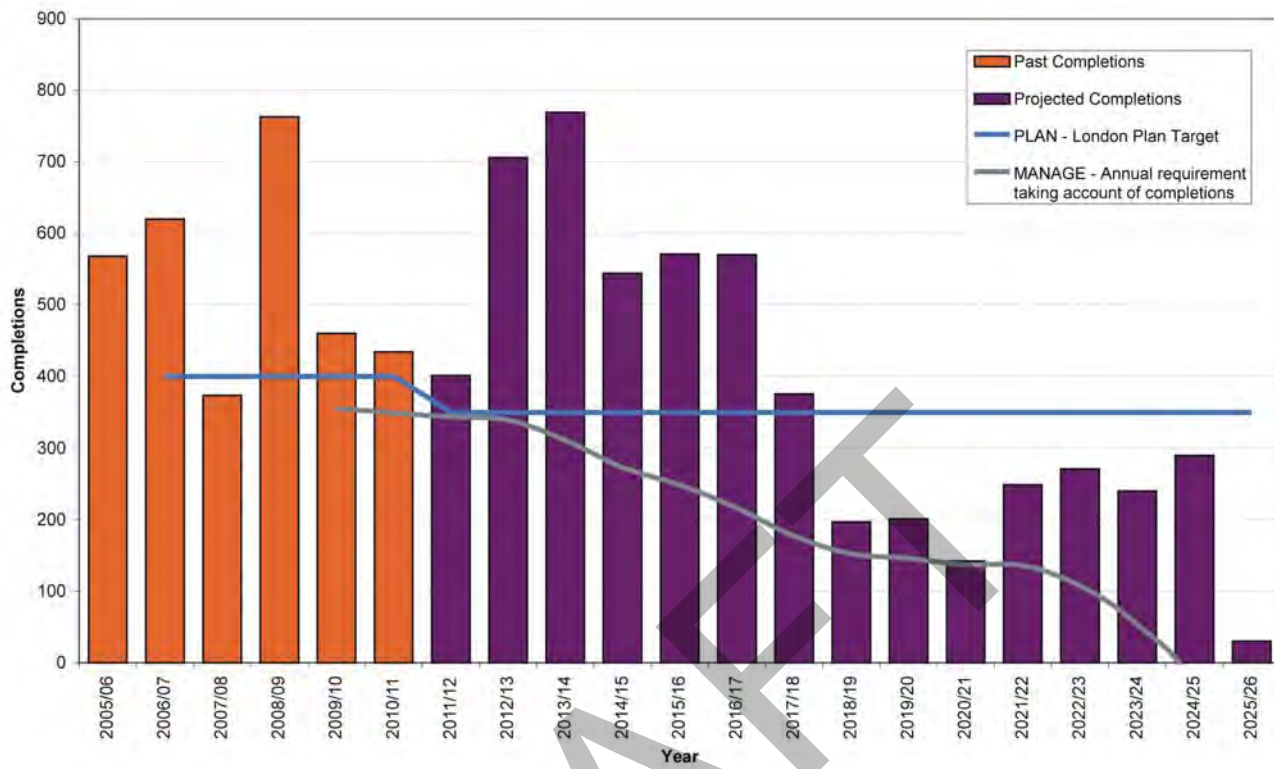
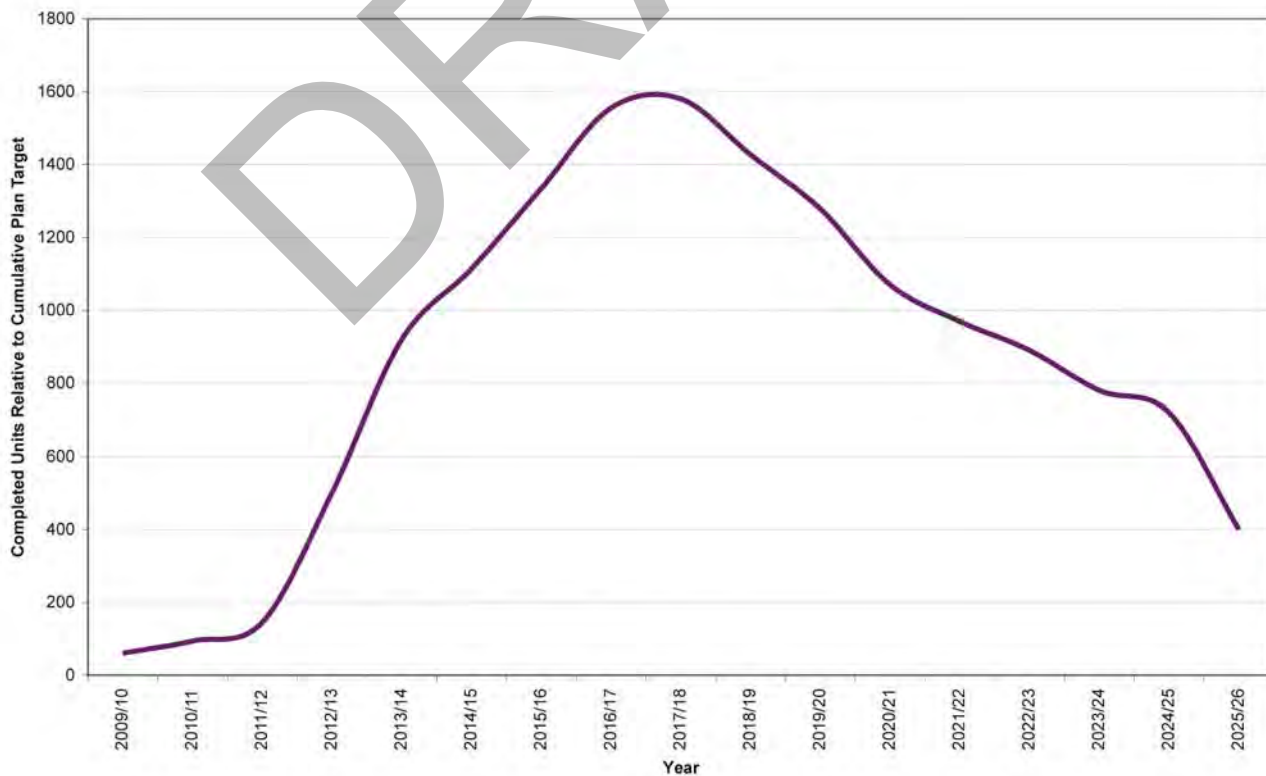


Figure 11 Housing Trajectory - Monitor Line 2009/10 to 2025/26



Affordable Housing Completions

4.4.34 Picture 8 shows affordable units at the new housing development in Honeypot Lane. This monitoring year saw the first completions on this site, 44% of which (75 out of 171 units) were affordable.

Picture 8 Affordable Housing at Honeypot Lane



Source: Harrow Council, Economic Development, Research & Enterprise

COI	Contextual Indicator	Policy Ref
H5	Gross affordable housing completions	(Policies H5 & H6 have been deleted, refer to Appendix D for further information)
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 2d from the 2006/07 AMR period. This indicator is to show affordable housing delivery.</p>		

4.4.35 In 2010/11, Harrow's Housing Division reported that 285 new affordable housing units completed during the monitoring period. Of these, 222 (78%) were social rented homes and 63 (22%) were intermediate homes (shared ownership and Homebuy

Direct). Over 55% of the social rented housing completions during the period were family sized (ie. 3 bedroom plus) against a target of 42%. Over 14% of affordable completions were wheelchair accessible against a target of 10%.

- 4.4.36** This data, submitted to the Government by the Housing Division for the Housing Strategy Statistical Appendix, differs slightly from the information held by the Planning Division as Planning discount schemes such as Purchase and Repair which do not add net additional stock overall. There were three such completions in 2010/11. Furthermore, the Planning Division count units as complete only when the entire scheme or phase to which they belong is complete, rather than when the individual unit is finished. As a result Planning recorded 231 gross affordable completions and a net gain of 149 units in 2010/11.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net affordable housing completions	(Policies H5 & H6 have been deleted, refer to Appendix D for further information)
Note: This is a Harrow Local Indicator, which replaces former Core Output Indicator 2d		
Target: A net addition of 165 affordable units		✗

Table 28 Affordable Housing Completions 2001/02 - 2010/11

Monitoring Year	Net Number of all Units Built	Net Number of Affordable Units	% Affordable Units	% of HUDP Target H6 (165 units)
2001/02	375	57	15.2	34.5
2002/03	373	96	25.7	58.2
2003/04	553	110	19.9	66.7
2004/05	475	80	16.8	48.5
2005/06	568	125	22.0	75.8
2006/07	620	156	25.2	94.5
2007/08	373	116	31.1	70.3
2008/09	766	228	29.8	138.0
2009/10	460	143	31.1	86.7
2010/11	434	149	34.3	90.0
Average	500	126	25.1	76.3

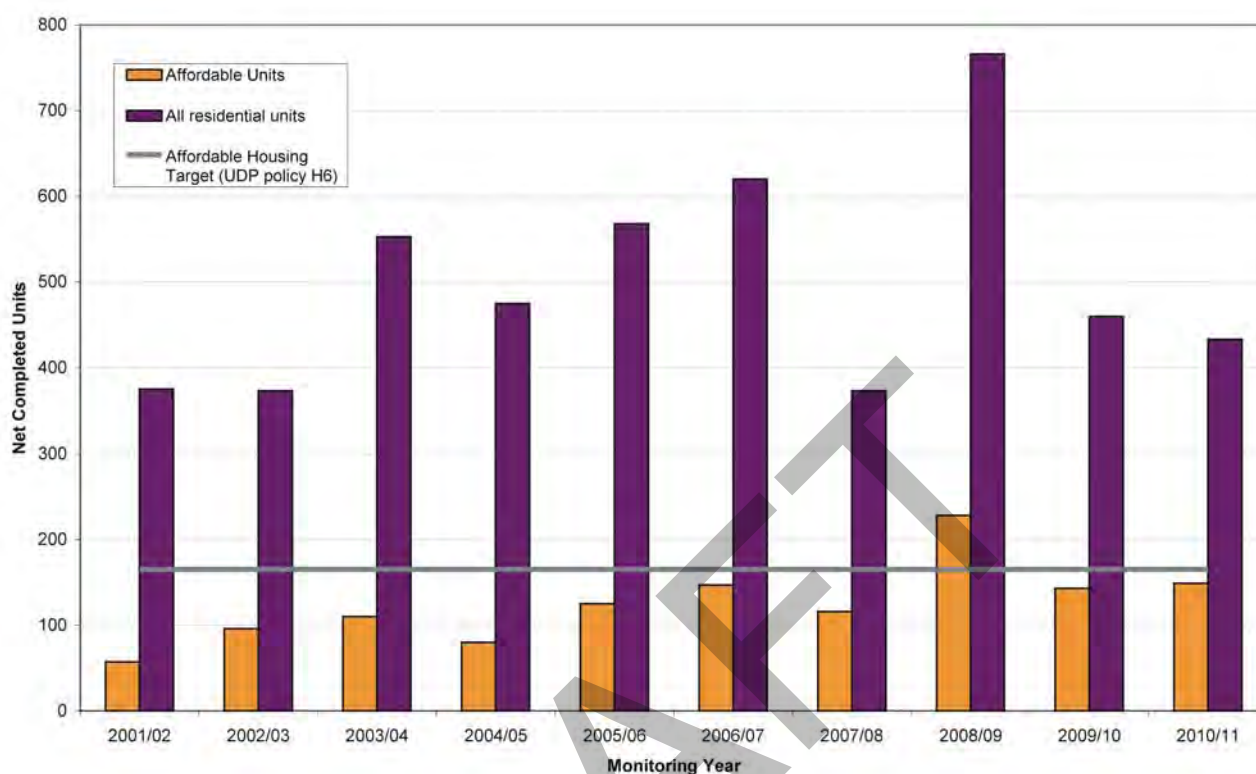
Source: London Development Database/Housing Database, Harrow Council

- 4.4.37** Table 28 shows the net number of affordable housing completions as a proportion of all housing completions in the borough over the last ten years. In 2010/11, a total of 231 affordable housing units were completed leading to a net increase of 149 units, a slight increase on the previous year when 143 units were completed. As a proportion of all net completions, affordable completions were 34.2%, a slightly higher than average percentage. The number of affordable completions fell 16 units short of the HUDP target of 165 net units. (However, this target is from policy H6 which was one of a number of housing policies which were deleted by the Secretary of State on 28 September 2007).
- 4.4.38** There are currently a number of sites bringing forward affordable completions (see Table 29). At Rayners Lane 21 affordable units were completed in the monitoring period, however 21 affordable units were demolished meaning there was no net gain. To date a total of 444 units have been completed at Rayners Lane, of which 346 are affordable. However, as the existing stock was social housing the net gain of affordable units is just 65. The phases currently under construction will provide a further 196 gross units of which 136 will be affordable, leading to a net loss of 63 affordable units on these phases.
- 4.4.39** At Strongbridge Close a total of 34 units were completed in the monitoring period, all of them affordable. Six units of existing affordable stock were demolished as part of this construction leading to a net gain of 28 affordable units. A total of 47 affordable units remain to be built on this site. At Richards Close 55 existing affordable units were cleared to make way for 76 new affordable units leading to a net increase of 21 units.
- 4.4.40** At Honeypot Lane 75 units of affordable stock were completed and as there were no existing residential units on site all 75 contribute to the net gain in affordable dwellings. In fact, half the total net gain of affordable units in 2010/11 came from the Honeypot Lane development. There were affordable completions on three other sites in the monitoring period.

Table 29 Sites with Affordable Housing Completions 2010/11

Site	Developer Type	Existing Affordable Units	Gross New Affordable Units	Net Affordable Units
Tenby Road	Private	0	10	10
Richards Close	RSL	55	76	21
Greenford Road	RSL	0	6	6
Carmelite Road	Private	0	9	9
Coles Crescent	RSL	21	21	0
Strongbridge Close	RSL	6	34	28
Honeypot Lane	Private	0	75	75
Total		82	231	149

Source: London Development Database/Housing Database, Harrow Council

Figure 12 Affordable Housing Completions as a Proportion of Total Housing Units 2002/03 - 2010/11

4.4.41 Table 30 shows that Housing Associations have provided the majority of new affordable housing stock in the borough over the past ten years. In 2010/11 however, more new affordable units were provided by private developers than Housing Associations, this is largely due to the impact of Honey Pot Lane where a private developer completed 75 units out of an overall total of 149.

Table 30 Net Affordable Housing Completions by Developer Type 2001/02 - 2010/11

Monitoring Year	Housing Association	Private	Total
2001/02	8	49	57
2002/03	4	92	96
2003/04	6	104	110
2004/05	80	0	80
2005/06	125	0	125
2006/07	71	76	147
2007/08	72	44	116
2008/09	146	82	228
2009/10	94	49	143
2010/11	55	94	149

Source: London Development Database/Housing Database, Harrow Council

Affordable Housing Permissions

4.4.42 In order to provide an indication of the likely rates of affordable housing development in the future, it is useful to consider outstanding planning permissions, along with current levels of affordable housing completions.

4.4.43 In 2010/11, a total of 238 gross affordable housing units were granted planning permission. This constitutes a net gain of 152 units - an increase on the 126 net affordable housing units granted permission in 2009/10 (Table 31). Mill Farm Close accounts for 98 units of the gross affordable permissions but much of this will replace existing affordable stock, meaning the net increase on this site is just 12 affordable units.

4.4.44 Affordable units granted planning permission constitute 16% of all permissions, a decrease of 1.6% from 2009/10. Overall net permissions have increased since 2009/10, as has the net gain for affordable units. In total, over the last ten years, enough affordable permissions have been granted to satisfy 107.5% of Harrow's HUDP affordable housing target.

Table 31 Affordable Housing Units Granted Permission 2000/01 - 2010/11

Monitoring Year	Total Housing Net Gain (units)	Net Affordable Units on Site	Off Site Purchase	% Affordable Units	% of HUDP Target H6
2000/01	402	113	10	28.1	68.5
2001/02	806	184	0	22.8	111.5
2002/03	524	57	0	10.9	34.5
2003/04	545	120	0	22.0	72.7
2004/05	914	192	0	21.0	116.4
2005/06	1,073	252	0	23.5	152.7
2006/07	1,328	422	0	31.8	255.8
2007/08	1,311	280	0	21.4	169.7
2008/09	300	54	0	18.0	32.7
2009/10	714	126*	0	17.6	76.4
2010/11	952	152	0	16.0	92.1
Average	806	177	1	21.2	107.5

Source: London Development Database/Housing Database, Harrow Council

4.4.45 Table 31 includes a permission, in 2009/10, on the Rayners Lane estate which resulted in a net loss of 28 affordable units, Table 32 does not include this permission.

4.4.46 An analysis of planning approvals in 2010/11 shows that 84% of net affordable housing units granted permission were submitted by private developers to be handed over to a nominated Rented Social Landlord. This follows 2009/10 where the split was also heavily in favour of private developers with 95% submitted from that source (Table 32).

Table 32 Net Affordable Permissions 2001/02 - 2010/11 by Developer Type

Monitoring Year	Housing Association	Private	Total
2001/02	184	0	184
2002/03	39	18	57
2003/04	110	10	120
2004/05	192	0	192
2005/06	75	177	252
2006/07	191	231	422
2007/08	0	280	280
2008/09	28	26	54
2009/10	9	145	154
2010/11	23	129	152


Source: London Development Database/Housing Database, Harrow Council

Gypsy & Traveller Sites

COI	Contextual Indicator	Policy Ref
H4	Net additional pitches (Gypsy and Traveller)	H16
<p>Note: This is a new Core Output Indicator. This new indicator is to show the number of Gypsy and Traveller pitches delivered.</p>		

4.4.47 There were no new pitches or sites completed and no pitches or sites lost in 2010/11.

Mixed-Use Development

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Net increase in the amount of mixed-use developments	(Policy SD3 has been deleted, refer to Appendix D for more information)
<p>Target: Net increase in the amount mixed-use developments</p>		

4.4.48 In 2010/11 nine planning applications involving mixed-use developments were granted planning permission, an increase on the five granted in 2009/10. The schemes in 2010/11 include: Bentley Priory - 103 residential units and a museum/educational facility (D1 use); Railway Approach - a six-storey building including 34 residential units and 290m² of office space (B1a), and; the former Case Is Altered Public House site in Wealdstone - 33 residential units and 447m² of retail (A1).

Table 33 Mixed Use Permissions 2001/02 - 2010/11

Monitoring Year	Mixed Use Permissions
2001/02	1
2002/03	3
2003/04	3
2004/05	9
2005/06	7
2006/07	6
2007/08	10
2008/09	2
2009/10	5
2010/11	9

Source: London Development Database/Housing Database, Harrow Council

4.4.49 The council will continue to explore opportunities for increasing mixed-use development as a means of promoting sustainable development in Harrow.

Lapsed Permissions

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Number of expired residential planning permissions	-

Table 34 Lapsed Residential Permissions 2001/02 - 2010/11

Monitoring Year	Lapsed Permissions
2001/02	3
2002/03	6
2003/04	3
2004/05	2
2005/06	1
2006/07	9
2007/08	11
2008/09	32
2009/10	56
2010/11	43

Source: London Development Database/Housing Database, Harrow Council

4.4.50 Permissions on full planning applications granted from August 2005 have three years until expiry. Table 34 shows the number of lapsed residential permissions for each year from 2001/02. There has been a sharp increase in lapsed permissions in recent years: 43 in 2010/11 and 56 in 2009/10.

House Prices

4.4.51 The average house price in Harrow has increased since last year ending a recent trend of decreasing prices, however, it has not yet returned to its 2007/08 peak of £296,982. The average price in London has also increased this year following a short period of negative growth (Figure 13 & Table 36). The average cost of a home in Harrow is £290,515 which is £48,646 less than London and a 9.2% rise on last year. The difference between London and Harrow averages has fallen slightly from last year when it reached its highest recorded level.

Table 35 Average House Prices in Harrow & Greater London 2000/01 - 2010/11

Monitoring Year	Average House Price (£)	
	Harrow	Greater London
2000/01	164,829	177,748
2001/02	180,710	197,814
2002/03	216,765	231,987
2003/04	239,845	255,395
2004/05	258,229	274,035
2005/06	263,437	281,261
2006/07	272,725	306,105
2007/08	296,982	346,097
2008/09	287,945	323,843
2009/10	266,008	315,602
2010/11	290,515	339,161

Source: Land Registry House Price Index

4.4.52 The cost of housing in Harrow is less than that of London across all housing types (Table 36 & Figure 14).

Table 36 Average House Prices by Type in Harrow & Greater London (2010/11)

	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£) Average
Harrow	591,340	325,949	278,250	213,940	290,515
Greater London	598,086	347,839	310,128	304,364	339,161

Source: Land Registry House Price Index

Figure 13 Average House Prices in Harrow & Greater London 2002/03 - 2010/11

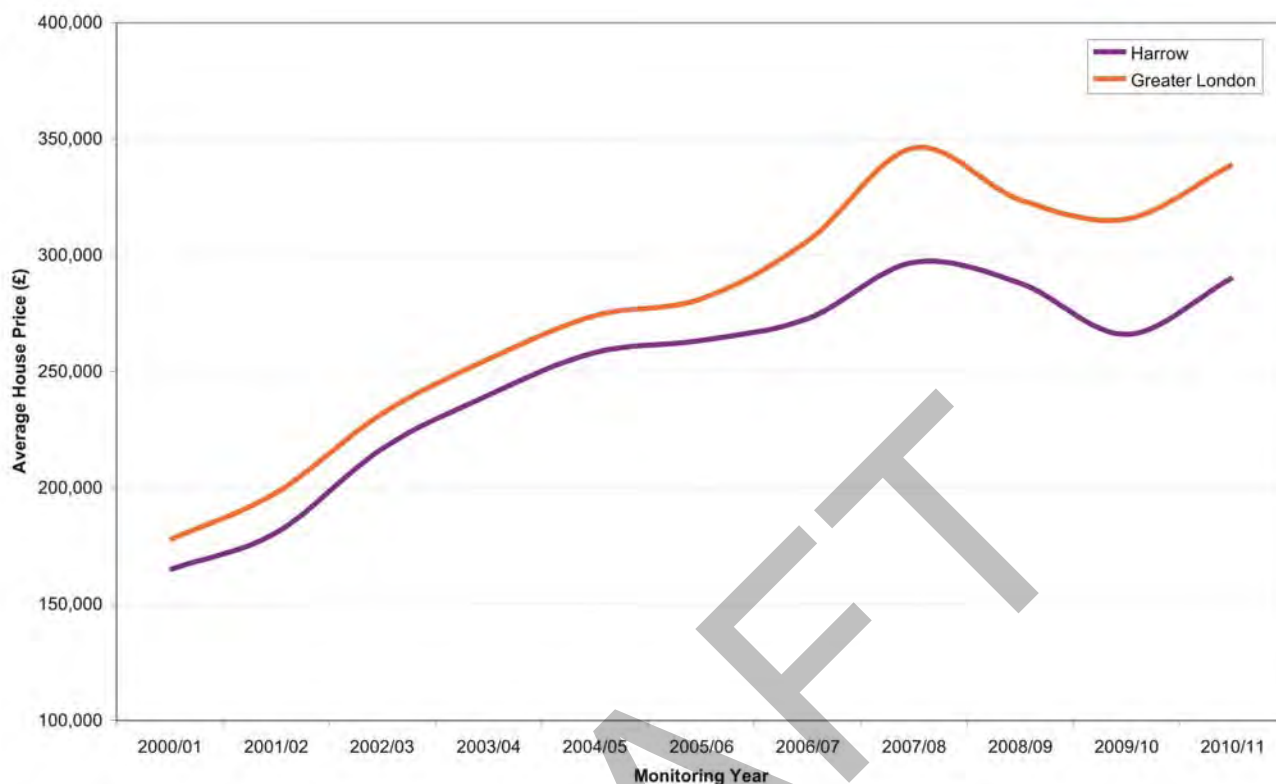
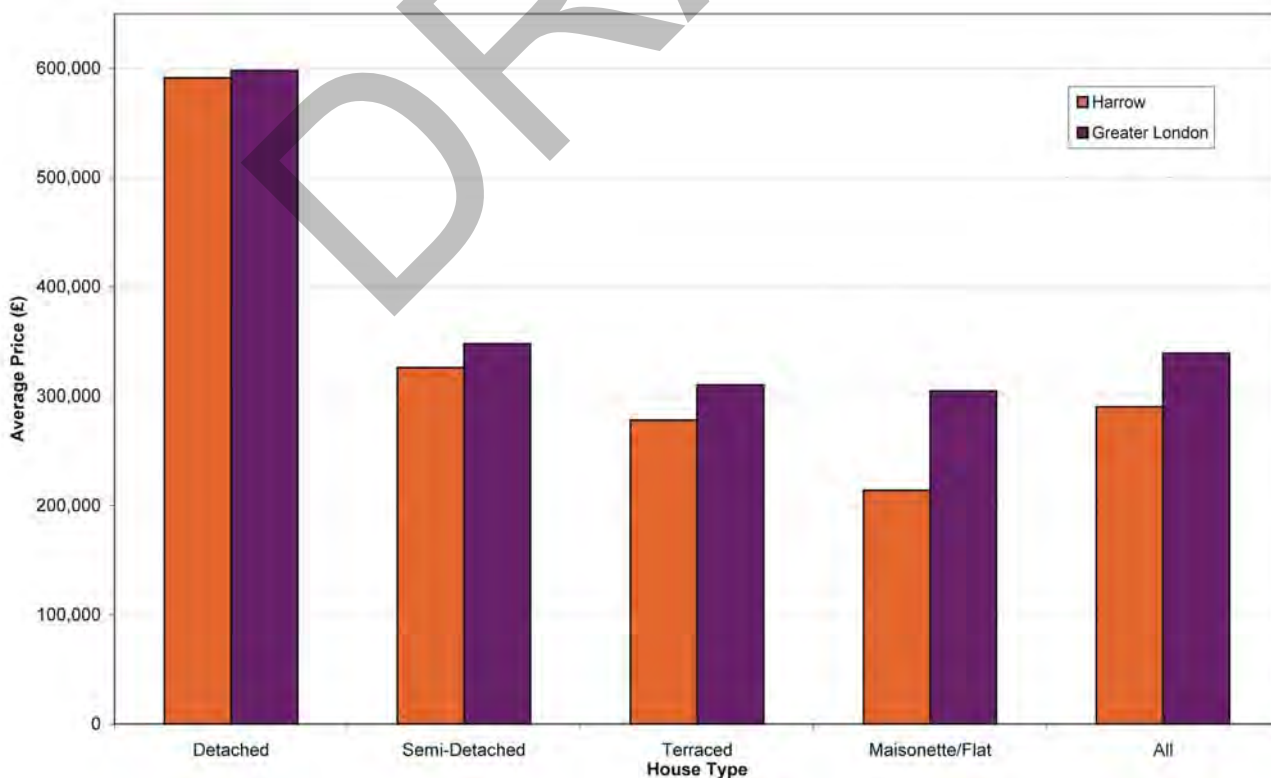


Figure 14 Average House Prices in Harrow & Greater London (2010/11) by Type



Source: Land Registry House Price Index

Housing Summary 2010/11

Housing Completions	<ul style="list-style-type: none"> • Completions in 2010/11 were above the Mayor's London Plan target for the tenth consecutive year • Housing completion levels over the last five years have averaged 531 net additional dwellings per annum, comparing well with the HUDP target of a minimum of 360 units per annum
Residential Density	<ul style="list-style-type: none"> • An analysis of new residential developments in the borough shows that the average residential density was 404 habitable rooms per hectare (for developments of ten units and over). This is well above the target in the Unitary Development Plan of a minimum of 150 habitable rooms per hectare. • The promotion of sustainable development through mixed-use developments provides an opportunity for increasing housing development and intensification of use in and around the town centres. In 2010/11, nine mixed-use permissions were granted.
Affordable Housing	<ul style="list-style-type: none"> • There were 149 net affordable completions in 2010/11, which is slightly below the HUDP target and an increase on last years 143 net completions. Affordable units as a proportion of all completions remain high at 34.2%.
Housing Permissions	<ul style="list-style-type: none"> • The net number of housing units granted permission in 2010/11 was 952 which is a significant increase on the the previous year where the net permitted gain was 714 units • Affordable units granted permission have also increased this year following the trend of total permissions
Housing Trajectory	<ul style="list-style-type: none"> • Harrow is currently projected to meet its 2025/26 housing target by 2024/25. By the end of the plan period the target will have been exceeded by 400 units. • At the end of March 2011 the council is anticipating that completions over the next five years will exceed the London Plan target

4.5 Employment, Town Centres and Retail

The HUDP Employment, Town Centres and Shopping policy objectives are:

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

Employment Land


COI	Contextual Indicator	Policy Ref
BD1	Total amount of additional employment floorspace - by type	EM12, EM13, EM14 & EM15
<p>Note: This is a revised Core Output Indicator which replaces former indicator 1a from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of completed employment floorspace (gross and net). Employment floorspace is defined under The Town and Country Planning (Use Classes) Order 1987 (as amended) as B1 Business, B2 General Industry and B8 Storage or Distribution. This does not include retail or other town centre uses.</p>		
<p>Target: No loss of floorspace in defined Business, Industrial and Warehousing Use areas</p>		

Table 37 Amount of Floorspace Completed for Employment by Type

Use Class	2006/07 Floorspace (m ²)		2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)		2009/10 Floorspace (m ²)		2010/11 Floorspace (m ²)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1(a)	233	-1,898	0	-1,500	1,380	-1,037	918	-12,242	27	-3,995
B1(b)	0	0	0	0	0	0	0	0	0	0
B1(c)	36	-244	0	-1,586	0	-39,938	0	0	0	0
B2	180	-300	336	0	0	0	0	-150	0	-330
B8	0	0	0	-880	0	-1,705	0	-1,528	0	-328
Total	449	-2,442	336	-3,966	1,380	-42,680	918	-13,920	27	-4,653

Source: Harrow Council, Economic Development, Research & Enterprise

- 4.5.1** In 2010/11, the borough experienced a loss of 4,653 m² of employment floorspace (compared to a loss of 13,920 m² in the previous AMR monitoring period) as a result of redevelopment or change of use to non employment uses. 1,130 m² was lost with the change of use of Scanmoor House (Picture 9), Northolt Road, South Harrow to a hotel and 1,440 m² was lost with the change of use of the second floor at Talbot House, Imperial Drive, Rayners Lane to educational use. In total this amounts to an overall loss of 67,661 m² gross external floorspace over the last five years (Table 37).

Picture 9 Scanmoor House



Source: Harrow Council, Economic Development, Research & Enterprise

- 4.5.2** In 2010/11, as in the previous five AMR monitoring periods, there were no major employment generating developments completed.
- 4.5.3** The one small-scale employment generating project completed during the monitoring period was on previously developed land (PDL), a total development area of 27 m². The council continues to demonstrate its commitment to the policy of ensuring that all development takes place on PDL.

COI	Contextual Indicator	Policy Ref
BD2	Total amount of employment floorspace on previously developed land - by type	EM4, EM12, EM13, EM14 & EM15
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 1c from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).</p>		

COI	Contextual Indicator	Policy Ref
BD3	Employment land available - by type	EM4, EM5, EM7, EM9, EM10, EM12, EM13 & EM14
<p>Note: This is a revised Core Output Indicator which replaces former indicator 1d from the 2006/07 AMR monitoring period. This indicator is to show the amount and type of employment land available.</p>		

4.5.4 Available employment land is defined as: (i) sites allocated for employment uses in Development Plan Documents, and; (ii) sites for which planning permission has been granted for employment uses, but not included in (i). This should include sites which may be under construction but are not yet completed or available for use in the reporting year.

4.5.5 An Employment Land Review (ELR) was completed in 2010 by Nathaniel Lichfield & Partners⁽¹⁸⁾. The report is an update of the 2006 Employment Land Study (ELS) and was undertaken to determine the effects of recent economic trends, including the recession, on employment land supply. The report assesses the quantity, quality and viability of Harrow's employment land and forecasts future demand. It indicates that supply of all types of employment space is sufficient to meet future need to 2026.

Table 38 Change in Employment Land Available

	Designated Employment Sites (ha)	HUDP Proposal Sites (ha)	2008/09 Permissions (ha)	2009/10 Permissions (ha)	2010/11 Permissions (ha)	Available Employment Land (ha)
Gain	64.567	8.150	1.604	1.953	3.098	79.372
Loss	0.993	5.350	2.748	4.735	4.494	18.320
Total	63.574	2.800	-1.144	-2.782	-1.396	61.052
<small>Source: Harrow Council, Economic Development, Research & Enterprise</small>						

Table 39 Net Land Available for Employment Uses (with Planning Permission)

	Use Class	2008/09 Area (ha)	2009/10 Area (ha)	2010/11 Area (ha)
Existing and Proposed Uses are the same:	B1(a)	0.000	0.000	0.000
	B1(b)	0.000	0.000	0.000
	B1(c)	0.000	0.000	0.000
	B2	0.000	0.000	0.000
	B8	0.000	0.000	0.000
Change from and to other Employment Uses (Use Classes B1,B2,B8):	B1(a)	0.500	0.016	0.015
	B1(b)	0.000	0.000	0.000
	B1(c)	0.000	-0.321	-0.034
	B2	-0.650	0.357	0.098
	B8	0.150	-0.051	-0.078
Change from or to all Other Uses (except Employment Uses):	B1(a)	-0.871	-1.026	-1.026
	B1(b)	0.000	0.000	0.006
	B1(c)	-0.039	0.000	-0.102
	B2	-0.195	-0.423	-0.190
	B8	-0.039	-1.334	-0.083
Total		-1.144	-2.782	-1.396
Note: B1(a) - Offices not within A2, B1(b) - Research and development, studios, laboratories, high tech, B1(c) - Light Industry, B2 - General Industry, B8 - Storage or Distribution				
<small>Source: Harrow Council, Economic Development, Research & Enterprise</small>				

4.5.6 In 2010/11 gross employment land total led 61.052 ha, a decrease of 1.454 ha from 62.506 ha in 2009/10, this decrease comprises 1.396 ha from permissions and 0.058 ha from the loss of designated employment sites.

4.5.7 HUDP designated employment sites account for 64.567 ha of this total (6.806 ha of designated Business Use Areas and 57.761 ha of designated Industrial & Business Use Areas). Proposal Sites designated in the HUDP (where the proposed use is wholly or partially employment) make up an additional 8.150 ha. Planning permissions granted in the last three years proposing either a loss or gain of employment land account for a net loss of 5.322 ha (Table 38).

4.5.8 Additionally, 0.993 ha of HUDP designated employment land has also been lost. The net amount of available land is therefore 61.052 ha.

4.5.9 In total, 5.35 ha of land designated in the HUDP for employment uses has been lost to non-employment uses at the following locations:

- Eastern Electricity Plc land, the Brember Day Centre, South Harrow - partly redeveloped (1.07 ha)
- Roxeth Nursery, The Arches, South Harrow (0.38 ha)
- Former Government Offices, Honeypot Lane, Stanmore (3.9 ha)

4.5.10 These sites partly or wholly designated for employment remain in their original use:

- 9-11 St John's Road, Harrow (0.2 ha)
- Harrow on the Hill Station, and land in College Road and Lowlands Road, Harrow (5.8 ha)
- 201-209 Northolt Road, South Harrow (0.08 ha)
- 1-33 The Bridge and 6-14 Masons Ave, Wealdstone (0.15 ha)
- Land at Oxford Road and Byron Road, Wealdstone (0.38 ha)
- 87-111 High Street and land to the rear, Wealdstone (0.45 ha)

Town Centres and Retail

COI	Contextual Indicator	Policy Ref
BD4	Total amount of floorspace for 'town centre uses'	EM4, EM5, EM6, EM7, EM16, EM17 & EM21
<p>Note: This is a revised Core Output Indicator which replaces former Indicator 4b from the 2006/07 AMR monitoring period. This indicator is to show the amount of completed floorspace (gross and net) for 'town centre uses' within (i) town centre areas and (ii) the local authority area. For the purpose of this indicator, 'town centre uses' are defined as Use Class Orders A1, A2, B1a, and D2.</p>		

4.5.11 There were no major retail, office or leisure developments (over 1,000 m²) completed in town centres during the AMR monitoring period as was the case in the previous four monitoring periods. In 2010/11 the only significant development was an extension to provide a function room of 300 m² at Premier House, Canning Road, Wealdstone (Picture 10). In 2009/10 the largest development was at 14-20 High Street, Wealdstone with 444 m² of retail floorspace and 63 residential units. In 2008/09 there was one major retail development at 354-366 Pinner Road, North Harrow where a new supermarket of 1,970 m² and residential units replaced an existing supermarket and bowling alley.

Picture 10 Premier House



Source: Harrow Council, Economic Development, Research & Enterprise

Table 40 'Town Centre Uses' - Designated Town Centres (Completions)

Use Class	2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)		2009/10 Floorspace (m ²)		2010/11 Floorspace (m ²)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Retail (A1)	493	493	2,010	452	610	51	66	-14
Office (A2)	0	-62	158	96	0	-879	25	-61
Office (B1a)	0	-55	0	-1,944	0	-2318	27	-3,870
Leisure (D2)	0	0	0	-1,475	0	0	300	300
Total	493	376	2,168	-2,871	610	-3,146	418	-3,645

Note: The COI BD4 requires the reporting of new gross and net figures for all development in Town Centres, this was not reported on prior to 2007/08.


Source: Harrow Council, Economic Development, Research & Enterprise

Table 41 'Town Centre Uses' - Whole Borough (including Designated Town Centres) (Completions)


Use Class	2007/08 Floorspace (m ²)		2008/09 Floorspace (m ²)		2009/10 Floorspace (m ²)		2010/11 Floorspace (m ²)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Retail (A1)	623	586	2,259	146	1,568	450	897	278
Office (A2)	0	-136	529	388	0	-879	261	14
Office (B1a)	0	-1,500	1,380	-1,037	918	-12,242	27	-3,995
Leisure (D2)	0	0	0	-2,733	0	0	996	296
Total	623	-1,050	4,168	-3,236	2,486	12,671	2,181	-3,407

Note: The COI BD4 requires the reporting of new gross and net figures for all development across the borough, this was not reported on prior to 2007/08.

Source: Harrow Council, Economic Development, Research & Enterprise

HLI	Contextual Indicator	Policy Ref
6.1	No more than 5% of gross retail floorspace in 'out of town centre' locations	EM5
Target: Less than 5% of retail floorspace should be in out of town centre locations		

4.5.12 There was no significant additional retail floorspace in 'out of town centre' locations. The only developments in such a location was a change of use from a public house to a retail unit of 482 m² and a small new retail unit of 135 m². The requirement for limiting gross retail floorspace in 'out of town centre' locations to 5% was therefore fully met, as in the previous five years.

HLI	Contextual Indicator	Policy Ref
6.2	Vacancy rate overall for each centre to be no more than 10% of total measured retail frontage	EM24
Target: Less than 10% of town centre retail frontages to be vacant		

4.5.13 Table 42 shows the vacancy rates for the different centres in Harrow for the last five monitoring periods. Vacancy rates are just one of several indicators which can help signify the vitality of a town centre.

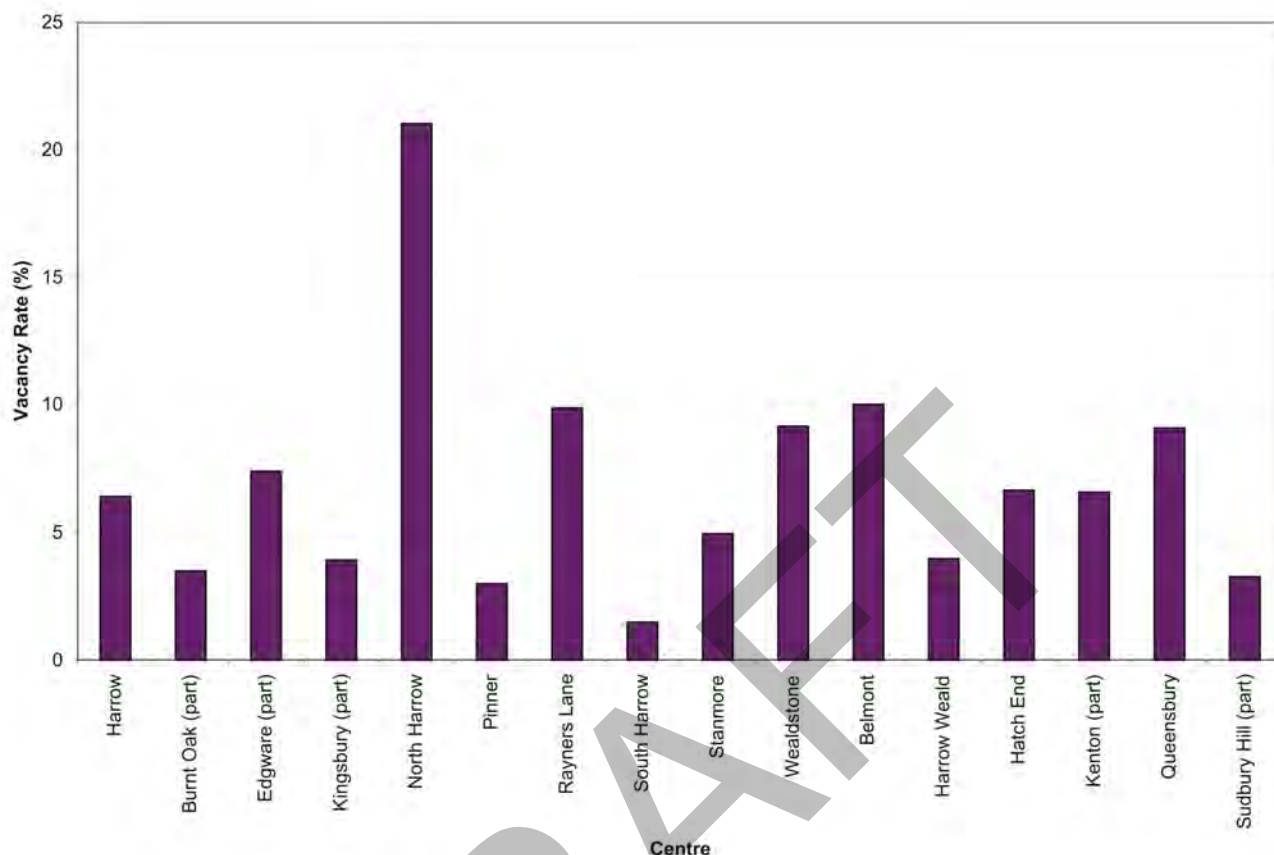
Table 42 Percentage of Vacant Retail Frontage in District Centres & Harrow Town Centre

Town Centre	2006/07 Vacancy Rate (%)	2007/08 Vacancy Rate (%)	2008/09 Vacancy Rate (%)	2009/10 Vacancy Rate (%)	2010/11 Vacancy Rate (%)
Harrow Town Centre	6.38	4.79	5.62	7.77	6.41
Burnt Oak (part)	4.88	6.73	6.28	8.21	3.49
Edgware (part)	12.19	8.53	6.70	7.33	7.41
Kingsbury (part)	0.00	0.00	3.92	0.00	3.92
North Harrow	13.82	14.73	15.52	23.09	21.03
Pinner	2.74	2.42	3.58	3.63	2.99
Rayners Lane	11.55	8.73	10.34	11.83	9.87
South Harrow	6.87	5.77	4.49	4.34	1.49
Stanmore	2.38	3.36	1.65	0.80	4.95
Wealdstone	9.46	9.65	9.75	10.44	9.15
Belmont	10.92	9.34	11.04	12.66	10.01
Harrow Weald	5.99	3.75	3.21	3.21	3.98
Hatch End	6.39	5.25	3.17	7.13	6.66
Kenton (part)	1.59	11.65	1.59	8.29	6.59
Queensbury	5.87	5.24	5.58	5.06	9.08
Sudbury Hill (part)	10.21	3.33	0.00	6.27	3.27
Average Rate	6.95%	6.45%	5.78%	7.50%	6.89%

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.14 In 2010/11 two centres had vacancy rates of more than 10%, they were North Harrow and Belmont. Both of these centres also had vacancy rates greater than 10% in 2009/10 along with Rayners Lane and Wealdstone. The highest vacancy rate was again in North Harrow with 21.03%, although this showed a drop of 2.06% compared to the previous year, the first in this centre for five years. 11 centres in total saw a decrease in vacancy levels, compared to only four the previous year. This left only five centres where the vacancy levels increased, Kingsbury (part of), Stanmore, Queensbury, Edgware (part of) and Harrow Weald, the last two by less than 1%. (Figure 15).

4.5.15 The vacancy rate in Pinner (High Street, Pinner) has consistently been among the lowest in the borough. Over the last five years the average vacancy rate in Pinner was 3.1%, behind only Stanmore (2.6%) and Kingsbury (1.6%).

Figure 15 Percentage of Vacant Retail Frontages in Town Centres 2010/11

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.16 Reducing the number of vacant units in all of Harrow's the town centres is a priority for the council. Initiatives within the Economic Development, Research and Enterprise section aim to encourage businesses to move into vacant units to revitalise the shopping districts. In addition, work to improve the public spaces in the town centres and to promote the centres as retail destinations aims to increase footfall in the centres and the patronage of local businesses. This, in turn, will increase demand for retail units in those areas and have a positive effect on vacancy rates.

4.5.17 Priorities for this type of intervention will be the areas with the highest vacancy rates and those which are of greatest importance to the economy in Harrow. North Harrow will see investment and initiatives designed to reduce its high vacancy rate and revitalise the centre to attract a wider range of shoppers. Work in the large centres of Harrow and Wealdstone will focus on public realm improvements and the development of these locations as cultural and entertainment centres as well as retail destinations. Rayners Lane also has a high vacancy rate, but the estate renewal project in the area, which will come to a conclusion over the next couple of years, provides an incentive to revitalise the centre and capitalise on the spending capacity of the local resident population.

Picture 11 High Street Pinner



Source: Harrow Council, Economic Development, Research & Enterprise

6.3	Average footfall levels in metropolitan and district town centres not to fall significantly below 1999 levels	EM24
Target: Footfall should not fall significantly below 1999 levels		✔

4.5.18 Table 43 compares the footfall levels in Harrow and the District Centres over the past six monitoring periods the 1999/00 baseline, as the policy target requires. Table 44 gives the actual footfall as well as the percentage change against the baseline. This shows a mixed picture with some significant falls from the baseline figure, with the largest being in Pinner, followed by Burnt Oak and Wealdstone. There have been some significant increases as well, particularly in North Harrow with a 12% rise, while Kenton still shows the largest increase, although this is based on 2008/09 data. Despite the overall picture for the borough showing a slight decrease in footfall, on average this is not a significant decline.

Table 43 Pedestrian Counts in Harrow's Metropolitan & District Centres

Town Centre	1999/00 (Baseline)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Harrow	2,031,045	2,027,560	-	1,988,855	1,794,570	1,744,605	1,914,880
Burnt Oak	195,045	-	-	180,885	-	-	176,355
North Harrow	103,960	-	92,175	-	127,545	-	116,460
Pinner	284,760	-	-	257,355	-	247,020	-
Rayners Lane	190,695	159,675	-	176,025	-	195,060	178,815
South Harrow	286,200	289,350	-	276,075	-	259,710	304,710
Wealdstone	269,790	248,790	-	286,650	274,455	260,310	249,945
Hatch End	65,400	71,655	-	68,775	-	68,085	-
Kenton	71,610	77,565	-	-	86,940	-	-
Stanmore	135,945	-	131,175	-	139,320	-	130,530

Source: Harrow Council, Economic Development, Research & Enterprise

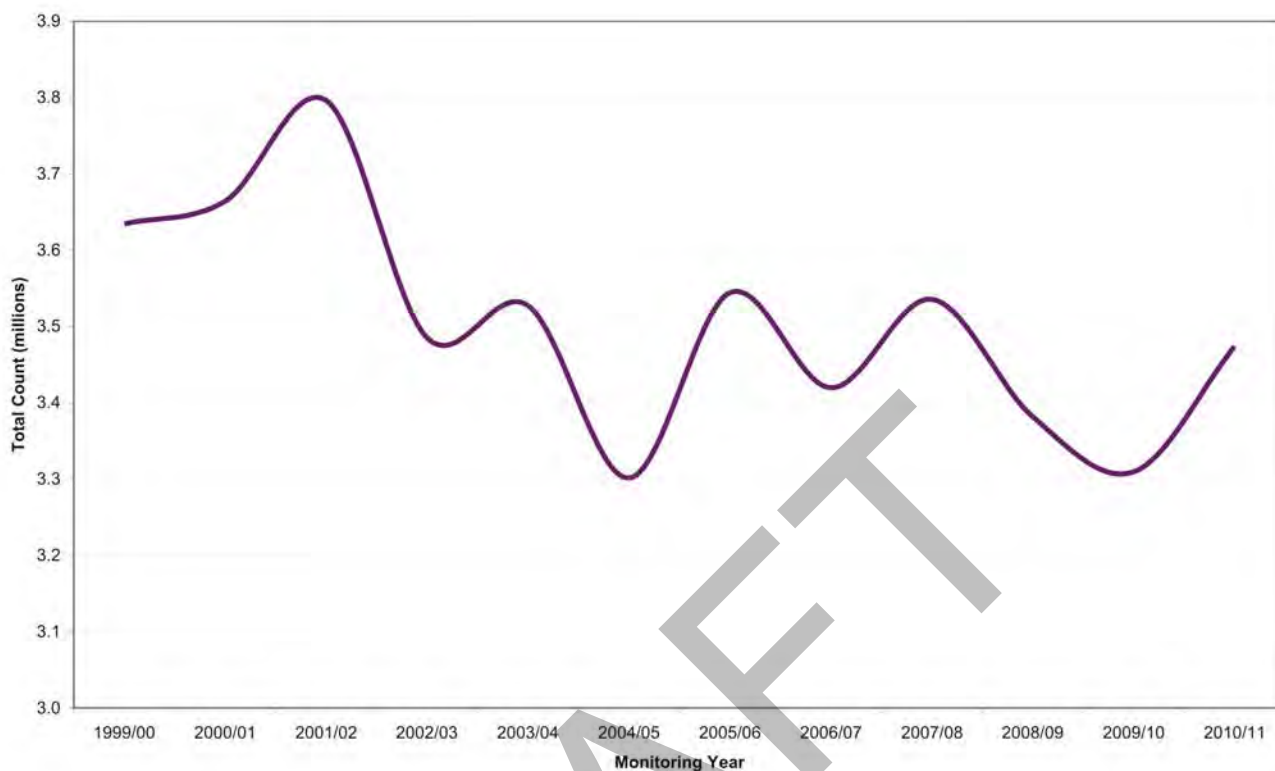
Table 44 Actual & Percentage Change in Town Centre Footfall 2009/10 & 2010/11 Compared to 1999/2000 Baseline

Town Centre	1999/00 (Baseline)	2009/10			2010/11		
		Total Footfall	Actual Change	% Change	Total Footfall	Actual Change	% Change
Harrow	2,031,045	1,744,605	-286,440	-14.10	1,914,880	-116,165	-5.72
Burnt Oak	195,045	180,885	-14,160	-7.26	176,355	-18,690	-9.58
North Harrow	103,960	127,545	23,585	22.69	116,460	12,500	12.02
Pinner	284,760	247,020	-37,740	-13.25	247,020	-37,740	-13.25
Rayners Lane	190,695	195,060	4,365	2.29	178,815	-11,880	-6.23
South Harrow	286,200	259,710	-26,490	-9.26	304,10	18,510	6.47
Wealdstone	269,790	260,310	-9,480	-3.51	249,945	-19,845	-7.36
Hatch End	65,400	68,085	2,685	4.11	68,085	2,685	4.11
Kenton	71,610	86,940	15,330	21.41	86,940	15,330	21.41
Stanmore	135,945	139,320	3,375	2.48	130,530	-5,415	-3.98
Overall	3,634,450	3,309,480	-324,970	-8.94	3,473,740	-160,710	-4.42

Note: Not all the centres were surveyed in 2010/11, so where this is the case the previous results have been carried forward. Footfall was not recorded for Pinner, Hatch End and Kenton in this AMR monitoring period.

Source: Harrow Council, Economic Development, Research & Enterprise

Figure 16 Town Centre Pedestrian Counts 1999/00 - 2010/11



Source: Harrow Council, Economic Development, Research & Enterprise

4.5.19 Figure 16 shows an overall footfall decline within centres of 160,710 from 1999 levels which equates to an overall fall of 4.42%.

4.5.20 This is in-line with national trends, with reports⁽¹⁹⁾ showing that high street footfall has fallen, on average, by more than 10% in just three years (excluding central London). Falling household disposable income, competition from out-of-town centres and supermarkets, and internet shopping all contributing to this decline.

Offices

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Office vacancy rates within the borough	EM4

4.5.21 Between 2002 and 2009 office vacancy rates remained relatively steady between approximately 10% and 12%, with a low of 9.7% in 2005. However, since then there has been a steady increase reaching 13.8 % in 2010 and the highest recorded level of 15.8% in 2010/11 (Table 45).

4.5.22 There were no planning applications for any major office developments determined during the 2010/2011 monitoring period, continuing a trend seen over a number of years.

Table 45 Amount of Office Floorspace & Vacancy Rates in Harrow 2002 - 2011

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	Vacant (%)
2002	347,359	45,958	393,317	11.68
2003	354,466	46,135	400,601	11.52
2004	321,529	44,105	365,634	12.06
2005	330,128	35,571	365,699	9.73
2006	325,376	40,240	365,616	11.01
2007	326,796	40,106	366,902	10.93
2008	311,754	36,333	348,087	10.44
2009	306,981	40,457	347,438	11.64
2010	288,131	46,186	334,317	13.82
2011	278,079	52,257	330,336	15.82

Source: Harrow Council, Economic Development, Research & Enterprise

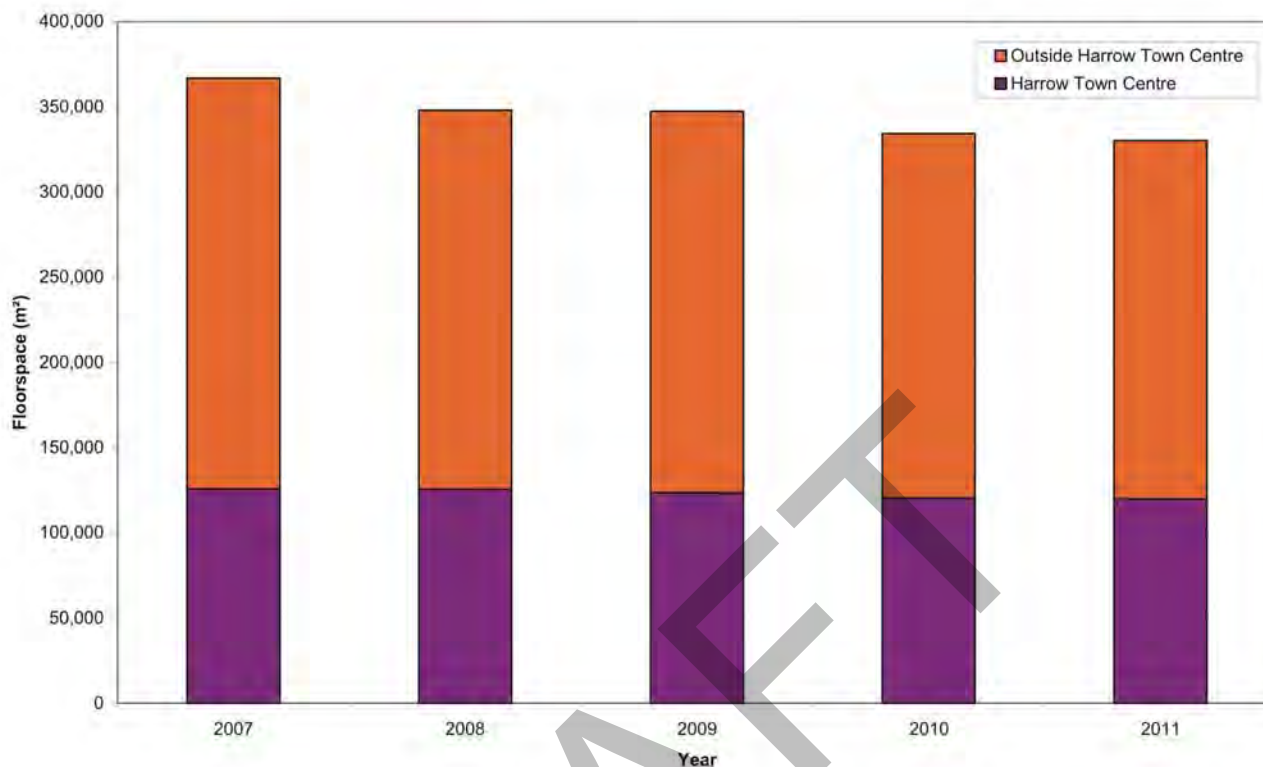
4.5.23 The overall amount of office space in the borough has dropped by approximately 63,000 m² since 2002.

Table 46 Amount of Office Floorspace & Vacancy Rates in Harrow Town Centre 2006 - 2011

Year	Occupied Office Space (m ²)	Vacant Office Space (m ²)	Total Office Space (m ²)	Vacant (%)
2006	107,422	18,255	125,677	14.53
2007	114,197	11,480	125,677	9.13
2008	107,653	17,907	125,560	14.26
2009	105,261	18,451	123,712	14.91
2010	97,599	22,916	120,515	19.02
2011	83,699	36,048	119,747	30.10

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.24 Table 46 shows that Harrow Town Centre continues to play an important role in the overall supply of office space in the borough, accounting for some 36% of total stock in 2011. The latest available data shows that in 2009, 25.6% of people in employment in the borough worked in Harrow Town Centre. As with the borough as a whole, office floorspace within Harrow Town Centre had declined modestly in recent years from a relatively stable base in 2006 and 2007, but the level of vacancy has increased dramatically from just under 15% in 2009 to 30% in 2011. A significant part of this increase is as a result of Lyon House, Lyon Road (9,250 m²) becoming vacant during this monitoring period.

Figure 17 Total Office Floorspace 2007 - 2011

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.25 Figure 17 shows a steady decline in the total office floorspace in the borough while the amount of office floorspace in Harrow Town Centre has remained fairly constant.

Regeneration Projects & Initiatives

4.5.26 Regeneration work in the borough has been focused in the following key areas:

Heart of Harrow

- Working with the Greater London Authority (GLA) family, the council has secured the designation of an area for intensification within the London Plan for the Harrow town centre, Wealdstone town centre and the Station Road corridor. This regional designation has, in parallel with the London Plan, been carried forward as a central part of the spatial vision for the borough set out within the emergent Core Strategy. Work on the development of an Area Action Plan for the area has begun to provide a more detailed and specific expression of the vision for regeneration and prosperity in the area.

Kodak Site (including Zoom Leisure)

- Following a memorandum of understanding completed in July 2010, the council and Land Securities have been progressing proposals for the comprehensive mixed-use redevelopment of this Strategic Industrial Location for employment,

housing, community facilities and open space. A development team approach, encompassing all council services and officers from the GLA and Transport for London (TfL) has been introduced for this project.

Mill Farm and Rayners Lane estate renewal

- Following a tenant's stock transfer, the council has secured approval for and implemented with Catalyst Communities Housing Association (CCHA) the comprehensive renewal of the Mill Farm local authority housing estate. Meanwhile, in Rayners Lane, further phases of renewal replacing existing inefficient and unsuitable housing stock with mixed tenure homes for existing and new residents continue to be developed with the Home Group. These new homes complement a new community facility provided at the heart of the development.

Bentley Priory

- RAF Bentley Priory is a Grade II* former mansion and historic garden in the Green Belt. The former RAF base (and headquarters of Bomber Command during World War II) is of national significance. Through a revised and amended planning permission, works on-site have commenced to deliver the restoration of the listed building, a new museum and the restoration of the gardens, alongside new homes.

4.5.27 A number of new initiatives have been introduced to help the regeneration and vitality of the borough:

- Reconstituting the Town Centre Forum in Harrow Town Centre to facilitate investment into the Town Centre
- Developing a District Centre Partnership in North Harrow, which is the worst performing District Shopping Centre, to increase footfall and spending in the centre
- Publication of Harrow's first Local Economic Assessment, providing comprehensive analyses of the local economy to facilitate investment
- Working with West London Business to promote Harrow's key sites; feature articles on Harrow in two editions of Business West, and a key presence at the Place West conference

Picture 12 Bentley Priory



Source: Harrow Council, Conservation, Planning Department

Changes of Use and Losses of Employment Land

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Losses of employment land in: i) Employment Areas ii) Local authority area	EM14, EM15
Target: No loss of employment land in designated Employment Areas		✗

4.5.28 Designated Employment Areas are those identified on the HUDP proposals map as business use areas and industrial & business use areas, incorporating London Plan strategic industrial locations. Following the completion of a new Employment Land Study (2010), Harrow's emerging Core Strategy identifies arrangements for the plan-led release of surplus stock through the preparation of the Harrow & Wealdstone Area Action Plan and the Site Allocations DPD. Criteria for any further release will

be included in the Development Management Policies DPD. Pending the adoption of these documents in 2012/13, and any associated changes to the proposals map, the existing HUDP designations and saved employment policies remain in force.

Table 47 Gains/Losses of Employment Land in Designated Employment Areas (based on Completions)

Use Class	2006/07				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.018	5.96	-0.018
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
Total	0		0.018		-0.018

In 2007/08 and in 2008/09 there were no losses or gains of employment land in Harrow.

Use Class	2009/10				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.595	79.65	-0.595
B2	0	n/a	0	n/a	0
B8	0	n/a	0.067	38.51	-0.067
Total	0		0.662		-0.662

Use Class	2010/11				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.058	21.59	-0.058
B2	0	n/a	0	n/a	0
B8	0	n/a	0	n/a	0
Total	0		0.058		-0.058

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.29 Table 47 shows that there was no loss of land from Employment Uses in Employment Areas in 2007/08 or 2008/09, although there was a loss of both B1 and B8 employment land totalling 0.662 ha in 2009/10 and a loss of B1 employment land of 0.058 ha in 2010/11.

Table 48 Gains/Losses of Employment Land in Harrow (including Designated Shopping Areas) - based on Completions

Use Class	2006/07				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.056	100.00	0.302	100.00	0.246
B2	0	n/a	0.069	100.00	-0.069
B8	0	n/a	0	n/a	0
Total	0.056		0.371		-0.315

Use Class	2007/08				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.429	100.00	-0.429
B2	0	n/a	0	n/a	0
B8	0	n/a	0.198	100.00	-0.198
Total	0		0.627		-0.627

Use Class	2008/09				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.006	100.00	11.858	100.00	-11.852
B2	0	n/a	0	n/a	0
B8	0	n/a	0.308	100.00	-0.308
Total	0.006		12.166		-12.160

Use Class	2009/10				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0	n/a	0.747	100.00	-0.747
B2	0	n/a	0.020	100.00	-0.020
B8	0	n/a	0.174	100.00	-0.174
Total	0		0.941		-0.941

Use Class	2010/11				
	Employment Land Gained (ha)	% of Total Employment Land Gained	Employment Land Lost (ha)	% of Total Employment Land Lost	Net Change (ha)
B1	0.003	100.00	0.271	100.00	-0.268
B2	0	n/a	0.170	100.00	-0.170
B8	0	n/a	0.114	100.00	-0.114
Total	0.003		0.555		-0.552

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.30 Total employment land that has been lost or gained in Use Classes B1, B2 & B8 within the borough (both within and outside the Designated Employment Areas) is shown in Table 48. In 2010/11 there was a net loss of 0.552 ha of land comprising 0.268 ha from B1 use, 0.170 ha from B2 and 0.114 ha from B8. This follows a downward trend established over the last few years. This may be attributed to the lessening importance placed on industry in the London economy and the increasing significance of the tertiary/service sector.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Amount of employment land lost to residential development	EM15

4.5.31 The total amount of employment land lost to residential use within the borough was 0.418 ha in 2010/11. This was largely made up of new build and the change of use of some offices to residential use. The largest in terms of employment land lost being at the Old Coach Works, Whitefriars Drive, Harrow where 0.17 ha was lost to provide a three storey block of eight flats. Other losses include, 0.066 ha at 29-33 Pinner Road, Harrow to provide a four storey block of 34 flats and 0.078 ha at 25 Belmont Circle, Belmont to provide four flats.

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Change of use completions (over 1,000 m ²)	EM15

4.5.32 No schemes for changes of use of over 1,000 m², involving a change to any A or B Use Classes, were completed in 2010/11, following a similar pattern to the previous three years. The three schemes that were completed in 2010/11 were: a hotel at Scanmoor House, Northolt Road, South Harrow; educational use at Talbot House, Imperial Drive, Rayners Lane; a function room at Premier House, Canning Road, Wealdstone (Table 49)

Table 49 Change of Use Completions (A, B, C, D uses & SG over 1,000 m²) 2006/07 - 2010/11

Use Class	2006/07 Floorspace (m ²)	2007/08 Floorspace (m ²)	2008/09 Floorspace (m ²)	2009/10 Floorspace (m ²)	2010/11 Floorspace (m ²)
A1	0	0	0	0	0
A2	0	0	0	0	0
A3	0	0	0	0	0
A4	0	0	0	0	0
A5	0	0	0	0	0
B1	0	0	0	0	0
B2	0	0	0	0	0
B8	1,487	0	0	0	0
C1	0	0	0	0	1,872
C2	0	0	0	0	0
C3	-	-	-	-	-
D1	2,800	1,358	0	3,718	1,440
D2	0	0	0	0	
SG	0	6,014	0	0	1,480
Total	4,287	7,372	0	3,718	4,792

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.33 Full details of the Use Classes Order can be found in see **Appendix G**.

HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	Net gain/loss for each Use Class based on permissions granted in 2010/11	EM14 - EM21, EM26 & EM27

4.5.34 In terms of B1, B2 and B8 employment land/floorspace, based on approvals there has been an overall net loss in 2010/11. Table 50 shows that a total of 17,972 m² B1, B2 and B8 floorspace was lost in 2010/11, compared with 7,265 m² in 2009/10, 3,728 m² in 2008/09 and 14,104 m² in 2007/08. As in the previous year, the loss of floorspace can be attributed mainly to the continued loss of office space to residential and educational uses. Overall, as well as a net loss of floorspace in Use Class B, there has also been a net loss in Use Class A and Sui Generis. There has been a net gain of floorspace in Use Classes C and D, continuing the trend seen over the previous three years. The significant loss of Sui Generis floorspace is primarily as a result of the proposed development at the former RAF Bentley Priory site, Stanmore, for a change of use from a defence establishment to a museum/education facility and 103 dwellings.

Table 50 Net Losses/Gains for Use Classes A, B, C, D (parts) & SG based on Permissions

Use Class	Permissions					Floorspace (m ²)				
	06/07	07/08	08/09	09/10	10/11	06/07	07/08	08/09	09/10	10/11
A1	64	119	97	68	84	-101	-1,039	-1,654	2,063	-2,445
A2	31	64	45	22	34	990	1,326	599	196	2,170
A3	52	57	48	45	57	1,620	1,125	1,464	2,034	-204
A4	22	43	26	13	25	-41	-1,400	-201	-741	-2,362
A5	9	24	27	12	19	546	467	350	259	494
Total (A)	178	307	243	160	219	3,014	479	558	3,811	-2,347
B1	37	52	80	43	43	-7,385	-14,700	-2,983	-5,495	-16,262
B2	12	6	11	7	13	-2,909	-147	-2,008	534	2,714
B8	12	12	6	5	3	453	743	1,263	-2,304	-4,424
Total (B)	61	70	97	55	59	-9,841	-14,104	-3,728	-7,265	-17,972
C1	3	4	1	4	7	-13	814	119	3,398	8,949
C2	15	13	13	14	12	-1,020	2,633	10,097	226	3,131
Total (C)	18	17	14	18	19	-1,033	3,447	10,216	3,624	12,080
D1	78	107	122	126	145	18,920	11,589	13,777	10,857	14,592
D2	11	35	34	27	33	-4,215	482	5,816	838	2,926
Total (D)	89	142	156	153	178	14,705	12,071	19,593	11,695	17,518
SG	67	96	58	39	68	-352	211	1,483	1,209	-28,997

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.35 There were no significant losses of A1 uses in 2010/11 as in the previous four years and it appears that the existing policies (EM16, EM17, EM18 & EM19) continue to be successful in preventing loss.

4.5.36 The most significant permissions granted in this monitoring period are: the retention and completion of the Harrow Central Mosque, Station Road, Harrow, 5,728 m² (D1 use) (Picture 13); a hotel development of 3,181 m² at Signal House, Lyon Road, Harrow (C1 use); construction of a community centre and sports hall, North Harrow Assembly Hall, Station Road, North Harrow, 3,535 m² (D1 & D2 uses); and the erection of a care home at the former Tyneholme Nursery, Headstone Drive, Harrow, 2,275 m² (C2 use).

Picture 13 Harrow Mosque



Source: Harrow Council, Economic Development, Research & Enterprise

HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Amount of vacant warehouse (B8) floorspace	EM14

Table 51 Storage & Distribution Floorspace in Harrow 2006/07 - 2009/11

	2006/07 Floorspace (m ²)	2007/08 Floorspace (m ²)	2008/09 Floorspace (m ²)	2009/10 Floorspace (m ²)	2010/11 Floorspace (m ²)
Vacant B8	11,131	9,541	11,726	12,702	14,666
Occupied B8	87,595	88,398	85,055	85,149	84,310
Total B8	98,726	97,939	96,781	97,851	98,976
% Vacant	11.27%	9.74%	12.12%	12.98%	14.82%

Source: Harrow Council, Economic Development, Research & Enterprise

4.5.37 Table 51 shows that the vacancy rate for Storage & Distribution uses in Harrow rose to 14.82% in 2010/11, an increase of 1.84% compared to 2009/10. This demonstrates a continuing upward trend which has been evident over the last four monitoring periods. While this does raise some concern, it is not considered a major problem. The older warehouse stock tends to have a higher vacancy rate. These are largely located in South Harrow and Stanmore and may provide cheap accommodation for small businesses or offer redevelopment opportunities.

Employment, Town Centres and Retail Summary 2010/11

	Summary
Employment Land	<ul style="list-style-type: none"> There were no major employment generating developments completed in this period
Town Centres and Retail	<ul style="list-style-type: none"> Vacancy rates in the town centres are relatively low. The number of town centres that have a vacancy rate of over 10% has decreased to two Overall the footfall within town centres has fallen by 4.42% since 1999. North Harrow has experienced an increase in footfall of 12%. However, of concern is Pinner which has experienced a drop in footfall of around 13%
Change of use and Loss of Employment Land	<ul style="list-style-type: none"> Overall there was a net gain of floorspace in Use Classes C & D There was a net loss of Employment Land (Use Classes B1, B2 & B8) which continues the trend that the borough has experienced in the last few years

4.6 Recreation, Sports and Leisure

4.6.1 Sports, recreation, arts and cultural & entertainment activities are important within the community, enriching many people's lives and providing a wide range of benefits, such as better health, social integration and employment. Harrow has the potential to become a greater attraction to visitors and tourists. It has an internationally recognised name, good transport links with central London, attractions such as Headstone Manor, Harrow Museum and Harrow School and proximity to pleasant, accessible countryside. Harrow is well placed to participate in, and contribute to, the prospects and demands of London life, including opportunities arising from the London Olympics and Paralympics in 2012.

4.6.2 There are no specific indicators for leisure and tourism, but it is beneficial to give an update on progress in the implementation of the HUDP and other schemes being carried out in the borough.

The HUDP Recreation, Leisure and Tourism policy objectives are:

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

4.6.3 There are several facilities and initiatives taking these objectives forward including:

- Championing Harrow
- London 2012 Pre-Games Training Camps
- London 2012 Cultural Olympiad
- London Youth Games 2010
- Department for Culture, Music & Sport (DCMS) Swimming Development Plan
- Sports Development
- Football Development
- Harrow Leisure Centre
- Harrow Arts Centre
- Flash Musicals Youth Theatre
- Harrow Shed
- Harrow Museum and Heritage Sites
- Under One Sky
- Tourism

Championing Harrow

4.6.4 The aim of Championing Harrow is to use the 2012 London Olympics and Paralympics to inspire young people, residents and businesses and encourage greater participation in sport, culture, volunteering and community involvement as well as providing

opportunities for tourism and business development. A Task Force was established in November 2006 to maximise the impact of the 2012 London Olympic and Paralympic Games for Harrow.

4.6.5 The Championing Harrow Action Plan has been refreshed and the Championing Harrow Task Force includes representatives from all council services and key partners. The Task Force will continue to steer the action plan which is a working document and now focuses on three key areas:

- Funding Opportunities
- Impact on Indicators
- Relevant Outcomes

4.6.6 In September 2009, Londoners were invited to vote for the landmark in their borough that they would like to see featured in an individual pin badge for each area. The 'Landmark London' vote was run as a partnership between the London Organising Committee of the Olympic and Paralympic Games and London Councils. The Task Force nominated Headstone Manor, Harrow Arts Centre, Harrow School and St.Mary's on the Hill. St.Mary's was chosen for the Harrow badge. It is now official London 2012 merchandise and is currently on sale at the Civic Centre Library, as a collectors item, for £4.99. It will soon be on sale through all libraries and leisure centres in the borough.

London 2012 Pre-Games Training Camps

4.6.7 More than 600 sports facilities London-wide have been selected to appear in the London 2012 Organising Committee's Pre-Games Training Camp Guide and this was distributed at the 2008 Beijing Games. The Pre-Games Training Camp Guide contains details of sports facilities across the UK, and gives teams and individual athletes a selection of training venues in the run up to the London 2012 Olympic and Paralympic Games.

4.6.8 The venues selected for the Pre-Games Training Camp Guide in Harrow are as follows:

- Aspire National Training Centre - Boccia, Paralympic Volleyball (sitting), Wheelchair Basketball and Wheelchair Rugby
- Harrow Leisure Centre - Basketball, Fencing, Handball, Taekwondo and Volleyball
- Harrow School - Archery and Athletics
- Zoom Leisure Centre - Boxing

4.6.9 Three National Paralympic Committees have enquired about facilities in Harrow; Tunisia, Kyrgyzstan and Bangladesh. Officers are also working sub-regionally with other West London Boroughs and participating countries to secure a pre-games training camp in the run-up to the London 2012 Olympic and Paralympic Games.

London 2012 Cultural Olympiad

- 4.6.10** The four-year London 2012 Cultural Olympiad started at the end of the Beijing 2008 Paralympic Games. The Cultural Olympiad will be the largest cultural celebration in the history of the modern Olympic and Paralympic Games, designed to give everyone in the UK a chance to be part of London 2012, staging a series of events to showcase the UK's arts and culture to the rest of the world.
- 4.6.11** The '2012 Open Weekend', to be held at the end of July 2011, will be a celebration to mark a year to go until the Olympic and Paralympic games in 2012. Harrow's '2012 Open Weekend' will host free sports and arts activities all over the borough, with activities taking place at the Harrow Arts Centre, Hatch End Swimming Pool and Library, the Aspire National Training Centre in Stanmore, the Harrow Weald Campus of Harrow College, Gayton Library and Harrow's new Neighbourhood Resource Centres (Byron Park, Kenmore and Vaughan).
- 4.6.12** The paralympic celebration 'one year to go countdown' will be held on 8th September 2011 at the Aspire Centre. This event will let children from schools in Harrow take part in taster sessions of paralympic sports.
- 4.6.13** The London 2012 Cultural Olympiad will end in 2012 with a 12-week cultural celebration across the UK, bringing together leading artists from all over the world, including music, film, visual arts, fashion, theatre, carnival and more.
- 4.6.14** Other notable achievements so far include the award of a 'London 2012 Inspire Mark' to a scheme in Harrow. The Inspire Mark is awarded to exceptional projects inspired by the London 2012 Games. The exhibition 'Here in Harrow', led by Hatch End High School and celebrating Harrow's diverse community was awarded the Inspire Mark in 2009.

London Youth Games 2010

- 4.6.15** The first London Youth Games took place in 1977 and the competition has gone from strength to strength. The 2010 Balfour Beatty London Youth Games saw over 50,000 competitors take part in 60 competitions across 30 sports in what is now Europe's largest annual youth sports event.
- 4.6.16** This year's event began with the Indoor Cricket Cup, with its finals held at Lord's Cricket Ground in March. The programme also included the Thames Water Regatta and a further 25 event days. The climax was Finals Weekend in July at Crystal Palace which saw Boris Johnson, Mayor of London, and the 2010 Balfour Beatty London Youth Games patron, Christine Ohuruogu light the Youth Games flame.
- 4.6.17** The purpose of the games is to increase the number of sporting opportunities available to young people living in London. The games also deliver excellent competition opportunities and access to talent identification.
- 4.6.18** Over 246 young people represented the borough at the Finals weekend held at Crystal Palace National Sports Centre. Harrow managed to secure a total of 828 points, just 75 points short of its aim of winning the most improved borough award, and finished in 24th position in the overall standings.

4.6.19 At this year's event Games Force, a volunteering scheme, was officially launched. The aim is to offer experience on and off the field for 2,000 volunteers aged 16+ to help them learn new skills. Key benefits of volunteering with the "Games Force" team are:

- Opportunity to receive training in the management and delivery of eight sports
- Opportunity to be involved in Europe's largest annual youth event
- Gain hands-on event, sport, and media experience

DCMS Swimming Development Plan

Picture 14 Hatch End Pool



Source: Harrow Council, Economic Development, Research & Enterprise

4.6.20 Harrow Council was awarded £1.8 million by the Department for Culture, Music, and Sport (DCMS) and Sport England to invest at Hatch End Pool. The money was used to fund improvements including a new reception area and new fully Disability Discrimination Act (DDA) compliant male and female changing facilities, the pool reopened in May 2010. Picture 14 shows an artists impression of the completed refurbishment.

4.6.21 Harrow also received £65,000 to facilitate the DCMS Free Swimming Programme. The project was intended to allow people aged 16 and under and 60 plus to swim for free for two years and commenced in April 2009. However, DCMS funding was cut in July 2010 with free swimming for under 16s now only offered during the school holidays, while 60 plus swimming continues to be free.

4.6.22 Attendance figures at the borough's swimming pools in the last two monitoring periods show a 36% fall in the total number of participants in swimming in Harrow and a 62% fall in the number of 16s and under. (Table 52).

Table 52 DCMS Free Swimming Programme Attendance 2009/10 - 2010/11

	2009/10			2010/11		
	16 and under	60 and over	Total	16 and under	60 and over	Total
Harrow Leisure Centre	33,483	22,760	56,243	13,374	23,383	36,757
Hatch End Pool	7,326	4,102	11,428	1,622	4,393	6,015
Aspire National Training Centre	-	1,008	1,008	200	948	1,148
Total	40,809	27,870	68,679	15,196	27,724	43,920
Note: Hatch End Pool was closed for refurbishment in December 2009 and remained closed for the remainder of the 2009/10 monitoring period						
<small>Source: Harrow Council, Sports & Leisure</small>						

Sports Development

4.6.23 Watford Football Club, through its Community Sports & Education Trust deliver various programmes within the borough. This includes Kickz, a Metropolitan Police/Premier League initiative, run at the Beacon Centre in Rayners Lane and at Hatch End High School. Activities including football, boxing, dance and table tennis were provided three evenings a week throughout the year.

4.6.24 Harrow Council and Watford FC were also successful in being awarded MyPlace lottery funding for the complete redevelopment of the Cedars Youth & Community Centre in Harrow Weald. The old building was demolished in November 2010 and the new building costing £4.2 million is due to be completed by January 2012. The Club will then operate Kickz and various sporting and education programmes out of this facility.

4.6.25 In addition, Safer Neighbourhoods programmes were run in, amongst other venues, Byron Park, Harrow Leisure Centre and Harrow High School.

Football Development

4.6.26 In December 2009 England Manager Fabio Capello opened the brand new football centre of excellence in Harrow at Prince Edward Playing Fields. The £11 million site, known as 'The Hive', and managed by Barnet Football Club, is a major sporting hub in the borough enabling many local people to play football at modern state-of-the-art facilities.

4.6.27 The completed first phase provides two full size all-weather floodlit artificial pitches (divisible into six smaller pitches) and grass pitches, including dedicated training areas. The ground floor of the main building provides changing and associated facilities. The scheme will not require additional funding from the council. The plans for Phase Two include a stadium (for which planning permission has been granted), and further indoor sports facilities to enable the complex to become an FA Centre of Excellence.

Harrow Leisure Centre

4.6.28 In 2009/10 Harrow Council invested £400,000 to pay for improvements at Harrow Leisure Centre. This included the refurbishment of the changing facilities, showers and toilets, which were in poor condition. The Masefield Suite, a conference and meeting facility, was also refurbished increasing the earning capacity of the Leisure Centre. The Harrow Leisure Centre will be taken over by new management, Greenwich Leisure Limited on 1st May 2011.

Harrow Arts Centre

4.6.29 Harrow Arts Centre (HAC) (Picture 15) is Harrow's only professional arts venue and is committed to providing access to the arts for people from every background. HAC delivers year-round public entertainment programming, creative workshops, art, dance and drama classes and is supported by a facilities and functions hire business. In 2010/11, events programmed by HAC reached an audience of 11,000 people. The programme for 2011/12 is projected to deliver a total audience of 15,000.

4.6.30 The main source of earned income at HAC is the private hire of classrooms and performance venues to a wide range of organisations and individuals, with over 85 groups regularly using HAC as the base for their activities. Alongside these organisations, the Adult and Community Learning Service deliver a wide range of arts and non-arts classes at HAC and support private tutors delivering their own classes. Two resident companies have offices within the HAC buildings; both are dance organisations producing new work, student and professional shows and providing classes for children. Harrow Council's Music Service is also based at HAC and uses the venue for five student music festivals each year as well as a rehearsal space for out-of-school groups. HAC is also a registered wedding venue.

4.6.31 The footfall of visitors to HAC in 2010/11 (excluding programmed events) was 152,980. This represents a 4.5% decrease on 2009/10, however income from these visitors in 2010/11 achieved an 8% increase on 2009/10.

Harrow Shed

4.6.32 Harrow Shed is an inclusive theatre group for young people, and outreach project of Chicken Shed theatre company and is based at Hatch End High School. Harrow Shed welcomes young people aged 7 to 16 from all backgrounds, abilities and disabilities.

Harrow Museum and Heritage Sites

4.6.33 There were 33,411 visitors to the Harrow Museum and Heritage sites in 2010/11.

Picture 15 Harrow Arts Centre

Source: Harrow Council, Economic Development, Research & Enterprise

Flash Musicals Youth Theatre

4.6.34 The Flash Musical Youth Theatre is a community theatre in Edgware. Opened in 2005 by Flash Musicals, a voluntary youth organisation and registered charity, the theatre offers an opportunity for children from low-income or disadvantaged families to become involved in the performing arts. The theatre also operates a nursery school and after school club on weekdays. Other weekday activities include musical theatre workshops, wheel chair dancing, a radio station, adult drama group, special needs work shops and training in singing, dancing and acting. They also work closely with Harrow Council's Summer Uni project, the Metropolitan Police's anti-social behaviour unit and St. Luke's Hospice. During 2010/11 Flash Musicals visited a host of venues around the borough putting on shows and entertainment.

Under One Sky

4.6.35 Harrow held its seventh Under One Sky one-day showcase of sports, arts and culture in June 2010. It is Harrow's largest single cultural festival, attracting 9,000 people celebrating the best of music, song, dance, poetry, drama, sports and food. The event draws upon Harrow's rich and diverse cultural strengths and achievements

from many of Harrow's communities. In 2010 there were 125 separate cultural events and activities across the festival site in six zones and on the main stage and market stalls involving 104 local community organisations, performing groups and 12 schools.

Tourism

4.6.36 A new Tourism Strategy and Action Plan was adopted by Harrow's Cabinet in June 2009, to cover the period 2009-2012.

4.6.37 The following tourism related initiatives and events occurred in 2010/11:

- The West House and Heath Robinson Museum Trust opened. This included the café, Daisys in the Park
- In March 2011 Harrow events and venues were promoted to Visit London for inclusion in the Cultural Events Diary for 2012
- Harrow hotels registered in the London 2012 Directory, for their friends and families offering
- A seminar was held for businesses on how to register on Compete4, and the remaining opportunities on the Olympic site on 15th February at Avanta in the town centre
- The Grim's Dyke Hotel held its annual Open Day in May 2010. This attracted a large number of visitors to a wide selection of stalls and activities, which included plants, bric-a-brac, guided tours and gardening

4.6.38 A new Premier Inn hotel providing 44 bedrooms was completed in Northolt Road, South Harrow during the monitoring period, this development resulted from a change of use of an existing vacant office building. Planning permission was granted in March 2011 for an eight storey hotel providing 98 bedrooms in Lyon Road, Harrow. Permission was also granted for a 40 bedroom hotel in The Broadway, Stanmore in February 2011.

4.6.39 During 2010/11 the Visit Harrow website had 5,000 unique visitors and 6,600 visits - a visit is defined as one or more page views or hits in one session.

Recreation, Sport and Leisure Summary 2010/11

	Summary
Championing Harrow	<ul style="list-style-type: none"> An action plan has been refreshed, identifying a range of future activities and events leading up to 2012. A Harrow Task Force has also been developed.
London 2012 Pre-Games Training Camps	<ul style="list-style-type: none"> Four venues in Harrow have been selected for the London 2012 Pre-Games Training Camp guide: Aspire National Training Centre; Harrow Leisure Centre; Harrow School; Zoom Leisure Centre Officers are liaising with potential visiting countries regarding training camp venues
London Youth Games	<ul style="list-style-type: none"> Harrow narrowly missed winning the most improved borough award and was placed in 24th position out of the 33 London Boroughs
Sports Development	<ul style="list-style-type: none"> The old Cedars Youth & Community Centre was demolished in November 2010 and the world class facility will open for business in January 2012. Watford FC Community Sports & Education Trust to operate the facility. Through the Kickz and Safer Neighbourhood programmes, Watford FC CSE Trust delivered sporting opportunities with over 10,000 young people having attended these during 2010/11.
Football Development	<ul style="list-style-type: none"> 'The Hive' has opened on Prince Edward Playing Fields, a major sporting hub in the borough managed by Barnet FC, offering modern state-of-the-art facilities for local people. As part of the Peace Week celebrations, over 200 young people attended the football tournament run by Watford FC.
DCMS Swimming Development Plan	<ul style="list-style-type: none"> The improvements to the facilities at Hatch End Swimming Pool were completed in May 2010 Attendance figures at the borough's swimming pools in 2010/11 fell by 36% compared to the previous year, after funding for the DCMS Free Swimming Programme was cut in July 2010
Harrow Arts Centre	<ul style="list-style-type: none"> Almost 153,000 people visited the Harrow Arts Centre in 2010/11 Audience figures for programmed events reached 11,000 and are predicted to rise to 15,000 in 2011/12
Under One Sky	<ul style="list-style-type: none"> Seventh year of Harrow's largest cultural festival, held in June 2010 and celebrated by 9,000 people
Tourism	<ul style="list-style-type: none"> A number of tourism related initiatives and events took place in 2010/11 A new 44 bedroom hotel was opened in South Harrow


4.7 Community Services and Accessibility

Community Services

4.7.1 The availability and provision of a wide range of social services, health care, public utilities and educational facilities is important in achieving sustainable development within Harrow. Various bodies and voluntary organisations in the borough provide these facilities. Harrow continues to seek the retention of these existing developments and the provision of new community facilities.

The HUDP Community Services policy objectives are:

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

HLI	Contextual Indicator	Policy Ref
8.1	Net increase in the number of community uses	C2
Target: A net increase in the number of sites providing community uses		

4.7.2 There have been a number of initiatives which have taken these objectives forward that will benefit the Harrow community:

- School Reorganisation
- Building Schools for the Future - One School Pathfinder
- Harrow Collegiate Sixth Forms
- School Food Improvement Strategy
- Primary School Improvements
- Children's Centres
- Myplace
- Amalgamations of separate schools
- Primary Referral Unit

School Reorganisation

4.7.3 A restructure of Harrow's school system was implemented in September 2010. This reorganisation of the ages of transfer across Harrow's community schools brings the borough in line with the National Curriculum Key Stages and with school organisation in neighbouring authorities.

4.7.4 Work was completed to provide sufficient accommodation on high school sites for Year 7 students (including provision of modular accommodation ranging from three classrooms to double storey blocks and the refurbishment of existing space). Vacated

teaching space at primary sector schools will be used to help provide the additional places required to meet the increasing demographic demand for school places as part of the proposed school expansion programme.

Building Schools for the Future (BSF) - One-School Pathfinder

4.7.5 The project to rebuild Whitmore High School was completed and the school was able to start operating from the new building from September 2010. Harrow Council is dedicated to promoting schools at the heart of their communities and committed additional capital funding to incorporate enhanced community facilities within the new school. Community facilities include enhanced sport facilities, including a fitness suite, dance and drama studio, a spacious atrium area, a main hall with stage and a large sports hall with spectator seating. In addition, an external Multi-Use Games Area (MUGA) is being developed with completion anticipated in October 2011.

Harrow Collegiate Sixth Forms

4.7.6 In September 2010, the last of the Harrow Collegiate sixth form centres was completed. This project, joint-funded by the Learning and Skills Council and Harrow Council, has ensured sixth form provision is available in high schools across Harrow. These landmark developments are already proving popular with students.

School Food Improvement Strategy

4.7.7 From September 2010, three high school kitchens were modernised to provide hot meals for their pupils. In addition, the refurbished Hatch End High School and the rebuilt Whitmore High School became hub kitchens preparing food for primary schools participating in the hot meals service initiative.

4.7.8 Two primary schools had modifications to their kitchens to enable them to become satellites served by the hubs ahead of a tranche of seven primary satellite kitchens to be completed during the 2011 Summer holidays. A further two primaries (currently undergoing amalgamation works) will have their kitchens and servery arrangements modified to receive food from the hub kitchens during the 2011 Autumn term.

Primary School Improvements

4.7.9 Recent investment in primary schools has been targeted at improving facilities. At Pinner Park Junior School a Craft, Design & Technology (CDT) room has been refurbished and new music, IT and library facilities have been created enabling the removal of mobile classrooms. Similarly at Stanburn Infant and Junior Schools four new classrooms were created to replace a building in poor condition. At Roxbourne Infant School, a new extension was built to replace dilapidated classrooms.

Children's Centres

4.7.10 The council continues to work towards achieving the co-location of facilities and services within Children's Centres. The aim is to provide a range of integrated, care, education and early intervention and prevention services to young children and their families. To help achieve this goal, four new Children's Centres opened in 2010/11, The Pinner Centre, Grange, Stanmore Park and Roxbourne to add to the five centres

which opened in 2009/10. Some of these centres were co-located within schools or on school sites, others in stand-alone premises. Development of the final two centres, Earlsmead and Elmgrove, was started in 2010 and are due to be completed in 2011.

Myplace

4.7.11 Myplace is a multi-million pound government programme to deliver world class places for young people. In a partnership approach, Harrow Council and Watford Football Club's Community Sports and Education Trust successfully joined together to bid for funding to demolish and replace the Cedars Youth Centre at Chicheley Road in Harrow Weald. The new state of the art facility will incorporate a gym and changing room facilities, climbing wall, social area, arts and crafts room, music and drama room, cafe and external multi-use games area providing an excellent communal space for its users. The project particularly targets young people in Harrow from disadvantaged backgrounds. As part of this project a Mobile Resource Unit (MRU), an exhibition trailer, will be fitted with a stage, sports and drama facilities, and IT & conference facilities. The MRU will be used as an additional resource within the borough, providing support to project delivery, targeting areas lacking in access to youth facilities and enabling the most vulnerable and disadvantaged members of the community to be included. Construction is now well advanced with completion expected around late November/early December 2011, and it is hoped that the MRU will be available for use in early 2012.

Amalgamations of separate schools

4.7.12 Works to support amalgamations at Heathland (formerly Roxeth Manor), Belmont, Priestmead and West Lodge were completed in 2010/11. This project will continue in Autumn 2011. A number of sites which contain separate infant and junior schools will see those schools combined. These include Grange Infant and Junior schools and Longfield Infant and Junior schools. Amalgamation work is also planned at Elmgrove Infant and Junior schools.

Primary Referral Unit

4.7.13 The Primary Referral Unit has been successfully relocated from its Gayton Road site to premises at Harrow Teachers' Centre as part of a rationalisation of Harrow Council sites.

Libraries

4.7.14 In the Public Library User Survey (National format) 2010, 50% of library users rated their library as 'good' and 38% as 'very good'. In the 2009/10 Place Survey, 70% of Harrow's residents expressed satisfaction with the library service.

Community Facilities


HLI	Contextual Indicator	Policy Ref
Post HUDP indicator	Retention of community uses	C2
Target: No net decrease in floorspace for community uses		

Table 53 Permissions & Net Losses/Gains of Floorspace for Community Uses

Use Class	Permissions for Development					Net Loss/Gain Floorspace (m ²)				
	06/07	07/08	08/09	09/10	10/11	06/07	07/08	08/09	09/10	10/11
D1 (Non-residential Institution)	78	107	122	126	145	18,920	11,589	13,777	10,857	14,592
D2 (Assembly & Leisure)	11	35	34	27	33	-4,215	482	5,816	838	2,926
Total	89	142	156	153	178	14,705	12,071	19,593	11,695	17,518

Note: These figures are based on planning permissions for D1 Non-residential Institutions (including Health and Community uses) or D2 Assembly & Leisure uses. This includes improvements and extensions to existing facilities, as well as proposals for new facilities. An increase in facilities can be interpreted from the total floorspace proposed and completed.

Source: Harrow Council, Economic Development, Research & Enterprise

4.7.15 In 2010/11 there was a net gain of 14,592 m² floorspace of D1 Use Class (Non-residential Institution), compared to 10,857 m² in 2009/10. Over the same period there was a net gain of 2,926 m² of D2 (Assembly and Leisure), compared to a net gain of 838 m² in the previous year. Although the total proposed floorspace is not as high as in 2008/09, it is much higher than the total for 2009/10 and shows that there is still a positive trend for more community facilities in the borough (Table 53).

4.7.16 In 2010/11 there was a significant increase in the amount of floorspace proposed for Health & Community facilities, 31,381 m² compared to 17,036 m² in 2009/10. There was a slight decrease in the amount of floorspace completed in the past year, 29,764 m² compared to 31,381 m² in 2009/10. In the same period the number of permissions fell from 134 to 114, whilst the number of developments completed was down one to 35 (Table 54). The majority of these completions related to schools, with the most significant of these being the redevelopment of Whitmore High School, Harrow (13,460 m²), a new boarding house at Harrow School, Harrow on the Hill (2,995 m²) and the new Krishna-Avanti Primary School in Edgware (2,143 m²).

Table 54 Health and Community Facilities 2008/09 - 2010/11

Type of Development	2008/09				2009/10				2010/11			
	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)	No. of Perms.	Floorspace Proposed (m ²)	No. of Devts. Completed	Floorspace Completed (m ²)
Arts	-	-	-	-	5	320	1	0	2	124	-	-
Care Homes	6	12,309	2	72	6	239	2	356	3	3,983	2	453
Churches	9	295	3	1,138	2	218	2	0	4	211	-	-
Community Centres	9	122	2	307	5	2,073	4	2,582	6	3,967	3	3,149
Day Nurseries	2	814	-	-	7	53	2	135	7	130	-	-
Education	10	1,977	1	195	19	4,981	3	4,176	25	8,072	3	3,197
Gym	4	0	-	-	-	-	-	-	-	-	-	-
Halls	2	300	-	-	2	10	2	0	1	0	2	310
Health/Medical Centres	8	2,943	1	310	14	688	2	907	11	876	3	128
Hospitals	1	0	-	-	-	-	1	0	1	0	-	-
Libraries	-	-	-	-	-	-	-	-	-	-	1	0
Museums	-	-	-	-	-	-	-	-	1	1,905	-	-
Nursing Homes	3	1,481	-	-	-	-	-	-	-	-	-	-
School	66	26,782	5	812	64	8,403	17	6,666	42	2,913	19	22,419
Scout Centres	2	30	-	-	2	43	-	-	-	-	-	-
Sports Facilities	6	7,693	-	-	5	7	-	-	10	3,472	1	1
Swimming Pools	-	-	-	-	2	21	-	-	-	-	1	21
Temples & Synagogues	-	-	-	-	1	0	-	-	1	5,728	-	-
Youth Clubs	1	0	-	-	-	-	-	-	-	-	-	-
Total	129	54,746	14	2,834	134	17,036	36	14,822	114	31,381	35	29,764

Source: Harrow Council, Economic Development, Research & Enterprise

Community Services Summary 2010/11

	Summary
Community Services	<ul style="list-style-type: none"> • There was a net increase in proposed floorspace for community facilities • There was a slight decrease in completed floorspace for community facilities • School reorganisation to change the ages of transfer across all Harrow's community schools was implemented from September 2010 • Construction commenced on the Myplace project to replace the Cedars Youth Centre with a state of the art facility • Four Children's Centres opened during the monitoring period • Work began to implement the school food improvement strategy to provide hot school meals for pupils at a number of schools

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4.8 Appeals

Appeals

- 4.8.1** When a planning application is refused by the council the applicant has a right of appeal against that decision. The right of appeal also extends to cases where planning permission has been granted subject to conditions and the applicant wishes to challenge one or more of the conditions, where an application has not been determined in the statutory time period; and to cases involving the issue of a formal enforcement notice. The majority of appeals in Harrow concern the refusal of planning permission.
- 4.8.2** Appeals are administered, and in most cases decided, by the Planning Inspectorate on the behalf of the Secretary of State. This means that the administration of appeals and decisions on appeal cases are entirely independent of the council. There are three types of appeal process:
- **Written Representations:** Under this procedure arguments in support and against the proposal are made by submission to the Planning Inspectorate of statements by the main parties. The appointed Planning Inspector will visit the site and surroundings.
 - **Hearings:** Under this procedure arguments in support and against the proposal are also made by the submission of statements from the main parties, but this is then followed by a structured discussion (the hearing) led by a Planning Inspector. On the day of the hearing the Inspector and other parties will visit the appeal site where the discussion may continue.
 - **Public Inquiry:** This is the most formal of the three procedures. Formal evidence is submitted by the main parties and, on the day or days of the Inquiry, the main parties and others are the subject of formal cross-examination in front of the Planning Inspector. The Inspector will visit the site as part of the formal Inquiry.
- 4.8.3** In all appeals the third parties (neighbours, amenity societies, statutory consultees) are notified of the appeal and invited to submit written comments for consideration by the Planning Inspector. In cases dealt with under the hearing and public inquiry procedure third parties may also attend and take part.
- 4.8.4** Under the hearing and public inquiry procedures the Planning Inspector is empowered to award costs against either or both of the main parties for unreasonable behaviour. This allows one party to recover some or all of its appeal expenses if it can show that the other party's conduct during the proceedings led to unnecessary, wasted expenditure.
- 4.8.5** Decisions on appeals take the form of a letter, explaining the Inspector's reasons and setting out the formal decision, which are usually issued some weeks after the Inspector has visited the site/conducted the hearing or inquiry. Appeals are either allowed, which means that the Planning Inspector has granted planning permission, or are dismissed, which means that the Planning Inspector has refused planning permission. Very infrequently Inspectors may issue a split decision, meaning that part of a proposal is granted and part is refused.

Why Monitor Appeals?


4.8.6 The proportion of appeals allowed/dismissed is one measure of the quality of the council's decision making on planning applications. Whilst each proposal must be considered on its own merits, an analysis of trends in the council's appeal performance as a whole and in respect of certain types of development can help to reveal areas for improvement in decision making or where council policies might need updating.

Refusal and Appeal Rate

4.8.7 During the 2010/11 period the council determined a total of 2,605 applications under the Planning Acts and of these permission was refused in 589 cases. This represents a refusal rate of 22.6%, up slightly on last years rate of 17.2% but still below the recent rates of 27.3% in 2008/09 and 46.8% in the 2007/08 monitoring period.

4.8.8 A total of 172 appeals were lodged against refusal during 2010/11, representing a 29.2% proportion of the 589 cases refused by the council during the period. The corresponding appeal against refusal rate for 2009/10 was 28.5%.

General Appeal Trends

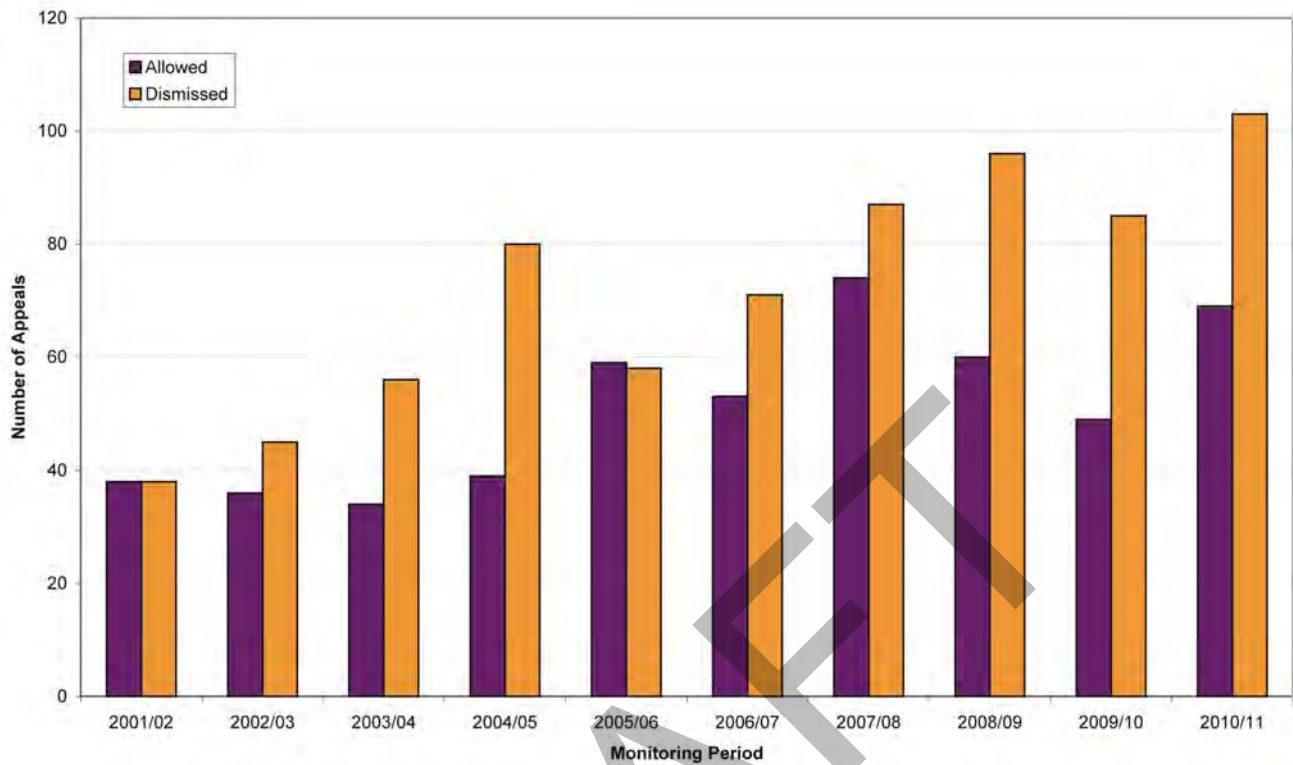
HLI	Contextual Indicator	Policy Ref
Post HUDP Indicator	% of appeals allowed	-
Target: Maximum of 40% of appeals allowed		

4.8.9 This Post UDP Indicator is based on Best Value Performance Indicator (BVPI) 112 which indicates that the proportion of appeals allowed should not exceed 40% of all appeal decisions in any year.

4.8.10 Figure 18 shows the total number of appeals, including non-determination, enforcement and conditions appeals, allowed and dismissed over the 2001/02 - 2010/11 period. The total number of appeal decisions increased in 2010/11 to its highest level since monitoring began.

4.8.11 Table 55 shows the total number of appeal decisions allowed and dismissed during the monitoring year. During 2010/11 40% of Harrow's appeal decisions were allowed. The proportion is higher than in the previous two monitoring periods but has held within the target ceiling of 40% for the third year running.

Figure 18 Number of Appeals 2001/02 - 2010/11



Source: Harrow Council, Economic Development, Research & Enterprise

Table 55 Appeals Summary 2001/02 - 2010/11

Monitoring Year	Total Appeal Decisions	Appeals Allowed	Appeals Dismissed	Percentage Allowed
2001/02	76	38	38	50%
2002/03	81	36	45	44%
2003/04	90	34	56	38%
2004/05	119	39	80	33%
2005/06	117	59	58	50%
2006/07	124	53	71	43%
2007/08	161	74	87	46%
2008/09	156	60	96	38%
2009/10	134	49	85	37%
2010/11	172	69	103	40%

Source: Harrow Council, Economic Development, Research & Enterprise

Residential Appeals

4.8.12 Table 56 shows that 139 residential appeals were determined in 2010/11, slightly higher than the number determined in previous monitoring periods. The council's performance has dropped with 59% of residential appeals dismissed in 2010/11, compared with 66% in 2009/10, and therefore the balance of appeals allowed has increased from 34% to 41%.

Table 56 Residential Appeals 2004/05 - 2010/11

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2004/05	9	24%	28	76%	37
2005/06	37	38%	21	62%	54
2006/07	34	36%	61	64%	95
2007/08	55	43%	73	57%	128
2008/09	48	38%	79	62%	127
2009/10	43	34%	83	66%	126
2010/11	57	41%	82	59%	139

Source: Harrow Council, Economic Development, Research & Enterprise

Appeal Decisions by Development Type

4.8.13 Table 57 shows in greater detail appeal decisions for the monitoring period disaggregated according to development type and as a proportion of allowed, dismissed and total appeal decisions. An explanation of the development types and (where relevant) their sub categories is given below along with comparison data for previous monitoring periods.

4.8.14 Just one decision on a major development was taken to appeal in the monitoring period. The application was for a mixed-use development including 410 flats, retail units, restaurants/cafés and office space. The application was refused by the council and that decision was upheld on appeal.

4.8.15 In all categories, except house to flat conversions, more appeals were dismissed than were granted. Householder applications account for 42% of all appeal decisions, 46% of appeals allowed and 40% of appeals dismissed. This is decrease from the previous monitoring period when householder decisions accounted for over half of all decisions taken to appeal.

Table 57 Analysis of Appeal Decisions by Development Type 2010/11

Development Type		Appeals Allowed		Appeals Dismissed		Total Appeal Decisions	
		No	%	No	%	No	%
New Residential	Major	-	-	1	1.0%	1	0.6%
	Minor	11	15.9%	27	26.2%	38	22.1%
	Other	2	2.9%	-	-	2	1.2%
Conversions	Houses to Flats	12	17.4%	10	9.7%	21	12.8%
	Commerce to Flats	-	-	1	1.0%	1	0.6%
	Other	-	-	2	1.9%	2	1.2%
Householder		32	46.4%	41	39.8%	73	42.4%
Telecommunications		2	2.9%	1	1.0%	3	1.7%
Change of Use		5	7.2%	10	9.7%	15	8.7%
Advertisements		-	-	-	-	-	-
Commercial		5	7.2%	4	3.9%	9	5.2%
Miscellaneous		-	-	6	5.8%	6	3.5%
Total		69	-	103	-	172	-
<p>Note: Percentages may not sum exactly due to rounding Note: Major developments are those proposing 10 or more units</p>							
<p><small>Source: Harrow Council, Economic Development, Research & Enterprise</small></p>							

New Residential Development

- 4.8.16** This category comprises appeal proposals for new-build residential development, but excludes proposals for conversions to flats and householder extensions which are dealt with separately below. The 'major' sub-category refers to proposals for ten or more homes and the 'minor' sub category is for proposals of between one and nine homes. The 'other' subcategory is for appeal cases that are related to new residential development, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.
- 4.8.17** Table 58 shows that the total number of new residential development decisions for the monitoring period 2010/11 was 41. This represents a significant proportion of the total number of appeals decided in the 2010/11 period (just under 24%). In terms of outcomes, the proportion of new residential development appeals allowed has fallen from 39% to 32%.
- 4.8.18** Table 58 shows that 13 residential development appeals were approved in 2010/11. Together these applications constitute permission for a total of 31 residential units or 2.5% of the total residential units (including conversions and changes of use)

granted permission in the monitoring year. This is a significant decrease from the previous monitoring period when new build applications allowed on appeal counted for 20% of residential permissions.

Table 58 New Residential Development Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	18	53%	20	47%	38
2008/09	8	21%	30	79%	38
2009/10	11	39%	17	61%	28
2010/11	13	32%	28	68%	41

Source: Harrow Council, Economic Development, Research & Enterprise

Conversions

4.8.19 This category comprises appeals for schemes which seek to convert existing properties to flats, with or without extensions and alterations. The majority of conversions continue to involve the subdivision of houses, but a further sub-category involves proposals for the conversion of other types of premises such as redundant offices. Again, the 'other' subcategory is for appeal cases that are related to conversions, such as those for the approval of details pursuant to a planning permission already granted or where the relaxation or removal of a condition of planning permission is sought.

4.8.20 As can be seen from Table 59, there has been an increase in the number of conversion appeal decisions compared to the previous monitoring year. The proportional split of appeal decision outcomes has also changed with more appeals being allowed (48% up from 42%) and less being dismissed (52% down from 58%).

Table 59 Conversions Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	14	48%	15	52%	29
2008/09	16	48%	17	52%	33
2009/10	8	42%	11	58%	19
2010/11	12	48%	13	52%	25

Source: Harrow Council, Economic Development, Research & Enterprise

Householder Development

4.8.21 Householder development includes all domestic extensions and outbuildings for which planning permission is required, but excludes 'certificate of lawfulness' cases⁽²⁰⁾ which are dealt with as part of the miscellaneous category. Proposals for domestic extensions and related householder development make up the majority of planning applications received by the council and as a result constitute the largest single category of appeal decisions (42%).

4.8.22 Table 60 shows that the overall number of householder appeals held steady at around 72 for the second year running. However, the number of appeals allowed increased from 24 last period to 32 in 2010/11. As a result the balance of decision outcomes returned to to the level seen in 2007/08 and 2008/09, with 44% being allowed and 56% being dismissed.

Table 60 Householder Development Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	28	42%	38	58%	66
2008/09	25	44%	32	56%	57
2009/10	24	33%	48	67%	72
2010/11	32	44%	41	56%	73

Source: Harrow Council, Economic Development, Research & Enterprise

Telecommunications

4.8.23 This category comprises appeals involving proposals for telecommunications development, either as a result of the refusal of planning permission or the refusal of 'prior approval' of details of siting and appearances in cases of permitted development. The number rose from none in the last monitoring period to three in 2010/11.

Change of Use

4.8.24 This category concerns appeals against the refusal of planning permission for changes of use, such as from a retail shop to a food and drink outlet. Table 61 shows that the total number of appeal cases in this category was 15 during the monitoring period, up from four in 2009/10.

4.8.25 The majority of appeals on change of use decisions were dismissed during 2010/11, continuing a recent trend.

²⁰ These are cases which seek to establish the lawfulness of development already carried out, or which propose development that falls within permitted tolerances and therefore does not require planning permission.

Table 61 Change of Use Appeal Decisions Trends

Monitoring Year	Appeals Allowed		Appeals Dismissed		Total Appeal Decisions
	No.	%	No.	%	
2007/08	7	78%	2	22%	9
2008/09	3	37%	5	63%	8
2009/10	0	0%	4	100%	4
2010/11	5	33%	10	67%	15

Source: Harrow Council, Economic Development, Research & Enterprise

Advertisements

This category relates to appeals against the refusal of consent to display an advertisement. There were no appeals in this category during 2010/11, as was the case in the previous monitoring period. During 2008/09 there was one advertisement consent appeal decision, which was allowed.

Commercial Development

The commercial development category covers all types of development to non-residential buildings, such as extensions to shops, the development of new office buildings, etc.

Monitoring of the number of appeals and their outcomes for commercial development was begun in the 2008/09 AMR. In this monitoring period there were a total of nine appeal decisions for commercial development, five of which were allowed, four of which were dismissed.

Miscellaneous

This category collates the remaining appeal decisions for the monitoring period that do not fall within any of the other categories. There were a total of six such cases in 2010/11.

Appeals Summary 2010/11

	Summary
Appeal Trends	<ul style="list-style-type: none"> • The number of appeal decisions received has risen compared to last year, and as such remains at a very high level • The proportion of appeals allowed rose compared to last year but remained within the 40% target • During 2010/11 the council's refusal rate was 22.6%, leading to an appeal against refusal rate of 29.2% • Of the appeals allowed: 16% were cases involving minor new residential development; 17% were house conversions; and 46% were householder proposals
Residential Appeals	<ul style="list-style-type: none"> • Decisions on appeals for new residential development accounted for just 2.5% of all appeal decision in Harrow in 2010/11; 68% were dismissed and 32% were allowed • Decisions on appeals for conversions accounted for 17% of appeal decisions in Harrow in 2010/11; 52% were dismissed and 48% were allowed
Householder Appeals	<ul style="list-style-type: none"> • Decisions on appeals for householder development accounted for 46% of all appeal decisions in Harrow in 2010/11; 56% were dismissed and 44% were allowed
Commercial Appeals	<ul style="list-style-type: none"> • Decisions on appeals for commercial development accounted for only 7% of all appeal decisions in Harrow in 2010/11; there were five applications allowed on appeal and four dismissed

4.9 Planning Obligations (S.106 Agreements)

- 4.9.1** New development often creates a need for additional infrastructure or improved community services and facilities. Section 106 of the Town and Country Planning Act (1990) gives local authorities the power to require developers to mitigate the effects of their developments, or to contribute to the cost of improving infrastructure. These requirements are referred to as Planning Obligations or Section 106 (S.106) Agreements.
- 4.9.2** In 2009 the council prepared a draft Planning Obligations Supplementary Planning Document (SPD). It set out the proposed method for the administration of Planning Obligations in Harrow, the infrastructure and services towards which developer funding would be sought, and the formulae for calculating the level of contribution expected from different types of development, in line with the Government's Circular 05/2005.
- 4.9.3** In December 2009 the Government announced that it would consult on a new policy document for Planning Obligations early in 2010. The new policy document was published on 23rd March 2010 and the associated Community Infrastructure Levy Regulations came into force on 6th April. The effect of the Regulations is to limit the use of traditional Planning Obligations for the purposes of collecting pooled contributions towards infrastructure and service provision and, consequently, the council has decided not to proceed to adopt the SPD. However parts of the SPD will be used as the basis of a guidance note on the policy context and procedure for Planning Obligations in Harrow, pending preparation of a local Community Infrastructure Levy (CIL).

What Type of Benefits can the Council Ask For?

- 4.9.4** Planning obligations can not only reduce the negative impact of a development but also deliver real benefits to the community around the development. Central Government has guidance on S.106 agreements in the form of Circular 05/05, which states the obligations must: relate to the proposed development; be fair and reasonable; relevant to planning and necessary in planning terms.
- 4.9.5** Potential obligations include:
- Affordable housing
 - Transport
 - Creation of open spaces, public rights of way
 - Community or affordable workshop space
 - Servicing agreements
 - CCTV
 - Adoption of new highways, travel plans
 - Health care provision
 - Remove new residents' rights to parking permits
 - Local employment and training strategies
 - Compliance with the Considerate Contractors Scheme
 - Measures to encourage sustainability and biodiversity, such as green roofs etc.
 - Educational facilities to meet additional demand for school places

Monitoring S.106 Agreements

4.9.6 Monitoring of S.106 agreements ensures that community benefits are delivered on time. It has enabled the council to secure contributions towards the provision of a range of planning benefits including affordable housing. Table 62 shows that:

- A decrease in the number of units in shared ownership from 53 in 2009/10 to 22 in 2010/11. The number of additional shared ownership units has fluctuated considerably over the past four monitoring years.
- An increase in the number of social units in the rented sector from 97 in 2009/10 to 143 in 2010/11. Contributions towards social rented housing have also fluctuated in recent years, peaking in 2007/08 with 282 units.
- As in 2008/09 and 2009/10, there were no key worker units provided in 2010/11
- In 2010/11 there were 62 intermediate units provided, compared to 6 in 2008/09 and none in 2009/10
- All S.106 agreements for affordable housing units in 2010/11 were for on-site provision

4.9.7 The increase in affordable housing contributions is due to large residential schemes which were deferred in 2008/09 being approved in 2009/10. This has resulted in small contributions in 2008/09 and greater contributions in 2009/10. Contributions this year are smaller than those of 2006/07 and 2007/08 and, in the current economic climate, it is predicted that there will be a fall in the number of affordable units in future years.

Table 62 Affordable Housing Contributions 2006/07 - 2010/11

Housing Type	Number of Units				
	2006/07	2007/08	2008/09	2009/10	2010/11
Shared Ownership	64	167	3	53	22
Social Rented	122	282	19	97	143
Key Worker	48	2	0	0	0
Intermediate Affordable	-	-	6	0	62
Commuted Sum	-	-	-	-	£1,000,000

Source: Harrow Council, Design & Conservation

Table 63 Contributions towards Infrastructure 2006/07 - 2010/11

Infrastructure	Amount Contributed (£)				
	2006/07	2007/08	2008/09	2009/10	2010/11
Public Transport	-	-	£125,000	£540,000	£578,000
Highways/Infrastructure	£100,000	£55,000	£80,000	£219,692	£364,457
Green Belt	-	-	-	-	£260,000
Public Open Space	-	£350,000	-	-	£162,325
Parks	-	£7,050	£50,000	£25,000	£43,850
Community Services	£20,000	-	£250,000	£6,759	£81,218
Leisure/Sports Ground	£750,000	£500,000	£536,973	£85,331	£15,000
Drainage	-	£55,000	£10,000	£10,000	-
Health Care	-	-	£50,000	£99,885	£125,000
Public Art	-	-	£50,000	-	-
Education	-	-	-	-	£188,694
Total	£870,000	£967,050	£1,151,973	£986,667	£1,818,544

Source: Harrow Council, Design & Conservation

4.9.8 Table 63 shows a steady increase in S.106 contributions towards infrastructure from 2006/07 to 2008/09, followed by a slight fall in 2009/10. However, there has been a significant increase in 2010/11 resulting in an overall increase in contributions of £831,877 since last year and £948,544 compared to 2006/07.

4.10 UDP Proposal Sites - Current Status

4.10.1 Table 64 gives an update on the progress on the Proposals Sites since the Unitary Development Plan was adopted in July 2004 (refer to section 10 of the HUDP).

4.10.2 The current economic climate has had a significant impact on a number of Proposal Sites; in some cases proposed development stalled; in other cases initial development interest was not pursued further; and in one case, PS7 (land north of Junction Road) work on the site has temporarily ceased.

4.10.3 Despite this, progress continued to be achieved on the implementation of Proposal Sites throughout the borough:

- Development is underway at PS27 (former Government offices, Honeypot Lane) - the largest development site in Harrow providing 798 dwellings and a business incubator centre. PS28 (24-38 Station Road), the new Harrow Mosque is substantially complete.
- Further progress was made at PS19 (Eastern Electricity Plc land, the Brember Day Centre, South Harrow) with the refurbishment of arches being completed and the Brember Day Care Centre being sold.
- A new independent primary school, Sefton Harrow Primary School opened at PS10 (Former YWCA, 51 Sheepcote Road, Harrow)

Table 64 Update on status of existing HUDP Proposal Sites

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2010/11)
Site 1	Land south of Greenhill Way, r/o Debenhams, Harrow	0.80	None
Site 2	Land north of Greenhill Way, Harrow	0.20	Planning permission granted in March 2009 for 37 flats. Work not started.
Site 3	2 St John's Road, Harrow	0.50	None
Site 4	9-11 St John's Road, Harrow	0.20	None
Site 5	Gayton Road car park, lending library and Sonia Court, Harrow	1.30	Planning permission granted in October 2009 for 383 flats (gross) in 5 blocks of 4-10 storeys; a 200 space public car park and 81 residents spaces.
Site 6	Harrow-on-the-Hill Station, and land in College Road and Lowlands Road, Harrow	5.80	Planning permission granted in May 2008, subject to completion of a legal agreement. The legal agreement was not completed and the permission lapsed. Planning application for the redevelopment of the former Post Office in College Road to provide 410 flats in 3 blocks ranging from 3-19 storeys, 1,120 m ² of A1/A2/A3/A4/B1 space and a pedestrian footbridge over the Metropolitan railway line was refused in August 2009 and appeal dismissed in July 2010.

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2010/11)
Site 7	Land north of Junction Road, Harrow	0.30	Development of 144 flats and ancillary office/retail/leisure uses, although under construction, work stopped in October 2008.
Site 8	16-24 Lowlands Road, Harrow	0.10	None
Site 9	St Ann's Service yard and College Road frontage, Harrow	0.70	None
Site 10	Former YWCA, 51 Sheepcote Road, Harrow	0.10	Building refurbished and opened as an independent primary school in April 2010
Site 11	Belmont Health Centre and adjacent land, Belmont Circle, Harrow	0.60	None
Site 12	Prince Edward Playing Fields, Whitchurch Lane/Camrose Ave, Edgware	17.30	Planning permission granted to Barnet Football Club for the development and management of the site as a sports complex, football stadium and ancillary leisure uses. Development completed on this application but further phases of this development anticipated.
Site 13	Former Harrow Hospital, and nurses hostel, Roxeth Hill, Harrow on the Hill	1.50	Development completed by 31/03/07 providing a hostel and 96 units
Site 14	Former Kings Head Hotel, High Street, Harrow on the Hill	0.56	Development completed by 31/03/07 providing 31 units and restaurant premises. Subsequent permission for change of use to health use was implemented in September 2010.
Site 15	Harrow Weald Park, Brookshill, Harrow Weald	6.90	None
Site 16	Harrow Arts Centre, Uxbridge Road and associated land and buildings, Hatch End	3.40	None
Site 17	TA Centre, Honeypot Lane, Kingsbury	1.40	None
Site 18	149 and 151 Pinner View, North Harrow	0.16	None
Site 19	Eastern Electricity Plc land, the Brember Day Centre, South Harrow	1.50	Planning permission granted for 180 flats, offices and use of 11 railway arches for A1/A2/A3/A4/B1/D1/D2 uses. Residential part of development completed on 31/03/2009 and refurbishment of the arches completed by 31/03/11. The Brember Day Centre closed on 02/03/11 and is currently vacant.
Site 20	Roxeth Allotments, Kingsley Road, South Harrow	0.80	None

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Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2010/11)
Site 21	201-209 Northolt Road, South Harrow	0.08	Development Brief adopted
Site 22	Roxeth Nursery, The Arches, South Harrow	0.38	Development completed 12/07/05 providing 22 flats
Site 23	Glenthorne, Common Road, Stanmore	3.30	None
Site 24	Land at Stanmore Station and adjacent land, London Road, Stanmore	6.60	None
Site 25	BAE Systems Site, Warren Lane, Stanmore	4.40	Development completed by 31/03/09 providing 198 units
Site 26	Anmer Lodge, Coverdale Close, Stanmore	0.60	None
Site 27	Former Government Offices, Honeypot Lane, Stanmore	4.10	Permission allowed on appeal in November 2007 for comprehensive mixed use redevelopment including 798 residential units and A1/A2/A3/A4/A5/D1/D2 and B1 floorspace, including a business incubator centre. Under construction.
Site 28	24-38 Station Road, Harrow	0.40	New Mosque currently under construction. Though substantially complete, planning permission was granted in March 2009 for the retention and completion of the Mosque.
Site 29	Land adjacent to the Leisure Centre/former outdoor pool, Christchurch Ave, Wealdstone	0.60	Planning permission granted in September 2007 for a Neighbourhood Resource Centre. Development is now complete. Planning permission granted September 2008 (revised January 2009) for a single storey building to provide a residential care home.
Site 30	Parks depot site and former mortuary, Peel Road, Wealdstone	0.30	Planning permission granted in January 2009 for 46 residential units (gross). Under construction.
Site 31	Land north of the Bridge Day Care Centre adjacent to the Leisure Centre car park, Christchurch Ave, Wealdstone	0.23	None
Site 32	Driving Centre, Christchurch Ave, Wealdstone	1.40	None
Site 33	Land west of High Street, Wealdstone	1.50	This proposal site will be reviewed as part of the ongoing LDF process. Development was completed on 16/03/05 for a change of use from offices to 33 affordable flats with part of the site still to be developed.

Existing HUDP Proposal Site Reference	Site Address	Area (ha)	Development Status (2010/11)
			A planning application for a 57 bedroom hotel on part of the site was received in October 2009.
Site 34	Ex BR Site, Cecil Road, Wealdstone	0.60	New office building with light industrial use granted planning permission in January 2005. Completed June 2009.
Site 35	Wealdstone Library/Youth Centre and Canning Road car park, Wealdstone	0.60	Development completed on 01/12/06 providing 10 houses and 87 flats (71 affordable)
Site 36	1-33 The Bridge and 6-14 Masons Ave, Wealdstone	0.15	None
Site 37	Land at Oxford Road and Byron Road, Wealdstone	0.38	Premises at 10-16 Byron Road have undergone complete refurbishment including extensions for commercial use
Site 38	87-111 High Street and land to the rear, Wealdstone	0.45	None
Site 39	Land r/o 121-255 Pinner Road, West Harrow	0.90	None
Site 40	Vaughan Centre, Vaughan Road/Wilson Gardens, West Harrow	0.30	The locally listed status of the Vaughan Centre was lifted to facilitate the development of part of the site as a Neighbourhood Resource Centre, which was granted planning permission in September 2007 and is now complete. Remainder of site sold for residential development and permission was granted in November 2009 for 13 flats. Work not started.

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Key Findings and Conclusions 5

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5 Key Findings and Conclusions

- 5.0.1** The seventh AMR continues to show the significant difference that planning and related policies are making to Harrow and its residents. It demonstrates that Harrow is continuing to protect the Green Belt while ensuring that there is sufficient employment land to maintain the borough's economic vitality.
- 5.0.2** The following sections give a summary of some of the achievements identified in this report, as well as some key opportunities for the borough to improve.

Environmental Protection and Open Space

- 5.0.3** The Biodiversity Action Plan (BAP) provides Harrow with a stout mechanism not just to monitor and protect the borough's flora and fauna, but also to raise awareness and interest in Harrow's natural heritage. In 2010/11, Pinner Memorial Park became the fourth of the borough's parks to achieve the Green Flag standard, while the other three parks maintained their Green Flag status. The borough has met the 40% waste recycling target agreed with the West London Waste Authority for the third consecutive year. The amount of household and commercial waste has decreased since 2007/08 and composting and recycling rates have increased. Both the adoption of the BAP and the increased level of recycling will be important in taking forward our emerging climate change strategy.
- 5.0.4** In 2010/11, nine new Tree Preservation Orders (TPOs) were confirmed, which covered in the region of 187 trees. This is a reflection on the hard work of officers and the council's commitment to preserving the leafy character of the borough through the protection of valuable trees.

Design and the Built Environment

- 5.0.5** The development at Honeypot Lane received a Gold Building for Life Award recognising the high design standards and commitment to sustainable development of the scheme.
- 5.0.6** The pre-application advice service is proving popular. Developers are able to discuss proposals and gain feedback from officers across a range of disciplines. Comments were made on 104 schemes during the last monitoring period.
- 5.0.7** Harrow's heritage is being safeguarded through 25 adopted Conservation Area Appraisals, one of which was revised during the monitoring period. 96% of the land covered by Conservation Areas is now protected by a Conservation Area Appraisal.

Transport

- 5.0.8** Improvements have been made to bus stop accessibility and to Harrow's cycle network. This reflects the continuing need to improve the attractiveness and reliability of forms of transport other than the private motor vehicle. The council continues to seek travel plans from developers as another means of promoting sustainable development and encouraging other modes of transport. There has been an increase in School Travel Plans which encourage the use of sustainable transport to and from school to improve safety, improve health and protect and enhance the environment.

- 5.0.9** Work has been completed on the Station Road Project in Harrow Town Centre, enabling two way working for buses and cyclists.
- 5.0.10** New large residential developments have been built at higher densities in locations with high transport accessibility.
- 5.0.11** Road accident rates rose slightly from the last monitoring period. There were a total of 428 recorded accidents including two fatalities in Harrow in 2010/11. Although, the Government has removed national road safety targets, the borough has set its own targets for the three year average for 2012-2014.

Housing

- 5.0.12** Housing completions in 2010/11 were again above the Mayor's London Plan target for the tenth consecutive year, and with an average density well above the HUDP target. Affordable completions are below the HUDP target (and levels in the previous three years) but do constitute a sizeable proportion of total completions (25%). The number of housing units granted permission in 2010/11 has increased since the previous year. Affordable permissions have also increased this year.
- 5.0.13** Harrow is expected to meet and exceed housing targets for the next five years. The Housing Trajectory to 2025/26 forecasts an over-delivery of 400 units; the plan target will be met two years early in 2024/25.

Employment and Town Centres

- 5.0.14** Within the borough's town centres footfall has continued to drop, but only by around 4.5% since 1999 across all the town centres, despite the competition from many major new retail attractions close at hand and across London. Overall the percentage of vacant retail frontage in Harrow's town centres remains low at just under 6.9%. Office vacancy rates across the borough increased during the monitoring period from 13.8% to 15.8% and are now at their highest recorded level. The amount of employment land has reduced by a small margin, reflecting trends over the entire country as the UK's economy moves away from manufacturing.

Recreation, Sports and Leisure

- 5.0.15** Further advances in promoting sport are being made throughout the borough with continuing success in the London Youth Games. Hatch End Swimming Pool has been fully refurbished including a new reception area and new fully Disability Discrimination Act (DDA) compliant male and female changing facilities. Although funding for the DCMS Free Swimming Programme was cut during this monitoring period, it still enables under 16s to swim for free during school holidays and over 60s to swim for free all year round. Championing Harrow continues to build on this success with the aim of using the 2012 London Olympics and Paralympics to inspire more residents of all ages to take up sport.
- 5.0.16** Watford Football Club, through its Community Sports & Education Trust deliver various programmes within the borough. Kickz, a Metropolitan Police/Premier League initiative, was run at the Beacon Centre in Rayners Lane and at Hatch End High School. The activities available included football, boxing, dance and table tennis.

5 Key Findings and Conclusions

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5.0.17 Harrow enjoys a rich culture and this diversity is celebrated each year at the Under One Sky festival. This year 9,000 people attended the event.

5.0.18 Harrow Arts Centre is Harrow's only professional arts venue and is committed to providing access to the arts for people from every background. In 2010/11 153,000 people visited Harrow Arts Centre and programmed events reached an audience of 11,000 people.

Community Services and Accessibility

5.0.19 This AMR monitoring period saw an increase in investment in community services. There was both an increase in the amount of new floorspace proposed for health and community facilities and in the amount of new floorspace completed.

5.0.20 The reorganisation of the age of transfer between Harrow's schools was implemented in September 2010. Construction commenced on the Myplace project to replace the Cedars Youth Centre with a state of the art facility. Four Children's Centres opened during the monitoring period. Work began to implement the School Food Improvement Strategy to provide hot school meals for pupils at a number of schools.

Appeals

5.0.21 The number of appeal decisions was 172 in this monitoring period compared to 134 the previous year. 40% of Harrow's appeal decisions were allowed, this proportion is higher than in the previous two monitoring periods but has held within the target ceiling of 40% for the third year running.



Planning Obligations

5.0.22 Monitoring the contributions made as a result of Planning Obligations ensures that the community benefits are delivered. There was an increase in affordable housing contributions, specifically intermediate affordable housing and social rented units. A draft Planning Obligations SPD was prepared in 2009/10 but the council has decided not to proceed to adopt the SPD in light of the Community Infrastructure Levy Regulations coming into force.

Performance Indicators

5.0.23 Performance Indicators help to identify the policy areas where the council is struggling to meet its targets and provide an opportunity to make proactive changes to failing plans and strategies where necessary. It is the council's aim to increase the percentage of targets being achieved in future monitoring periods.

Table 65 Performance Indicators

Report Section	 Target Achieved	 Target Missed
Environmental Protection and Open Space	7	1
Design and the Built Environment	1	1
Transport	2	1
Housing	5	1
Employment, Town Centres and Retail	2	3
Community Services and Accessibility	2	0
Appeals	1	0
Total	20	7
Overall Percentage	74%	26%
Note: Not all of the sections in this report contain indicators measurable against targets, these sections are omitted from this table.		

5.0.24 There are a total of 57 indicators monitored in this Annual Monitoring Report, 27 of which have targets outlined in the Harrow Unitary Development Plan. In the 2010/11 monitoring period 74% of the targets were met (Table 65). This is the same percentage as in 2009/10. While the overall picture remains static there is some change in the specific indicators being achieved. In 2009/10 the target requiring new residential development to take place on previously developed land was missed, while in 2010/11 it was achieved. Conversely, in 2009/10 the target to build 165 affordable units was achieved while in this monitoring period it was missed. In total there were two cases where a target was achieved in 2009/10 but missed in 2010/11 and two where the target was missed last year but achieved this year. There were five indicators which failed to achieve their target in both years.

Conclusions

5.0.25 Monitoring activity helps the council to understand what is happening now and allows the council to take stock and review activity. The data collected and presented in this AMR informs the council as well as central Government as to the trends within Harrow. This information will also inform future policy development. In light of changes to Government guidance on monitoring, the status of the indicators reported in this AMR, including Core Output Indicators, will be reviewed in 2011/12.

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Core Output Indicator Summaries

Appendix A

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Appendix A Core Output Indicator Summaries

The following tables include a summary of how well Harrow is performing against the National Core Output Indicators.

Business Development and Town Centres

	B1(a)	B1(b)	B1(c)	B2	B8	Total
BD1	Gross (m ²)	27	0	0	0	27
	Net (m ²)	-3,995	0	-330	-328	-4,653
BD2	Gross (m ²)	27	0	0	0	27
	% gross on PDL	100	-	-	-	100
BD3	Land (ha)	n/a	n/a	n/a	n/a	61.052

Page 106 - Table 37, Page 107 - Section 4.5.3, Page 108 - Table 38

n/a = data not available

	A1	A2	B1(a)	D2	Total	
BD4(i)	Gross (m ²)	66	25	27	300	418
	Net (m ²)	-14	-61	-3,870	300	-3,645
BD4(ii)	Gross (m ²)	897	261	27	996	2,181
	Net (m ²)	278	14	-3,995	296	-3,407

Page 111 - Table 40 & Page 112 - Table 41

Housing

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2003/04	2006/07	1,324	London Plan February 2004
H1(b) (if required)	2007/08	2025/26	7,600	Alterations to London Plan December 2006 to 2016/17 and extension to 2025/26
<i>Page 89 - Section 4.4.22</i>				

H3	Gross	577
	% gross on PDL	100%
<i>Page 78 - Section 4.4.8</i>		

	Permanent	Transit	Total
H4	0	0	0
<i>Page 101 - Section 4.4.47</i>			

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	222 (78%)	63 (22%)	285
<i>Page 96 - Section 4.4.35</i>			

	Building for Life Score	Number of Sites	Number of dwellings on those sites	% of total dwellings
H6	16+	n/a	n/a	n/a
	14-15	n/a	n/a	n/a
	10-13	n/a	n/a	n/a
	<10	n/a	n/a	n/a
	Total	n/a	n/a	n/a

Page 60 - Table 14
n/a = data not available

Environmental Quality

	Flooding	Quality	Total
E1	0	0	0

Page 45 - Section 4.1.4

	Loss	Addition	Total
E2	0	0	0

Page 51 - Section 4.1.32

	Biomass												
E3	Permitted installed capacity (MW)	Wind Onshore	Solar Photovoltaics	Hydro	Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	Total	n/a	n/a
	Completed installed capacity (MW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Page 51 - Section 4.1.32
n/a = data not available

Minerals

	Crushed Rock	Sand and Gravel
M1	0	0
<i>Page 56 - Section 4.1.45</i>		

	Secondary	Recycled
M2	0	0
<i>Page 56 - Section 4.1.45</i>		

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Waste

W1	Inert Landfill	Non-hazardous Landfill	Hazardous Landfill	Energy from Waste Incineration	Landfill Gas Generation Plant	Pyrolysis/ Gasification	Metal Recycling Site	Transfer Stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological and/or thermal treatment	Sewage Treatment Works (MBT)	Other treatment	Recycling facilities construction, demolition & excavation waste	Storage of waste	Other waste management	Other developments	Total
The total capacity (m ³ , tonnes or litres)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum annual operational throughput put tonnes (or litres if liquid waste)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Page 52 - Section 4.1.36

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ Composted	Other	Total Waste Arising
Amount of waste arising (in tonnes)	56,166	1,159	0	43,557	0	100,882

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Changes to Core Output Indicators

Appendix B

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Appendix B Changes to Core Output Indicators

Removal of Core Output Indicators by CLG

B.1 The following tables highlight the key changes to the Core Output Indicator set between the 2006/07 and the 2007/08 monitoring periods. As mentioned earlier, the removal of indicators from the COI set should not prevent their future collection and reporting within the AMR, especially where the council considers they are necessary to monitor the implementation of spatial strategies or to reflect requirements of other Government guidance.

Table 66 Core Output Indicators (COI) removed (by DCLG in 2007/08)

Removed COI Indicators	
1e - Losses of employment land in: (i) employment/regeneration areas and (ii) local authority area	Authorities can use indicator BD3 to apply to other spatial scales and policy areas as appropriate. Similarly tracking changes to BD3 over time will enable authorities to identify competing uses and pressures to employment land lost to residential development.
1f - Amount of employment land availability	
2c - Percentage of new housing densities	CLG will continue to collect density information through land use change statistics. Authorities should continue to report density information in their AMR in the form most relevant to their policy and characteristics.
3a - Amount of completed non residential development complying with car parking standards	Authorities should continue to report any policies on car parking where part of their Development Plan.
3b - Amount of new residential development within 30 minutes of key services	Authorities should continue to monitor accessibility, reflecting policy and characteristics of their area. National Indicator NI 175 Access to services and facilities by public transport, walking and cycling may also be useful in monitoring accessibility.
4c - Amount of eligible open spaces managed to green flag award standard	Authorities with green flag policies or signed up to the scheme should continue to monitor against the standard. In addition, National Indicator NI 197 Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented - could help authorities monitor the quality of any open spaces also covered by NI 197.
8(i) - Change in priority habitats and species by type	Authorities should continue to develop this information with local and regional biodiversity partnerships and use it as a contextual indicator, to be reported less frequently, as part of a suite of indicators (including ENV3) monitoring the impact of new development on sites of biological importance. National Indicator 197 Improved local biodiversity - proportion of local sites where positive conservation management has been or is being implemented could also be included within this suite.

Table 67 Core Output Indicators (included by DCLG as of 2007/08)

New Core Output Indicators	
H4: Net additional pitches (Gypsy and Traveller)	
H6: Housing Quality - Building for Life Assessments Design	
Key Indicator changes	Explanation
Business Development and Town Centres Removal of employment and regeneration areas in employment indicators BD2 Previously developed land definition updated	Local authorities can apply information they capture for BD1 and BD3 for whichever policy areas they need to including any relevant employment or regeneration areas. To be consistent with PPS3 PDL definition
Housing Dwelling and Net addition definition changes The addition of five year housing supply information as part of the housing trajectory	Definitions have been aligned across PPS3 the Housing Flows Reconciliation Return and National Indicator set To reflect consistency with guidance published as part of the National Indicator set and the approach to managing housing delivery in PPS3
Environmental Quality Clarifying the capture of renewable energy generation	The definition has been clarified and aligned with BERR data collection and reporting categories
Minerals M1 & M2 (not relevant in Harrow)	Primary land won aggregates have been defined in order to allow comparable data collection and reporting (i.e. excluding marine dredged aggregate) Recycled aggregate has been more clearly described
Waste W1 & W2	In order to allow consistent and comparable (year on year) collection and reporting of figures 'management types' have been linked to those that are used in planning policy supporting guidance, the standard planning application form and existing DEFRA data collections.

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LDS Timetable **Appendix C**

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C.2 details the LDF documents that have already been adopted by the authority.

Adopted LDF Documents

Document	Purpose & Content
Access for All SPD (April 2006)	This SPD guides designers and developers to create an environment that promotes easy to access buildings, facilities and surroundings. This SPD applies to the whole borough of Harrow and provides detailed design advice and illustrations on how to achieve greater accessibility.
Statement of Community involvement (August 2006)	Sets out the standards and the different approaches the Council will adhere to when undertaking community engagement on DPDs and SPD, and in the consideration of major and minor planning applications.
RAF Bentley Priory Conservation Area SPD (October 2007)	Provides guidelines for the development of listed buildings and adjacent land on the RAF Bentley Priory site, formerly a Ministry of Defence site. The MOD released this site in 2008. The SPD provides guidelines for development based on the sites status under the UDP as a Major Developed Site in the Green Belt and including advice on the future of the Grade II* listed Priory building and the Listed Park and Garden
Harrow on the Hill Conservation Area SPD (May 2008)	This SPD replaced the existing SPGs for the following conservation locations - Harrow on the Hill Village, Harrow Park, Mount Park Estate, Roxborough Park & The Grove, South Hill Avenue, Sudbury Hill and Harrow School.
Sustainable Building Design SPD (May 2009)	To provide guidance on how to integrate environmental sustainable initiatives within new and existing development. This document introduces a sustainability checklist for inclusion within the validations process for planning applications.
Pinner Conservation Area SPD (December 2009)	To detail an area appraisal and management plan for the following conservation locations within the wider Pinner conservation Area. This document will apply to the following Pinner conservation area locations - Pinner High Street, Tookes Green, Waxwell Lane, East End Farm, Moss Lane, Pinnerwood Park Estate, Pinner Hill Estate, Waxwell Close, Eastcote Village, West Towers, Pinnerwood Farm and Rayners Lane.
Accessible Homes SPD (March 2010)	To provide guidance on how to make housing more accessible through design, within the borough.

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Deleted UDP Policies **Appendix D**

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Appendix D Deleted UDP Policies

Note: for 'Deleted Policy' the page numbers refer to the policy in the Harrow Unitary Development Plan 2004. All other page numbers refer to the London Plan (Consolidated with Alterations 2004) February 2008.

Table 68 Deleted UDP Policies

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEP1 (p28): Energy Use and Conservation	4A.3 (p199) Sustainable design & construction	4A.4 (p202): Energy assessment 4A.7 (p205): Renewable energy 4A.6 (p204): Decentralised energy: heating, cooling and power 3A.18 (p90): Protection and enhancement of social infrastructure and community facilities	
SEP2 (p29): Water	4A.16 (p214): Water supply and resources 4C.6 (p199): Floodplains	4A.13 (p210): Water and sewerage infra-structure 4A.12 (p210) Flooding 4A.13 (p210): Flood risk management 4A.14 (p213): Sustainable drainage 4A.15 (p214): Rising groundwater	EP11 Development within Floodplains EP15 Water Conservation
SEP3 (p30): Waste General Principles	4A.21 (p221): Waste strategic policy and targets 4A.22 (p222): Spatial policies for waste management 4A.23 (p223): Criteria for the selection of sites for waste management and disposal	4A.29 (p238): Hazardous waste	EP16 Waste Management, Disposal and Recycling Facilities

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEP4 (p32): Biodiversity and Natural Heritage	3D.14 (p184): Biodiversity & nature conservation		EP28 Conserving and Enhancing Biodiversity
SEP6 (p33): Areas of Special Character, Green Belt and Metropolitan Open Land	3D.9 (p177): Green Belt 3D.10 (p178): Metropolitan Open Land		EP32 Green Belt: Acceptable Land Uses EP38 Recreational Uses in the Green Belt EP39 Land for Recreation in the Green Belt EP44 Metropolitan Open Land
SD1 (p34): Quality of Design	4B.1 (p245): Design principles for a compact city	4B.2 (p246): Promoting world-class architecture and design 4A.3 (p68): Maximising the potential of sites	D4 Design and The Built Environment

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SD2 (p34): Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens	4B.11 (p254): London's built heritage	4B.3 (p248): Enhancing the quality of the public realm 4B.12 (p255): Heritage conservation 4B.13 (p255): Historic conservation-led regeneration 4B.15 (p255): Archaeology	D14 Conservation Areas D18 Historic Parks and Gardens D11 Statutorily Listed Buildings D20, D21, D22 Sites of Archaeological Importance
SD3 (p35): Mixed-Use Development	2A.8 (p49): Town Centres	3D.1 (p162): Supporting town centres 3D.2 (p165): Town centre development	
ST1 (p36): Land Uses and the Transport Network	3C.1 (p126): Integrating transport and development	2A.8 (p49): Town centres 3C.2 (p126): Matching development to transport capacity 3C.3 (p127): Sustainable transport in London 3C.4 (p127): Land for transport	T6 The Transport Impact of Development Proposals SEM3 Proposals for New Employment-Generating Development
ST2 (p37): Traffic Management	3C.17 (p148): Tackling congestion and reducing traffic	3C.18 (p149): Allocation of street space 3C.18 (p150): Local transport & public realm improvements 3C.20 (p151): Improving conditions for buses	ST3 London-wide Highway Network ST4 London-wide Transport Investment ST5 London-Wide Transport Investment

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SH1 (p40): Housing Provision and Housing Need	<p>3A.1 (p64): Increasing London's supply of housing</p> <p>3A.2 (p65): Borough housing targets</p>	<p>3C.21 (p152): Improving conditions for walking</p> <p>3C.22 (p153): Improving conditions for cycling</p> <p>3A.4 (p70): Efficient use of stock</p> <p>3A.5 (p70): Housing choice</p> <p>3A.7 (p72): Large residential developments</p> <p>3A.8 (p73): Definition of affordable housing</p> <p>3A.9 (p76): Affordable housing targets</p> <p>3A.10 (p77): Negotiating affordable housing in individual private residential and mixed-use schemes</p> <p>3A.13 (p80): Special needs and specialist housing</p> <p>3A.15 (p83): Loss of housing and affordable housing</p>	T12 Reallocating Available Road-space and Managing Traffic
SH2 (p43): Housing Types and Mix	3A.5 (p70): Housing choice	<p>3A.13 (p80): Specialist needs and specialist housing</p> <p>3A.14 (p8): London's travellers and gypsies</p> <p>3A.16 (p83): Loss of hostel, staff accommodation and shared accommodation</p> <p>3A.17 (p84): Addressing the needs of London's diverse population</p>	H17 Access for Special Households with Particular Needs

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
SEM3 (p46): Proposals for New Employment Generating Development	2A.10 (p55): Strategic employment locations	3B.4 (p112): Industrial locations	EM4 New Office Development EM22 Environmental Impact of New Business Development SEP5 Structural Features
SR1 (p47): Open-Air Leisure and Sporting Activities	3D.6 (p171): The Olympic and Paralympic Games and sports facilities	3D.7 (p175): Realising the value of open space and green infrastructure 3D.11 (p179): Open space provision in UDPs	EP47 Open Space EP50 Informal Areas of Open Space R4 Outdoor Sports Facilities
SC1 (p49): Provision of Community Services	3A.18 (p90): Protection and enhancement of social infrastructure and community facilities	3A.19 (p91): The voluntary and community sector	C2 Provision of Social & Community Facilities C10 Community Buildings & Places of Worship
SI2 (p50): Monitoring and Review	6B.1 (p391): Monitoring and review	6B.2 (p391): Measuring progress	
EP7 (p57): Renewable Energy	4A.7 (p205): Renewable energy		
EP8 (p59): Energy Conservation & Efficiency	4A.7 (p205): Renewable energy 4A.4 (p202): Energy assessment		EP15 Water Conservation
EP9 (p60): Water Quality, Supply and Disposal		4A.15 (p214): Rising groundwater	
EP10 (p61): Sustainable Urban Drainage	4A.14 (p213): Sustainable drainage		EP12 Control of Surface Water Run-Off

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
EP17 (p69): Waste Generating Activities	4A.22 (p222): Spatial policies for waste management.		EP16 Waste Management, Disposal and Recycling Facilities
EP18 (p69): Landfilling	4A.21 (p221): Waste strategic policy and targets 4A.22 (p221): Spatial policies for waste management		
EP19 (p70): Aggregates	4A.30 (p240): Better use of aggregates	4A.31 (p240): Spatial policies to support the better use of aggregates	
EP24 (p74): Air Quality	4A.19 (p218): Improving air quality		
EP33 (p87): Development in the Green Belt	3D.9 (p177): Green belt		
D6 (p111): Design in Employment Areas			D4 The Standard of Design and Layout
D8 (p112): Storage of Waste, Recyclable and Reusable Materials in New Developments	4A.22 (p222): Spatial policies for waste management		D4 The Standard of Design and Layout
D13 (p117): The Use of Statutorily Listed Buildings	4B.13 (p255): Historic conservation-led regeneration		
D17 (p121): Article Four Direction		4B.12 (p183): Heritage Conservation	
D26 (p128): Advertisements & Signs on Buildings		4B.1 (p245): Design principles for a compact city	
D27 (p129): Free-Standing Advertisements		4B.1 (p245): Design principles for a compact city	
D28 (p129): Advertisement Hoardings		4B.1 (p245): Design principles for a compact city	

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
H4 (p159): Residential Density	3A.3 (p68): Maximising the potential of sites	3A.2 (p65): Borough housing targets 4B.1 (p245): Design principles for a compact city Table 3A.2 (p69): Density matrix	
H5 (p159): Affordable Housing	3A.9: (p76) Affordable housing targets 3A.10 (p77): Negotiating affordable housing in individual private residential and mixed-use schemes	3A.8 (p73): Definition of affordable housing	
H6 (p163): Affordable Housing Target	3A.9 (p76): Affordable housing targets		
H9 (p165): Conversions of Houses & Other Buildings to Flats	3A.1 (p64): Increasing London's supply of housing 3A.5 (p70): Housing choice	3A.2 (p65): Borough housing targets 3A.4 (p70): Efficient use of stock	H10 Maintenance and Improvement to Existing Housing Stock D4 The Standard of Design and Layout D5 New Residential Development – Amenity Space and Privacy D9 Streetside Greenness and Forecourt Greenery T13 Parking Standards
H12 (p168): Houses in Multiple Occupation	3A.5 (p70): Housing choice	3A.4 (p70): Efficient use of stock	H10 Maintenance and Improvement to Existing Housing Stock
H18 (p172): Accessible Homes	3A.5 (p70): Housing choice		

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
EM8 (p186): Enhancing Town Centres	2A.8 (p49): Town centres	3D.1 (p162): Supporting town centres 3D.2 (p165): Town centre development 3D.3 (p167): Maintaining and improving retail facilities	D4 The Standard of Design & Layout
R3 (p213): Public Open Space	3D.11 (p179): Open space provision in DPDs	3D.12 (p181): Open space strategies	EP47 Open Space EP48 Public Open Space
R6 (p215): Informal Recreation	3D.11 (p179): Open space provision in DPDs		EP50 Informal Areas of Open Space
R9 (p217): Indoor Sports Facilities	3D.6 (p171): The Olympic and Paralympic Games and sports facilities	3D.2 (p165): Town centre development	R11 Protecting Arts, Culture, Entertainment & Leisure Facilities R13 Leisure Facilities
R10 (p218): Arts, Culture and Entertainment	3D.4 (p168): Development and promotion of arts and culture	3D.2 (p165): Town centre development	R11 Protecting Arts, Culture, Entertainment & Leisure Facilities. R13 Leisure Facilities
R12 (p219): Change of Use above Ground Floor level to Arts, Culture, Entertainment and Leisure		3D.3 (p167): Maintaining and improving retail facilities 3D.4 (p168): Development and promotion of arts and culture 3D.6 (p171): The Olympic and Paralympic Games and sports facilities	

Deleted Policy	Replacement London Plan Policies	Other Relevant London Plan Policies	Other Relevant UDP Policies
R14 (p220): Tourism	3D.7 (p173): Visitor accommodation and facilities		
C4 (p229): Nursery Provision in other Premises	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities
C5 (p230): Nursery and Childcare Facilities	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities
C6 (p230): First and Middle Schools	3A.24 (p95): Education facilities		C2 Provision of Social & Community Facilities C7 New Educational Facilities
C9 (p234): Doctors' Surgeries	3A.21 (p93): Locations for healthcare	3D.1 (p162): Supporting town centres	
C12 (p237): Community Protection and Emergency Services	3A.18 (p90): Protection and enhancement of social infrastructure and community facilities		C2 Provision of Social & Community Facilities
C13 (p237): Statutory Bodies and Utility Companies		4A.18 (p216): Water and sewerage infrastructure	D4 The Standard of Design and Layout
I 3 (p247): Planning Obligations and Legal Agreements	6A.4 (p371): Priorities in planning obligations 6A.5 (p371): Planning obligations		
I 4 (p249): Enforcement			
I 6 (p250): Supplementary Planning Guidance and Planning Briefs			
I 7 (p251): Public Consultation			

Five Year Housing Supply **Appendix E**

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Appendix E Five Year Housing Supply

- E.1** In accordance with Planning Policy Statement 3 (PPS3) and the Strategic Housing Land Availability Assessments Practice Guidance the council is required to identify a five-year supply of deliverable housing sites.
- E.2** For sites to be considered 'deliverable' PPS3 states that they should be:
- Available - the site should be available now
 - Suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - Achievable - there is a reasonable prospect that housing will be deliverable on the site within five years
- E.3** Harrow's Five-Year Land Supply includes net additional dwellings at deliverable sites for the five year period between April 2012 and March 2017. The council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/3/2011 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions)
 - All sites with planning permission where construction has not yet started as at 31/3/2011 which are expected to complete within the specified five year period (these developments include new build, changes of use to housing units and conversions)
 - Sites where permission has been granted, subject to legal agreement, as at 31/3/2011 which are expected to complete within the five year period
 - Potential deliverable sites (without planning permission as at 31/03/2011) likely to complete within the five year period
- E.4** Schedules 1 to 5 (summarised below) demonstrate that Harrow has a sufficient supply of housing land to meet its Five Year Housing Supply targets, without relying on a windfall allowance. Sites with planning permission (commitments) account for 2,250 units⁽²¹⁾ exceeding the overall five year London Plan target for Harrow by 500 units⁽²²⁾ In addition, 910 units⁽²³⁾ are expected to come forward from allocated and other identified sites within the five year period (Schedules 5 & 6).
- E.5** Harrow has a sufficient supply of deliverable sites to meet it's Five Year Housing Supply targets. The number of units that are expected to come forward in the five year period has decreased slightly to 3,160 units from the 3,227 units identified in the supply in 2009/10. This is as a result of high completion rates in recent years, and the current economic conditions, which have caused estimates on the phasing of projects to be revised.

21 This includes totals all for sites with planning permission whether construction has begun or not.

22 The target supply for the Five-Year period is 1,750 units (350x5).

23 This is the figure for sites with legal agreement and allocated sites

Summary of Harrow's Five Year Housing Supply (2012/13 - 2016/17 as at 31/03/11)

Sites	Schedule	Description	Net Units	Site Area (ha)
Sites with Planning Permission (not under construction)	Schedule 1	New Build sites	1,219	23.3
	Schedule 3	Conversions/Changes of Use	140	4.3
Sites with Planning Permission (under construction)	Schedule 2	New Build sites	891	11.6
	Schedule 4	Conversions/Changes of Use	0	0
Sites with Legal Agreement	Schedule 5		97	0.81
Potential Future Sites	Schedule 6		813	4.2
Total from Deliverable Sites			3,160	44.2

E.6 Sites which have planning permission and are forecast to complete in 2011/12 are not included in the Five-Year Supply.

E.7 Sites without planning permission which are forecast to complete after 2016/17 are not included in the Five-Year Supply.

E.8 Sites which are forecast to partially complete outside the period April 2012 to March 2017 are included in the schedules that follow, but only units projected to complete within the period contribute to the Five-Year Supply.

E.9 Full details of all sites and their predicted phasing can be found in the Housing Trajectory (Table 27).

E.10 Small sites have been apportioned as follows:

- New builds with planning permission: 1/3 of units in 2013/14; 2/3 of units in 2014/15
- New builds already started: All units in 2012/13
- Conversion/Change of Use permissions: 2/3 of units in 2012/13; 1/3 of units in 2013/14
- Conversion/Change of Use already started: All units in 2011/12

E.11 As a result the Conversion/Change of Use permissions which have already begun are not included in the Five-Year Supply. All other small sites fall within the Five-Year Supply period.

Schedule 1: New Build Sites with Planning Permission and not yet under construction (as at 31/03/11)

Large Sites (10+ units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1247	0.19	P/1721/08CFU	Greenhill Way, North Side Car Park	37	37	10/03/2009	Redevelopment of former car park to provide block of 37 flats with associated parking
1665	0.34	P/1354/05/CFU	Alexandra Ave 19 & 21 & r/o 11-29, South Harrow	12	10	29/06/2006	Demolition of existing dwellings and redevelopment to provide 12 two storey houses with access and parking (Appeal 3375)
1775	0.12	P/1966/09	Bridge Street, Land rear of 65	26	26	17/12/2010	Demolition of existing disused timber-framed, steel-roofed buildings and redevelopment for 26 flats (13x 1 bed, 13x 2 bed) with associated amenity space & parking
1798	0.1	P/3214/07	Lyon Road, Equitable House	32	32	23/02/2009	Change of use of part of office block to residential to provide 32 residential units with a two storey extension at roof level and a seven storey extension and retention of 1920sqm of B1 floorspace (resident permit restricted)
1814	0.2	P/2604/07	Manor Road, 5-11	14	10	06/11/2008	Demolition of four houses. Construction of 2 houses and 12 x 2 bed flats,
1863	1.27	P/4126/07	Gayton Road Car Park, Gayton Library and Sonia Court, Gayton Road	383	374	02/10/2009	Redevelopment to provide 383 flats in 5 blocks ranging between 4&10 storeys in height, 200 public car parking spaces and 81 residents parking spaces in the basement, 383 covered cycle parking bays, 13 motorcycle spaces, landscaping, amenity and play space
1866	0.14	P/1733/09	Wilson Gardens, The Vaughan Centre	13	13	11/11/2009	Construction of part two/part three storey development comprising 13x 2 bedroom flats, landscaping, refuse, cycle storage and parking
1889	1.22	P/1941/07	Burnt Oak Broadway, Edgware Town Football Club	189	189	22/04/2010	Development to provide 189 dwellings (outline)
1899	0.79	P/0083/10	Brockley Hill, Royal National Orthopaedic Hospital	191	191	04/06/2010	Extension to the time limit for implementing outline planning permission P/1704/05/COU dated 15/01/2007 for partial redevelopment to provide new hospital and associated facilities, housing (including staff), revised road junction, parking and open space
1912	7.97	P/1452/08	The Common, Bentley Priory	103	103	16/09/2010	Change of use from defence establishment to provide a museum/education facility (D1 use), 103 dwellings with associated car parking, ancillary service/accommodation, energy centre, open space provision, part demolition of Mansion House
1917	1.95	P/1794/10	Douglas Close, 1-26, 28 & 30	79	51	08/10/2010	Redevelopment to provide 53 flats in five x four storey blocks (22 affordable), 26x2 storey dwellinghouses (14 affordable), parking & landscaping
1919	0.12	P/2238/08CFU	Burnt Oak Broadway, 415	14	14	07/10/2010	Demolition of existing, construction of 564sqm retail, 10x2 bed flats, 4x1 bed flats in 4 storey building, parking and ancillary development.
1922	0.1	P/2241/09	High Street, 74, Wealdstone, former The Case is Altered PH	33	33	18/11/2010	Redevelopment to provide three to six storey block of 33 flats, 447 sqm of A1 retail floorspace and cycle parking (resident permit restricted)
1951	0.19	P/2969/10	Boxtree Public House, Boxtree Lane	14	14	02/02/2011	Demolition of public house; redevelopment to provide part 2/3 storey building comprising 10 flats and 4 dwelling houses (100% afford); parking and landscaping
	14.51			1,140	1,183		

Some of the sites listed above are projected to partially complete in 2011/12 (see the Housing Trajectory for details). Units completed in 2011/12 do not count towards the Five-Year Supply. The net contribution of large sites with permission but not yet started is 1,077.

Small Sites (less than 10 units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1384	0.05	P/0838/08/FUL 1&2	Ass House Lane, Bankfield Cottages, 1&2	2	0	17/03/2009	Two two-storey semi-detached houses with parking
1386	0.16	P/3720/08	Whitchurch Lane, land to R/O 123-135	6	6	26/03/2009	6 retirement units in 2 single storey blocks; access from straton close with alterations; parking
1599	0.01	P/1682/10	Marlborough Hill, 1, Masters House	2	2	22/09/2010	Redevelopment to provide three storey with habitable roofspace building to create office floorspace (B1 at first and second floors) and two flats at third floor and parking at ground floor (revised).
1611	0.07	P/2178/10	Gayton Road, land rear of 47-49	2	2	27/10/2010	Two semi-detached bungalows with habitable roofspace, forecourt parking and access from Northwick Park Road (Resident permit restricted)
1635	0.08	P/2924/08	Eastcote Road (Rear of 154 &156)	1	1	21/10/2008	Single and two storey detached house with habitable roof space; parking and refuse storage at rear, new vehicular access; out building at rear, boundary alterations to include front wall with railing and fencing at side and rear
1664	0.05	P/1050/09	High Street, Dove Cottage, Harrow on the Hill	1	0	06/07/2009	Two storey detached building to provide residential accommodation for Harrow School
1706	0.07	P/1807/08	Temple Mead Close, 11	1	0	05/09/2008	Redevelopment to provide single/two storey detached house with parking
1725	0.02	P/2652/09	Kingsfield Avenue, land to rear of 87	1	1	08/02/2010	Erection of detached two storey house with garage and new vehicle cross over at rear . Fronting Allington Road (extension to time limit for implementing planning permission P/3299/06 allowed on appeal 13/06/07)
1728	0.19	P/2316/08	West Drive Gardens, 3	1	1	17/10/2008	Two-storey, three bedroom detached dwellinghouse with new vehicular access
1736	0.09	P/0258/09	High Road, 224	9	8	11/09/2009	Part two and part three storey building comprising eight flats with associated car parking; landscaping and widening of vehicle access to High Road
1761	0.3	P/0031/09	Wakehams Hill, 11	3	2	01/05/2009	Demolition of existing dwellinghouse and outbuildings; erection of three detached single and two storey dwellinghouses with garages and car parking; new vehicle access (closure of existing vehicle access) and landscaping
1764	0.02	P/0061/11	Station Road, 320	2	2	14/03/2011	Extension of time to permission P/3826/07/DFU for 2 storey extension above commercial building to provide 2 flats; ext. staircase and first floor roof terrace
1765	0.09	P/1404/09	Oakhill Avenue, 25, 'Littlecote'	1	0	23/09/2009	Demolition of existing bungalow and redevelopment to provide a single and two storey detached dwellinghouse with habitable accommodation in the roofspace and two rear dormers (revised application)
1766	0.174	P/0692/09	Elms Road, 25	8	7	30/06/2009	Redevelopment: Detached three storey block of eight flats with basement parking
1774	0.016	P/499/08DFU	Drake Road, 2	1	1	28/03/2008	Two storey side extn. with s/s rear projection to form new dwelling; external alterations to existing house; new vehicle access; demolition of side and rear garages
1809	0.029	P/2551/07	Kynaston Wood, 1	1	1	28/09/2007	Detached two storey, 3 bedroom house; new vehicular access at side
1811	0.045	P/1573/07	Cornwall Road, Dunford Court	2	2	06/05/2008	Conversion of roof space to 2 flats; roof alterations to form gable ends; front and rear dormers and rooflights. Appeal Ref: 3771
1815	0.05	P/2401/08	Brockleystide, 1-3	1	1	17/09/2008	Two storey side and single storey rear extension to form new attached dwelling house; single storey rear extension to ground floor flat; one sun pipe, two dormers and one roof light in the rear roof-slope and four rooflights in the front roof-slope

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Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1817	0.02	P/2367/08	Station Road, 355-357	7	7	11/09/2008	Construction of enlarged third floor and two additional floors to provide seven additional self-contained flats (Resident Permit Restricted)
1819	0.07	P/1596/08	Bolton Road, 30	2	1	15/07/2008	Outline: redevelopment for two no. Two-storey detached houses (all matters reserved).
1820	0.06	P/1813/08	Maxted Park, 5	1	1	29/07/2008	New dwelling house adjacent to existing dwelling house
1822	0.2	P/1565/08	Imperial Drive, 204 - 226 (Talbot House)	9	9	17/10/2008	Roof extension to existing three-storey office building to create fourth storey to provide 9 flats, new enclosed rear staircase and external alterations (Resident Permit Restricted)
1823	0.1	P/0223/11	Green Lane (Waitemata)	1	0	28/03/2011	Demolition of existing dwelling house, replacement two storey dwelling with basement and rooms in roof space
1824	0.05	P/2742/08	Garages 1-7, to the rear of 1-8 Lowther Road	1	1	02/10/2008	Demolition of garages; redevelopment to provide detached bungalow, access from Lowther Road with automatic gates at site entrance
1827	0.2	P/3242/08	Adelaide Close, 11	1	0	19/12/2008	Demolition of existing dwelling house, construction of replacement two-storey dwelling house with basement and accommodation in roofspace
1829	0.021	P/3466/08	Stanley Road, 19 & 21	3	0	08/12/2008	Construction of two storey building to provide a semi-detached dwellinghouse and two flats
1830	0	P/0181/09	Northwick Park Road, 2 -12, Comfort Inn Hotel	0	-3	23/04/2009	Extensions and alterations to existing hotel to provide 34 additional bedrooms and relocation of existing conference bar and restaurant facilities (no additional conference floorspace)
1835	0.06	P/3976/08	Pinner Hill Road	3	2	27/03/2009	Demolition of existing detached dwellinghouse and redevelopment to provide three terraced dwellinghouses; new metal rail fencing along Pinner Hill Road and Tudor Road
1837	0.06	P/0118/09	Old Hall Close, 15	1	0	01/05/2009	Demolition of existing two storey detached dwellinghouse; redevelopment to provide detached two storey dwellinghouse
1843	0.0289	P/0522/08	Meadow Road, 45A	1	1	17/04/2008	Alterations to roof to form end gable, 2 rear dormers and front roof lights and conversion of loft to form an additional self-contained flat
1846	0.29	P/0588/09	Priory Drive, Bentley Hyde	1	0	04/06/2009	Demolition of existing dwellinghouse and erection of replacement two storey detached dwellinghouse with rooms in roofspace and integral garage
1849	0.18	P/1217/08DFU	Uxbridge Road, land rear of 106 Uxbridge Road and Laureston Park Drive	1	1	13/06/2008	Detached dwelling house and detached double garage; demolition of existing garage
1855	0.025	P/2513/09	Long Elmes, 100	1	1	02/02/2010	Two storey dwellinghouse with accommodation in the roofspace (revised)
1858	0.1	P/0444/09	Bellfield Avenue, 1	1	0	24/07/2009	Detached two storey dwelling house with basement and habitable roof space; demolition of existing bungalow
1861	0.01	P/1638/09	Greenhill Road, 19a	1	1	28/09/2009	Rear dormer and conversion of loft to provide one self contained flat and four rooflights on front roofslope
1864	0.072	P/1414/09	Butler Road, land rear of 132	3	3	15/10/2009	Redevelopment of site to provide pair of semi-detached houses and a detached bungalow with access and parking
1865	0.03	P/1455/09	Avondale Road, 21	2	2	15/10/2009	Construction of two storey detached building to provide two self contained flats with two parking spaces
1868	0.14	P/1861/09	Reenglass Road, Pippins	1	0	11/11/2009	Redevelopment to provide replacement two storey house including rooms in the roofspace

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1869	0.07	P/1604/10	Jubilee Close, 22E	1	1	23/09/2010	Single and two storey attached dwellinghouse plus basement and accommodation in loft space with rear dormer and parking (revised application)
1870	0.038	P/3904/08	Oakington Avenue, 72	1	1	27/03/2009	Demolition of existing single storey side extension and erection of single and two storey detached house with associated vehicle access and parking
1873	0.01	P/4002/08	Junction Road, 2	8	8	05/02/2009	Redevelopment to provide six-storey building to provide 172 sqm. of office space at ground and first floors; eight flats on four upper floors with glazed balconies; roof terrace; demolition of existing two-storey building (resident permit restricted)
1874	0.09	P/2727/09	Eastcote Lane, 143	2	1	17/02/2010	Demolition of existing dwellinghouse and garage and erection of two semi-detached three storey dwellings (2x3 bed units) with associated garages.
1875	0.08	P/2001/09	West End Lane, 69	6	6	15/01/2010	Demolition of nursery school building; replacement two storey building with habitable roof space providing 6 flats; new vehicle access
1876	0.02	P/2180/09	Grosvenor Avenue, 7	1	1	25/01/2010	Single and two storey attached house with parking at rear; new vehicle access from Sandhurst Avenue
1877	0.08	P/2352/09	High Street, 104-106, 'Chameleon House'	3	3	21/01/2010	Renewal of planning permission P/1553/04/CFU for replacement of 'The Studio' with a 2/3 storey building (use class B1) and 2 storey detached block to provide 2 flats and 1 dwellinghouse; access, landscaping and 8 parking spaces
1878	0.02	P/2378/09	Field End Road, 807	1	1	18/01/2010	Single and two storey side extension to form new dwellinghouse with parking at front; new vehicle access for existing dwellinghouse
1881	0.66	P/2653/10	Uxbridge Road, 16A	3	2	22/11/2010	Two storey building with rooms in roofspace to provide three flats, with parking and access (revised application)
1882	0.09	P/2978/09	Uxbridge Road, 24	1	1	18/02/2010	Extension of time of planning permission granted by appeal APP/M5450/A/06/2016013 dated 29/01/2007 (P/933/05/DFU) for additional detached house and two detached double garages in garden (revised)
1883	0.45	P/0070/10	Cedar Drive, 51	1	0	27/04/2010	Redevelopment; two storey detached single dwelling house, with associated parking; landscaping and refuse storage; demolition of existing dwellinghouse
1884	0.22	P/0204/10	Park Drive, Braeside	1	0	01/04/2010	Demolition of existing detached two storey dwellinghouse and construction of new two storey detached dwellinghouse with integral garage
1885	0.044	P/0239/10	Kenton Lane, garages and land rear of 579 to 585	2	2	29/04/2010	Demolition of existing garages; redevelopment to provide two x three storey semi detached dwelling houses; refuse storage; landscaping and provision of two parking spaces with vehicular access from Connaught Road
1886	0.02	P/0308/10	Ravenswood Crescent, 74	1	1	07/04/2010	Outline application: details of access and scale for new two storey end of terrace dwellinghouse attached to side of existing dwellinghouse (revised)
1887	0.02	P/0552/10	Rowland Avenue, 57	1	1	30/04/2010	Two-storey detached dwellinghouse adjacent to no.59 Rowlands Avenue with parking and vehicular access; new detached garage for no.57 Rowlands Avenue (revised)
1888	0.08	P/1964/10	Gordon Avenue, 24	1	1	20/09/2010	Detached single/two storey development in side garden
1891	0.02	P/0854/09	High street, 19A & 19B, land rear of,	2	2	14/07/2009	Two storey building to provide two self contained flats at rear of existing building, incorporating new courtyard amenity area for existing and new flats
1893	0.03	P/0335/10	Uxbridge Road, 56	1	1	12/05/2010	Two storey detached dwellinghouse adjacent to no.56 with parking and access; new vehicle access to no.56 (revised)

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Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1896	0.12	P/0450/10	Warren Lane, West Lodge	1	0	07/06/2010	Replacement two-storey dwellinghouse with single storey rear projection (revised)
1897	0.13	P/1022/10	Dennis Lane, 33	1	0	15/06/2010	Demolition of existing dwellinghouse, construction of replacement 2/3 storey dwellinghouse with basement, alterations to front garden layout (revised)
1898	0.01	P/1602/09	Veldene Way, 7	1	1	04/09/2009	Single storey front, side and rear extension to form new dwelling; enlarged parking area at the front; single storey rear extension to existing dwellinghouse
1900	1.27	P/2203/06	Wood Lane, Wood Farm	10	9	26/11/2009	Demolition of buildings and construction of 10 dwellings, refurbishment of house and dairy and associated entrances, roadways and landscape works and change of use of farm to country park/open space.
1902	0.04	P/0769/10	Uxbridge Road, rear of 406 - 412	4	4	20/07/2010	New three storey building at rear to provide extension to restaurant & one flat at ground floor level with three flats at first and second floors; new car parking at rear, access from Woodridings Close; demolition of existing garages, workshop and office
1903	0.09	P/1102/09	Oakhill Avenue, 32, 'Novembers Eve'	2	1	11/09/2009	Demolition of existing dwellinghouse and redevelopment to provide 2x2 storey detached dwellings with integral garages and basements; new vehicular access
1908	0.01	P/0643/10	Chantry Place and land between 21 Chantry Lane	1	1	19/08/2010	Two storey dwellinghouse; provision of parking, refuse and landscaping.
1909	0.14	P/1609/10	Brookshill Drive, Red Corners	1	0	17/08/2010	Redevelopment to provide detached two storey plus semi-basement dwellinghouse; provision of parking; refuse and landscaping
1913	0.1	P/1957/10	Bouverie Road, 1-3	9	9	16/09/2010	Redevelopment: two/three storey block of flats to provide 9 dwellings with off street parking provision; landscaping, cycle storage and refuse (revised application)
1914	1.18	P/1429/09	Brookshill Drive, Copse Farm	7	3	11/10/2010	Demolition of all existing non-locally listed bdgs: construction of principle dwelling house at Copse Farm; part redevelopment of Brookshill Farm Courtyard including demolition of locally listed stable and farm office bdgs and replacement with 4 staff hou
1916	0.02	P/1767/10	Northolt Road, Station Parade, rear of 10-12,	2	2	19/10/2010	Two x two storey dwellinghouses at rear of 10-12 Station Parade (semi-detached) and provision of access balcony from Station Parade; associated car parking behind 10 Station Parade.
1918	0.16	P/2155/10	Adelaide Close, 26	1	0	05/10/2010	Redevelopment to provide two/three storey dwellinghouse with part basement incorporating swimming pool (revised)
1920	0.02	P/2356/10	Corbins Lane, 27	1	1	29/10/2010	Extension of time to planning permission P/2782/04/DFU granted on appeal dated 12/10/2005 for 'single storey side extension to form an additional dwelling; parking at front'.
1921	0.04	P/1032/09	Hindes Road, 86	3	2	17/05/2010	Two storey detached building with single storey rear section and habitable roof space to provide 3 flats (2xstudio flats and 1x1 bed maisonette)
1923	0.11	P/2342/10	Waxwell Lane, 103	2	1	25/11/2010	Extension of time to planning permission P/2245/07/DFU dated 10/09/2007 for 'redevelopment to provide 2x part single and two storey dwellinghouses with basements and accommodation at roof level'.
1924	0.11	P/2604/10	Brockley Hill, Green Cottage	1	0	17/11/2010	Extension of time to planning permission P/2748/07/DFU dated 16/10/2007 for 'redevelopment to provide replacement two storey house with basement'
1925	0.06	P/2746/09	Alma Row, The Bungalow	3	2	09/06/2010	Redevelopment: construction of 3 two-storey homes with parking spaces; demolition of existing bungalow
1926	0.04	P/2907/10	Wakehams Hill, 8	1	0	22/12/2010	Replacement single and 2-storey detached dwelling house; alterations to ground level

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1927	0.03	P/1291/10	Avenue Road, 2	5	4	19/01/2011	Redevelopment to provide detached building comprising 5 self contained flats at ground, first and roof level. Cycle store, refuse and parking.
1928	0.35	P/1953/10	North Harrow Assembly Hall, Station Road	0	-5	12/01/2011	Demolition of buildings on site and erection of a community centre with sports hall, gym, prayer hall, library and ancillary café/restaurant and children's play area
1930	0	P/2464/10	High Street, 31	1	1	07/01/2011	One additional studio flat; rear dormer; 2 rooflights in front roofspace; extension of extractor duct & flue
1933	0.061	P/3304/10	Bolton Road, 12	1	1	01/02/2011	Demolition of existing single storey garage; new detached dwelling; landscaping; refuse storage; new vehicular access and provision of one parking space
1935	0.01	P/1565/10	London House, Canons Corner	3	3	17/03/2011	Additional floor at seventh storey level to create 3 additional flats
1936	0.03	P/3498/10	Wemborough Road, 157	1	0	07/03/2011	Redevelopment to provide two-storey detached dwelling house with accommodation in the roofspace
1937	0.03	P/3505/10	Kenton Road, 776	1	1	23/03/2011	2 storey detached dwellinghouse, associated parking, refuse and landscaping
11233	0	P/3027/09	High Street, Wealdstone, 26-28	6	4	03/12/2010	2/3 storey rear extension including dormer windows on side elevation; new commercial unit for retail use, business or medical use on ground floor (UCO A1-A5, B1 or D1); COU of 1st floor office use and use of upper floors as 6 flats; bin store; cycle park
	9.43			192	142		

All of these sites contribute to the Five-Year Supply.

Schedule 2: New Build Sites under Construction (as at 31/03/11) Large Sites (10+ units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1349	0.32	E/106/01/FUL	Headstone Road, 'Bradstowe House'	144	143	16/09/2005	Demolition of extg. bdgs: 4-10 storey bdg. to provide retail, leisure use & 144 resident permit restricted flats (Appeal 3340)
1354	6.09	P/23/17/06	Honeypot Lane, Government Buildings	627	624	12/11/2007	Redevt. to provide 798 resid. units (including 40.2% affordable housing). 0 previously completed, 171 completed in 2010/11, 627 remaining.
1377	0.3	P/15/16/08	Peel Road, Former Mortuary and Parks Deposit Site	46	45	27/01/2009	Redevelopment: 46 residential units (34 flats and 12 houses) in 3 x three-storey and four blocks, new shared 'home-zone' access off peel road, 36 surface car parking spaces, 46 cycle spaces, private and communal garden space, private balconies and associated works
1713	2.88	P/3171/06/CFU	Strongbridge Close	154	64	06/12/2007	Redevelopment for 254 units: flats, houses, roads, parking, and open space. 66 previously completed, 34 completed in 2010/11, 154 remaining. 34 SR complete to date, 47 SR remaining.
1730	0.02	P/3309/06	Whitchurch Lane, 287-293	14	10	13/02/2007	Redevelopment to provide 2-storey block of 14 flats with parking and basement fitness/spa centre. Allowed on appeal (3599), five-year permission.
1788	0.65	P/0596/08CFU	Pinner Road, 19, Former Travis Perkins	146	146	12/09/2008	Redevelopment of Builders Yard: Nine storey building with basement comprising a ground floor café/restaurant (A3 use class), 3458 sqm second floor Sainsbury's food store(A1 use class) with 220 retail parking spaces, 146 flats in 4-6 storeys above shop ...
1890	2.09	P/2415/09	Mill Farm Close, 1-110	158	48	27/04/2010	Redevelopment to provide 158 residential units (flats and houses), alteration to Mill Farm Close access road, creation of communal green space, play areas with play equipment, associated landscaping, parking and refuse (revised description)
	12.35			1289	1080		

Some of the sites listed above are projected to partially complete in 2011/12 (see the Housing Trajectory for details). Units completed in 2011/12 do not count towards the Five-Year Supply. The net contribution of large sites where construction has commenced is therefore 856 units.

Small Sites (less than 10 units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1099	0.02	39937/89/FUL	Ruskin Gardens 127A-B	2	2	01/08/1990	Extn to form 2 flats
1371	0	E/965/08/FUL	Station Road, 24-34	3	0	01/06/2000	Mosque and ancillary facilities including resident permit restricted flats
1633	0.07	P/2847/09	Westfield Lane, The Rookery	8	6	22/04/2010	Two storey building with rooms in roofspace to provide 8 flats, with car parking
1687	0.17	P/1428/10	Dennis Lane, 9	1	0	28/07/2010	Alterations to planning permission P/2558/09 granted 21/12/2009 for replacement two storey house to provide enlarged single storey rear projection and amended window details for rear walls and eastern flank wall
1717	0.01	P/3190/06	Roxeth Green Avenue, land adjoining 95	1	1	16/01/2007	Two storey side and single storey front extension to form new dwelling; bin stores and parking at front; widen vehicular access
1719	0.16	P/2765/08	Park View Road, 9 (Highlands)	1	0	03/10/2008	Demolition of house and construction of new 2 storey house, provision of gated entrance, widening of existing driveway and hard surfacing on the forecourt
1732	0.964	P/1347/07	Paines Lane, 55	1	0	13/08/2007	Demolition of existing dwelling and replacement single and two/three storey detached dwelling
1752	0.3	P/3476/06	High Street, land r/o Church Farm	5	4	14/02/2007	Two storey building to provide 3 dwellings; two storey detached dwelling; alterations to and refurbishment of outbuilding to form dwelling; bin store, parking (Appeal 3615)
1754	0.09	P/1146/10	Summit Close, garages adjacent to 23/29	3	3	19/10/2010	Demolition of 2 blocks of lock up garages; redevelopment to provide three detached single storey houses with parking (revised)
1774	0.02	P/499/08DFU	Drake Road, 2	1	1	28/03/2008	Two storey side extn. with s/s rear projection to form new dwelling; external alterations to existing house; new vehicle access; demolition of side and rear garages
1807	0.07	P/0002/07	St. Davids Drive, Prince Edward Playing Fields	1	1	08/04/2008	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking & groundsman's house
1810	0.09	P/1296/09	Fallowfield, 20	1	0	12/08/2009	Redevelopment to provide detached two storey house with two front dormers, one front and three rear rooflights and accommodation in the roofspace
1826	0.06	P/3043/08	Warburton Close, 1	1	0	19/11/2008	Demolition of existing dwelling and construction of new dwellinghouse
1828	0.02	P/3294/08	Walton Avenue, 92	1	1	15/12/2008	Single and two storey side to rear extension to form new attached dwellinghouse with parking at front and refuse storage at rear, single storey rear extension to existing dwelling
1831	0.03	P/2447/08DFU	Rayners Lane, 483	1	0	22/09/2008	Replacement single and two storey detached dwellinghouse with accommodation in the roof space (revised)
1833	0.04	P/3885/08	Elm Park, 64	1	0	10/02/2009	Demolition of existing dwellinghouse, construction of replacement single/two storey dwellinghouse with rooms in roofspace
1840	0.2	P/2070/08DFU	Nugents Park, Bellevue	1	0	08/08/2008	Detached two-storey dwellinghouse; demolition of existing house, new vehicular access and parking
1845	0.06	P/0349/09	Nower Hill, land to rear of 9 - 15	2	2	29/06/2009	Pair of semi-detached houses with habitable roofspace; two garages and hardstanding at rear with widened vehicle access from The Chase

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Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1847	0.05	P/0711/09	Hill House Avenue, land adjacent to Highfield	1	1	30/06/2009	Detached two storey house (garden land)
1851	0.05	P/3380/08	Pinner Park Avenue, 68, (side of)	1	1	18/12/2008	Two storey dwelling house attached to 68 Pinner Park Avenue; 2.1m high side and rear boundary fences; new vehicular access (off Holmwood Close) to a parking space for 68 Pinner Park Ave; rear patio to new house
1867	0.08	P/0313/09	Bentley Way, 6	1	0	09/04/2009	Redevelopment to provide two storey detached dwellinghouse with rooms in roofspace and single storey rear projection (revised)
1879	0.03	P/2473/09	Alicia Avenue, 71	1	1	27/01/2010	Two storey front and side extensions and single storey rear extension to create new dwellinghouse; single storey rear extension to existing dwellinghouse
1880	0.24	P/2977/09	Waxwell Lane, 125, land at Bridge Street	4	4	16/03/2010	Demolition of existing Bridge House building and redevelopment of site to provide four x single and two-storey detached dwellinghouses with habitable roof space; new vehicular access (resubmission)
1892	0.08	P/0014/10	Rayners Lane Estate, Swift Close, 39-52 part of the communal garden of existing (vacant) block,	6	6	05/05/2010	Three storey residential building comprising 3 x 1 bed and 3 x2 bed flats, landscaping and refuse storage
1894	0.11	P/1487/10	Terrilands, 6	1	0	12/08/2010	Replacement bungalow with basement and accommodation in the roofspace (revised)
1915	0	P/1757/10	Honister Gardens, 37	1	1	06/10/2010	Two storey side and single storey front and rear extension to create a new attached dwelling house, vehicle access(revised application)
	3.01			51	35		

All of these sites contribute to the Five-Year Supply.

Schedule 3: Conversions/Changes of use with planning permission and not yet being implemented (as at 31/03/11)

Large Sites (more than 10 units)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11127	0.05	P/1725/10	Weald Lane, 106-108	11	10	01/02/2011	Retrospective application for use of property as 11 flats. Loss of Care Home. Proposed single storey rear extension to replace existing conservatory; landscaping; refuse, cycle store and parking
	0.05			11	10		

Small Sites (less than 10 units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
10706	0.03	P/0875/10	Wellesley Road, 16	2	1	04/06/2010	Extension of time of planning permission P/561/05DFU dated 27/04/2005 for extension of roof to form end gable and rear dormer; conversion of dwellinghouse to two self contained flats
10861	0.02	P/490/05/DFU	Shaftsbury Avenue, 220, South Harrow	2	1	11/07/2006	Alterations to front and conversion to two flats, parking and access at front. Appeal Ref: 3354
10987	0.13	P/0563/10	Clamp Hill, Priory House	1	1	07/07/2010	Extension of time of P/2299/06/CFU, dated 17/8/07 for 'conversion of stable block into s/c dwelling house, including demolition of conservatory, single-storey rear extension, external alterations; use of coach house and car port for parking'.
11052	0.03	P/3969/07	Whitchurch Lane, 137	2	1	04/04/2008	Rear dormer; conversion to two flats; widening of vehicle access
11053	0.03	P/4073/07	Little Common, 23	1	-1	02/04/2008	Conversion from 2 s/c flats to single family dwelling with single storey and first floor rear extensions; roof extension including front & rear dormers; external alterations
11054	0.03	P/0090/08	Eastcote Lane, 297	2	1	12/05/2008	Single and two storey side and rear extension; single storey front extension and conversion into two flats and bin store within the building
11057	0.02	P/0996/08	Marsh Road, 165 & 167	4	2	02/05/2008	Conversion of 1st and 2nd floor maisonettes at Nos 165 and 167 to 4 self contained flats; 2 rear dormers at no's 165 and 167 to provide habitable roof space; refuse storage at rear; external alterations and (resident parking permit restricted)
11066	0.01	P/1484/08	The Broadway Parade, Pinner Road, 6	2	1	16/06/2008	Conversion of a three-bedroom maisonette on first and second floors into two flats; single storey rear extension to provide ancillary storage space for ground floor retail shop; first floor rear extension
11067	0.03	P/0190/08	Greenway, 4	2	1	16/07/2008	Conversion of dwelling house to two flats; single storey rear extension; external alterations.
11068	0.03	P/1302/08	Balmoral Road, 47	2	1	16/07/2008	Single storey rear extension and conversion to two flats with front ramp; external alterations and one parking space.
11070	0.03	P/1370/08	Penwell Avenue, 36	2	1	08/07/2008	Conversion of dwelling house to two flats; single storey front porch extension; single storey rear extension; two storey side extension and relocation of vehicle access at front.
11074	0.01	P/1840/08	North Parade, Mollison Way, 6A	2	1	05/08/2008	Conversion of first and second floor maisonettes to two, one bed flats with external alterations
11075	0.03	P/2016/08	Kenmore Avenue 100	2	1	14/08/2008	Single storey rear extension. Detached double garage in rear garden. Conversion to two flats

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Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11076	0.25	P/0157/09	Winchester Road, 43	2	1	01/05/2009	Single storey rear extension, alterations to roof to form end gable and rear dormer. Conversion to 2 flats.
11077	0.02	P/2071/08	North Parade, Mollison Way, 2A	2	1	18/08/2008	Conversion to two flats.
11080	0.03	P/3330/07	Weston Drive, 47	2	1	18/08/2008	Alterations to roof to form end gable and rear dormer, conversion to two flats. Alterations to detached garage at rear. Appeal Ref: 3789
11083	0.03	P/2403/08	Bessborough Road, 76	2	1	03/09/2008	Conversion to two flats; single storey rear extension and rear patio; new vehicular access
11084	0.03	P/2512/08	Railway Approach, 26	1	1	23/09/2008	Change of Use of shop (class A1) to restaurant (Class A3) and a wine bar (Class A4); use of first floor for multiple residential occupation (Resident permit restricted)
11087	0.02	P/2170/08	Shenwood Road, 51	2	1	20/10/2008	Single storey rear extension; conversion of dwellinghouse to two self-contained flats with refuse storage at the rear and external alterations (Resident Permit Restricted)
11088	0.02	P/2536/08	Buckingham Road, 62	2	1	22/10/2008	Single/two storey rear extension; front porch; alterations to roof to form end gable and rear dormer; external alterations; conversion to two flats
11089	0.82	P/0899/09	Heathbourne Road, Little Heathfield	4	3	16/06/2009	Single/two storey front, two storey/first floor side and single/two storey rear extensions with external alterations and ramps, cycle and bin stores, car parking and conversion to 2 flats
11090	0.02	P/2677/08	Locket Road, 10	2	1	30/10/2008	Conversion of dwelling house to two flats; two storey rear extension (Resident Permit Restricted)
11092	0.04	P/2826/08	Kingsfield Avenue, 39	2	1	17/10/2008	Conversion of dwelling house to two flats; single/two storey side to rear and single storey front extensions; rear dormer with Juliet balcony; external alterations
11093	0.02	P/2829/08	Nibthwaite Road, 9	2	1	20/10/2008	Conversion of dwelling house to two flats; alterations to form end gable and rear dormer; external alterations (Resident Permit Restricted)
11096	0.02	P/2969/08	High Street, Wealdstone, 56	2	1	22/10/2008	Conversion of first and second floor maisonette into two self-contained flats; external staircase at rear, detached outbuilding at rear (Resident Permit Restricted)
11098	0.03	P/3576/07	Kenton Lane, 318	2	1	13/10/2008	Single storey side to rear extension, conversion to two flats with new vehicular access. Appeal Ref: 3806
11099	0.02	P/3763/07	Salisbury Road, 8	2	1	06/03/2008	Conversion of dwellinghouse into two flats; single storey rear side extension
11100	0.04	P/0858/08	Westwood Avenue, 49	2	1	17/10/2008	Demolition of rear garage; single storey side and rear extensions; conversion of dwelling house to 2 flats with parking and refuse storage at side; external alterations
11105	0.02	P/3202/08	Station Road, 39A	2	1	19/11/2008	Conversion of first and second floor maisonette to two x one bedroom flats
11108	0.05	P/3724/07	Tintagel Drive, 18	2	1	10/01/2008	Single storey rear extension, raised rear patio with ramped access to rear garden, conversion to two flats
11113	0.04	P/3833/07	Graham Road, 39	4	3	10/01/2008	Conversion of dwellinghouse into four flats; single storey side to rear extension; first and second floor rear extensions; two dormers on front roof slope
11118	0.03	P/3978/08	Mead Close, 20	2	1	03/02/2009	Conversion of dwellinghouse into two self contained flats; front porch; access ramps to front and rear entrances; external alterations; removal of first floor rear roof terrace with associated structure
11119	0.04	P/3984/08	Whitefriars Avenue, 48	2	1	04/02/2009	Conversion of dwellinghouse into two flats
11120	0.01	P/4043/08	Northolt Road, 313A	2	1	23/02/2009	External alterations at rear and conversion of existing maisonette to two flats

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11125	0.01	P/0077/09	South Parade Mollison Way, 50A	2	1	19/03/2009	Conversion of 1st and 2nd floor flat to two flats with external alterations.
11126	0.03	P/3515/08	Francis Road	2	1	02/03/2009	Conversion of dwellinghouse to two flats; single storey front, side & rear extension; alterations to roof to form end gable & rear dormer; access ramp at front
11129	0.01	P/0409/09	South Parade, Mollison Way, 44A	2	1	29/04/2009	Conversion of first and second floor flats to two flats with external alterations
11132	0.03	P/0208/09	Lynton Road, 177	2	1	01/05/2009	Single storey side extension and front enclosure rear dormer and conversion of dwellinghouse into two flats
11133	0.03	P/0467/09	Grove Hill Road, 19	2	1	06/05/2009	Conversion to two flats; single storey rear extension; rear dormer; external alterations
11138	0.02	P/0636/09	Uxbridge Road, 320 (Hatch End)	2	2	14/05/2009	Conversion of first and second floors to two self-contained flats; single storey rear extension to shop; alterations to rear elevation and addition of staircase at rear
11139	0.01	P/0274/09	High Street, 2, Wealdstone	2	2	08/05/2009	Change of use of first and second floor from store and non-self contained flat to two self-contained flats; new shop front
11141	0.05	P/0732/09	Vernon Drive, 6	2	1	29/06/2009	Single/two storey side extension, conversion of extended dwellinghouse to two dwelling houses; external alterations including the addition of a bay window on the front elevation and new vehicular access (revised)
11142	0.01	P/2278/08	High Street, 19, Edgware	1	1	29/06/2009	Conversion form ground floor retail use with residential accommodation on upper floors to three flats, external alterations (revised)
11147	0.04	P/1026/09	Canterbury Road, 37	3	2	21/09/2009	Conversion of dwelling to three self contained flats; external alterations
11148	0.01	P/1391/09	Rayners Lane, 446	2	1	14/08/2009	Rear dormer, Front rooflights and external alterations; conversion of existing flat into two flats
11149	0.02	P/1553/09	Rayners Lane, 450	2	1	28/08/2009	First floor side extensions, two storey rear extension, and porch extension to provide two first floor flats and additional floorspace for ground floor dentist surgery; external alterations, cycle store
11155	0.04	P/3987/08	Marsh Road, 20	2	1	25/09/2009	Conversion of dwelling house into two flats; ground floor infill extension and conversion of garage to habitable room; external alterations; bin store on side driveway
11157	0.02	P/1973/09	Vancouver Road, 72	2	1	19/10/2009	Alterations to roof to form end gable and rear dormer; single storey front, side and rear extensions; conversion to two flats
11163	0.34	P/2192/09	Imperial Drive, 2	1	1	16/11/2009	Change of use of class A2 (professional and financial services) to a dwellinghouse (class C3); provision of rear garden, 1.9m high boundary fence to Northumberland Road frontage; relocation of vehicular access and sliding gate on Northumberland Road
11164	0.01	P/2255/09	Greenford Road, 158A	2	1	26/11/2009	Conversion of first and second floor flat into 2 flats
11165	0.03	P/2258/09	Bellamy Drive, 2	2	1	25/11/2009	Single/two storey side to rear and single storey front extensions incorporating front porch; conversion to two flats
11167	0.03	P/1942/09	Culver Grove, 26	2	1	08/12/2009	Conversion of dwellinghouse to 2 x one bedroom flats with one parking space
11168	0.05	P/3865/08	Station Road, 2	2	1	02/02/2009	Conversion of dwellinghouse into two dwellinghouses
11171	0.03	P/2440/09	Rayners Lane, 470	2	1	06/01/2010	Conversion of dwellinghouse to two flats; single storey front extension; single and two storey side to rear extension; single and two storey side to rear extension; single storey rear extension; rear dormer; integral refuse storage and cycle parking

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Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11174	0.04	P/2476/09	Columbia Avenue, 6	4	3	08/02/2010	Conversion of dwelling house into four flats; alterations to roof to form end gables and rear dormers; provision of two car parking spaces
11175	0.04	P/2593/09	West Street, 72	1	1	04/02/2010	Change of use of ground floor shop (use class A1) to a residential flat (use class C3); new shop front and entrance doors and external alterations
11181	0.02	P/2711/09	Lower Road, 31	2	1	16/03/2010	Conversion of dwellinghouse into two flats with new entrance on front elevation; bin store at rear; new 1m high brick wall and gate to front and side boundaries
11183	0.04	P/0046/10	Courtfield Crescent, 12	2	1	16/03/2010	Conversion of dwelling to two self-contained flats with separate gardens; single storey rear extension; internal bicycle and refuse storage; parking space; external alterations (resident permit restricted)
11184	0.02	P/4014/08	Roxeth Green Avenue, 97	2	1	09/02/2009	Conversion to two flats; single storey front and rear extensions; relocation of bin stores on forecourt
11187	0.03	P/0282/10	Roxeth Grove, 34	2	1	16/04/2010	Conversion of dwellinghouse to two flats; new flat roof over existing single storey rear extension; external alterations including front porch; resident permit restricted
11193	0.02	P/2246/09	Uxbridge Road, 383-385	6	4	04/05/2010	Alterations to roof to create mansard roof with four front dormer windows; rear extension at first, second and third floor levels to provide an additional four flats; additional off street parking space at rear; refuse storage enclosure at rear
11195	0.06	P/0845/10	Malvern Gardens, 147	2	1	04/06/2010	Alterations to roof to form end gable, rear dormer and two rooflights in front; roofslope; front porch; single storey side/rear extension; external alterations; conversion of existing dwellinghouse into two flats
11198	0.01	P/2031/09	Menvale Road, 2 and 2A	2	2	15/06/2010	Conversion of shop into two flats; 2 x two storey front extensions to form bay windows to ground floor flats and first floor flat; front boundary wall and external alterations.
11199	0.03	P/2182/09	Hindes Road, 128	2	1	22/06/2010	Conversion of dwellinghouse into two flats; external alterations to front elevation
11200	0.01	P/1442/10	The Broadway, 9, Stanmore	2	2	30/07/2010	Rear extension at first and second floor levels with two rooflights in flat roof and external alterations in association with the conversion of first and second floor levels from bank to two flats (class A2 to C3) (revised)
11201	0.02	P/1089/09	Canterbury Road, 146	2	1	02/08/2010	Conversion of dwellinghouse into two self contained flats
11202	0.05	P/1347/09	Corbins Lane, 72	2	1	23/08/2010	Two storey rear and first floor extensions and conversion to two flats; canopy at side; external alterations
11205	0.02	P/1409/10	Long Elmes, 144	2	1	26/08/2010	Extension of time to planning permission P/0284/07 dated 08/06/2007 for conversion of dwellinghouse into two flats with external alterations
11206	0.06	P/1480/09	Whitchurch Lane, 183	4	3	25/08/2010	Single and two storey side and single storey rear extensions, rear dormer, conversion to four flats, external alterations
11208	0.01	P/2190/09	Risingholme Road, 30	2	1	08/12/2009	Conversion of dwellinghouse into two self contained flats
11211	0.02	P/1315/10	Kenton Road, 628	2	1	29/09/2010	Alterations to roof to form end gable and rear dormer; installation of two rooflights in the front roofslope; single storey rear extension; conversion of dwellinghouse to two flats
11215	0.01	P/1856/10	Pinner Road, 342	2	1	07/09/2010	Conversion of first and second floors into two self contained flats (class C3); new shop front at ground floor level; external alterations (revised)
11217	0.03	P/1982/10	Long Elmes, 23	2	1	29/09/2010	Conversion of dwellinghouse into two flats; two storey side, part single/two storey rear extensions; removal of existing garage; external alterations

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11218	0.03	P/2056/10	Station Road, 321-323, 1st and 2nd floors	6	6	27/09/2010	Extension of time to planning permission P/1838/05/DFU dated 02/09/2005 for 'conversion of first and second floor offices (class B1) to six self-contained flats (class C3); alterations; relocation and enclosure of plant/ductwork on roof at rear'.
11219	0.06	P/2439/09	Bengarth Drive, 14	3	2	12/01/2010	Conversion of single family dwelling to three self-contained residential units and use of existing outbuilding as storage spaces for three flats
11223	0.02	P/1921/10	Lockett Road, 35	2	1	08/11/2010	Two storey side extension and single storey rear extension; alterations to existing front porch in relation to the conversion of dwellinghouse into two flats; refuse storage and landscaping (resident permit restriction)
11224	0.02	P/1996/10	Greenford Road, 166-168	4	4	05/11/2010	Conversion of office (use class A2) at first and second floor levels to residential (use class C3) to provide four flats; second floor rear extension; external alterations (resident permit restricted)
11225	0.05	P/2121/10	Pinner Road, 673	3	2	10/11/2010	Conversion of dwellinghouse into three self contained flats; two storey side to rear extension; rear dormer, associated refuse and cycle storage (revised).
11227	0.01	P/2311/10	Greenford Road, 155A	2	1	08/11/2010	Extension of time to planning permission P/2404/07/DFU dated 17/09/2007 for 'conversion of flat on first and second floors to two flats, with external alterations (resident permit restricted)
11229	0.03	P/2591/09	High Street, 125-129, Edgware	8	8	17/11/2010	Two storey front extension to provide retail/financial/professional business uses in association with change of use of part of existing ground and first floors, addition of third floor extension with conversion of existing second floor to provide 8 flats,
11230	0.01	P/2645/10	Pinner Road, 547A	2	1	25/11/2010	Conversion of first and second floor levels into two self contained flats; new access door to first floor rear elevation
11232	0.03	P/2296/10	Imperial Drive, 21	2	1	31/12/2010	Conversion of dwelling into 2 flats (C3); alterations to form end gable and rear dormer; single storey rear extension; first floor rear extension and external alterations
11234	0.01	P/2634/10	Church Road, Stanmore Towers, 2-16	5	5	07/12/2010	COU of 2nd floor from B1 Offices to 5 flats; external alterations new access door and ramp fronting church road and new windows in eastern elevation at the rear.
11236	0.04	P/1059/10	Hindes Road, 83A	1	1	23/06/2010	Alterations to roof to form end gable and rear dormer. One window in front roofspace and one window in end gable flank wall. Provide additional studio flat in roofspace.
11239	0.02	P/3157/10	Northolt Road, 295A	1	1	16/02/2011	COU of first floor from B1 to Flat. New window to side elevation.
11240	0.03	P/3236/10	Risingholme Road, 4	2	1	08/02/2011	Conversion of dwellinghouse into two flats; single storey rear extension; external alterations
11246	0.48	P/3137/10	Raeburn House, Northolt Road, 100	8	8	22/03/2011	COU part of first floor from commercial to 8 self contained flats
4.23				204	130		

All of these sites contribute to the Five-Year Supply.

Schedule 4: Conversions/Changes of use currently being implemented (as at 31/3/11)
Small Sites (less than 10 units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
1848	0.01	P/1204/10	Rayners Lane, 32	4	3	02/08/2010	Conversion of existing dwelling into 2 flats; single storey side to rear extension to provide additional 2 flats; external alterations; refuse; landscaping and parking at rear
10339	0.03	E/976/02/FUL	College Avenue, 62 (formerly 85 The Meadow Way)	4	3	01/02/2003	Conversion to provide 4 x 1 bedroom flats with access & parking at side, extension to porch
10447	0.07	P/140/04/CFU	Marlborough Hill, 78 & 80, "Civic Lodge Hotel"	7	5	26/04/2004	Conversion of hotel and house in 2 flats to provide 7 flats with s/s rear extn, 2 rear dormers (resident permit restricted)
10586	0.03	P/1260/04/DFU	Binyon Crescent, 44	2	1	18/06/2004	Rear dormer and conversion of dwellinghouse to two self-contained flats
10690	0.04	P/2695/04/DFU	Southfield Park, 67	3	2	17/03/2005	Single storey side to rear extension to provide additional dwelling and first floor side, single storey rear extension and conversion to two flats
10700	0.03	P/47/05/DFU	Station Rd. 154a, Harrow	3	2	18/04/2005	Invalid - rear dormer and conversion to three self contained flats
10730	0.02	P/1166/05/DFU	Balfour Rd. 4, Harrow	2	1	07/07/2005	Two storey side, single storey rear extension and rear dormer; conversion to two self contained flats
10869	0.02	P/1720/06	Raeburn Road, 37	2	1	22/08/2006	Single storey front and single/2-storey side to rear extension, conversion of house to 2 self-contained flats.
10973	0.04	P/1204/07	Clydesdale Avenue, 1	2	1	18/06/2007	Single storey side and rear extensions, external alterations, conversion to two self contained flats
11007	0.04	P/0208/07	Kenton Lane, 742	3	2	23/03/2007	Conversion of single dwelling house to 3 self-contained flats
11016	0.08	P/2950/07	Kingsway Crescent, 6	2	1	23/11/2007	Conversion of dwellinghouse to two flats; roof alterations to form end gable and rear dormer; single storey rear extension with decking, one parking space
11020	0.03	P/3297/07	Vancouver Road, 98	2	1	06/12/2007	Two storey side extension, rear dormer & conversion into 2 flats
11033	0.03	P/4265/07	Graham Road, 37	2	1	13/02/2008	Conversion of dwelling house into two flats; part single/ part two storey rear extension; external alterations (resident permit restricted)
11042	0.03	P/973/07	Elmsleigh Avenue, 17	2	1	10/09/2007	Single & two storey side to rear extension, rear dormer, conversion of dwellinghouse to two flats
11045	0.03	P/4094/07	Leamington Crescent, 100	2	1	26/03/2008	Conversion of dwellinghouse into 2 self contained flats, vehicle access, external alterations
11072	0.02	P/1834/08	Blawith Road, 2	2	1	17/07/2008	Conversion of dwelling house to two flats; single storey rear extension; rear dormer; two garages at rear and demolition of existing garage at rear (resident permit restricted).
11116	0.05	P/2708/08	Hindes Road, 4	5	4	24/02/2009	Conversion of property into five self contained flats; two storey rear extension; external alterations
11131	0.04	P/2239/08/DFU	Spencer Road, 69	3	2	15/09/2008	Conversion of dwellinghouse into three self contained flats; single storey side extension; external alterations (Resident Permit Restricted)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
11156	0.09	P/1549/09	Roxborough Park, 28	7	7	15/10/2009	Conversion of residential premises into 7 flats; excavation of part of rear garden to form light well; external alterations including removal of one front dormer, replacement windows and doors and alterations to fenestration; landscaping and parking
11160	0.02	P/3039/09	Burr Oak Broadway, 211-213	2	1	07/07/2010	COU of ground floor of no 211 from residential to dental surgery for use with dental surgery at no.213 with single storey rear extension; cou of 1st floor and loft of no.213 from dental surgery to flat; use of 1st floor & loft of no.211 to flat
11161	0.03	P/1286/09	Vancouver Road, 96	2	1	06/11/2009	Single and two storey side extension; conversion to two flats; widening of vehicular access
11172	0.01	P/2512/09	Rayners Lane, 311A	2	2	19/01/2010	Change of use of lower ground floor and mezzanine floor from office (use class B1) to two flats (use class C3) and external alterations
11190	0.05	P/0343/09	Becmead Avenue, 90	4	3	16/04/2009	Single/two storey rear extension, conversion of garage to habitable room, external alterations, conversion to four flats.
11191	0.04	P/0432/10	Whitchurch Gardens, 124	2	1	25/05/2010	Conversion to two flats
11196	0.02	P/0879/10	Roxeth Grove, 16	2	1	22/06/2010	Conversion of dwellinghouse to two flats; single storey rear extension; new vehicle access, parking at front; front porch and external alterations; resident permit restricted
	0.9			73	49		

These sites are all forecast to complete during 2011/12 and therefore do not contribute to the Five-Year Supply.

Schedule 5: Sites where the principle of residential development has been accepted (as at 31/3/2011)

Includes sites where planning permission has been granted subject to Legal Agreement

Large Sites (10+ units proposed)

Site Number	Site Area	Application Number	Address	Prop	Gain	Date Granted	Development Description
	0.64	P/1989/09	1-5 Sudbury Hill	54	49	13/10/2010	Granted subject to S.106 agreement. Demolition Of Five Detached Dwellings And Construction Of 54 Flats Comprising 11 1-Bed 26 2-Bed 9 3-Bed 7 4-Bed And 1 4/5-Bed With Photovoltaic Panels And Satellite Receivers At Roof Level Underground Parking-
	0.17	P/1770/09	16 - 24 Canning Road, Wealdstone	51	48	13/10/2010	Granted subject to S.106 agreement. Redevelopment Comprising 51 Units (4 No. X Three-Bed 20 No. X Two-Bed 26 No. One-Bed And 1 No. Studio Apartment) Of Between Four And Six Storeys Landscaping Parking And Refuse Storage (Revised Description)
	0.81			105	97		

These sites both contribute to the Five-Year Supply.

Schedule 6 - Allocated Sites (without planning permission as at 31/03/2011)

Address	Site Area	Prop	Status
Jubilee House, Merrion Avenue	0.28	35	Office building
Former Post Office, College Road	0.6	410	Former Royal Mail sorting office and post office
Lyon House, Lyon Road	0.7	270	
Anmer Lodge and car park, Coverdale Close	0.67	136	Care home/day care centre, currently used as hostel
Part of Kodak Sports Ground, Harrow View	2.5	151	Part of sports ground on the Kodak site
Rayners Public House, Village Way East	0.32	28	Vacant public house
201-209 Northolt Road	0.03	10	Partially vacant with some remaining commercial uses
The Matrix Public House, Shafesbury Avenue	0.28	29	Vacant public house
	5.38	1069	

This is not an exhaustive list of potential deliverable sites. This list only contains allocated sites which are forecast to deliver part, or all of their predicated yield within the Five-Year Supply period. For a full list of allocated sites see the Housing Trajectory.

Not all of the 1,069 units on these sites are predicted to complete during the five-year period. It is forecast that these sites will contribute 813 units to the Five-Year Supply.

Detailed Air Quality Monitoring and Analysis **Appendix F**

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Appendix F Detailed Air Quality Monitoring and Analysis

Air Quality

- F.1** As in previous AMRs, air quality monitoring is carried out over a calendar year. Consequently the results reported in this section cover the year 2010 and not the monitoring period 2010/11.
- F.2** Monitoring of nitrogen dioxide (NO₂) concentrations across the borough is done by a network of diffusion tubes and two continuous monitoring stations. The diffusion tube network sampling sites are all background, being more than five metres from the kerb and all at least two metres above ground level. However, Site 1 is placed closest to a busy road whereas the others are more true background sites.
- F.3** Table 69 below shows the results for the four sites that are included in the diffusion tube monitoring network for the most recent years in the borough. However, the results for the years 2001 and 2002 have been adjusted for bias by using default bias factors from the Stanger LWEF programme. The factor used for 2001 was 1.36 and for 2002 was 1.37. These factors indicate that the diffusion tube results under read in comparison with chemiluminescence monitoring. As Gradko Scientific, supplied the Council's diffusion tubes with analysis undertaken by Casella Stanger, the national bias adjustment was applied to data for 2003, 2004, 2005, 2006, 2007, 2008, 2009 and 2010 these were 1.10, 1.08, 1.18, 1.06, 1.01, 1.12, 1.00 and 1.06, respectively.

Table 69 Results of bias adjusted NO₂ diffusion tube results monitoring (µg/m³) 2001-2010

Site	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Site 1	38.8	36.5	43.9	42.2	46.1	40.3	39.4	40.1	40.4	40.3
Site 3	24.2	28.9	22.4	17.7	30.6	24.4	17.6	22.6	20.0	19.0
Site 4	27.2	26.7	32.4	30.4	24.6	20.1	22.4	23.1	23.8	24.0
Site 5	30.1	26.8	33.9	32.6	31.8	22.3	27.0	26.9	28.8	27.7
Average	29.9	29.7	33.1	30.7	33.2	26.7	26.6	28.2	28.3	27.8

Source: Harrow Council, Environmental Protection

- F.4** The bias adjusted results presented in Table 69 indicate that the majority of sites meet the projected annual mean objective for 2005. The sites are all locations that are considered to represent relevant public exposure. The biased results indicate that the sites 3, 4 and 5 met the annual mean concentration objective in the years from 2001 to 2010, these were all either intermittent or background locations.
- F.5** Site 1, the location closest to the roadside, was below the mean objective level of 40 µg/m³ in 2001 and 2002, however the annual mean concentration since 2003 has been above the annual level, except for the annual mean in 2007. The annual concentration was 39.4 µg/m³ for Site 1 for 2007 this was only 0.6 µg/m³ less than the mean objective concentration of 40 µg/m³.

- F.6** The annual concentration for Site 1 was $40.1 \mu\text{g}/\text{m}^3$ for 2008 which was above the 2005 annual mean objective, but only by $0.1 \mu\text{g}/\text{m}^3$. This slight increase over the mean concentration for 2005 would not be significant and could be part of the natural variation. The annual mean concentration for Site 1 for 2010 was slightly above the 2005 annual mean objective limit, only by $0.3 \mu\text{g}/\text{m}^3$ again this difference would not be significant. The last five years annual mean concentrations, from 2006 to 2010, indicate a flattening out of the roadside NO_2 concentrations.
- F.7** The difference between the annual average concentrations for the four sites between 2009 and 2010 are not great, with the largest difference being for Site 5 of $1.1 \mu\text{g}/\text{m}^3$ and the lowest being for Site 1 with a difference of $0.1 \mu\text{g}/\text{m}^3$. The annual average concentration for Site 4 was $0.2 \mu\text{g}/\text{m}^3$ greater in 2010 than 2009, again this difference would not be significant.
- F.8** Using the correction factors given in the new technical guidance (09)^[3] on the 2010 data to estimate the annual average NO_2 concentrations for 2015 and 2020 show that Site 1 (roadside) modelled predictions for 2015 would give an annual mean concentration of $32.9 \mu\text{g}/\text{m}^3$. This modelled annual concentration would be below the objective limit. Modelled predictions based on an annual average concentrations for 2010, gave a concentration of $27.6 \mu\text{g}/\text{m}^3$ for 2020. These modelled values indicate a steady reduction in the annual average concentration for roadside NO_2 to be well below the 2010 objective limit.
- F.9** The mean annual concentrations for Harrow 1 (background continuous monitoring station) and Harrow 2 (roadside continuous monitoring station) for 2010 were $27.1 \mu\text{g}/\text{m}^3$ (91% data capture) and 48.2 mg m^{-3} (100% data capture), respectively. This was a $1.4 \mu\text{g}/\text{m}^3$ increase on the annual mean concentration for Harrow 1 from 2009 and a $4.4 \mu\text{g}/\text{m}^3$ increase on the 2009 annual mean concentration for the Harrow 2 site. The annual mean concentration for Harrow 2 2010, indicates again there is a possibility that some of the roadside areas within the borough could have exceeded the annual objective limit during 2010.
- F.10** The PM_{10} monitoring within the borough is done at the continuous monitoring sites Harrow 1 (background) at Aylward School in Stanmore and Harrow 2 (roadside) on Pinner Road, North Harrow.
- F.11** There were two exceedences of the $50 \mu\text{g}/\text{m}^3$ 24-hour mean for PM_{10} , for Harrow 1 (background continuous monitoring station) in 2010. The annual mean concentration for Harrow 1 indicated a slight downward trend in background concentration for the borough (Table 70) seen between 2007 and 2010. The total reduction in the annual background concentration between 2007 and 2010 was $2.7 \mu\text{g}/\text{m}^3$. However, the reduction in the annual background concentration between 2009 and 2010 was only 0.1 mg m^{-3} .

Table 70 Annual mean concentration for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedence limit at Harrow 1

LAQN Site	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Days mean $\geq 50 \mu\text{g m}^{-3}$	6	8	16	0	1	5	6	2	0	2
Annual mean $\mu\text{g m}^{-3}$	21.0	23.0	24.0	19.7	20.2	21.2	19.8	18.2	17.2	17.1
Note: This table is for continuous monitoring at Harrow 1 (background).										
<small>Source: Harrow Council, Environmental Protection</small>										

F.12 The 2010 mean average annual concentration for the background monitoring station (Harrow 1) was $17.1 \mu\text{g}/\text{m}^3$ (with 94.0% data capture) and the mean annual concentration for the roadside monitoring station (Harrow 2) was $23.1 \mu\text{g}/\text{m}^3$ (with 100% data capture) after the interim default adjustment factor of 1.3 was used, as TEOM monitors are employed at both sites. These annual mean PM_{10} concentration values for the background (Harrow 1) and roadside (Harrow 2) were considerably below the annual mean concentration objective limit for December 2004 of $40 \mu\text{g}/\text{m}^3$.

F.13 Harrow 2 (roadside continuous monitoring station data showed there were only two exceedences during 2010, which was considerably lower than the 35 permitted. The exceedences during 2010 were four lower than those recorded in 2009, and the mean annual concentration had decreased by $1.9 \mu\text{g}/\text{m}^3$ during the same period.

F.14 As can be seen from Table 71, the annual mean concentrations of PM_{10} measured at the roadside continuous monitoring station had remained around the $29 \mu\text{g}/\text{m}^3$ value between 2004 and 2008. There was a slight increase during 2006, however this decreased again during 2007. However, there has been a year on year decrease in PM_{10} concentrations from 2006 to 2010. The $7.2 \mu\text{g}/\text{m}^3$ decrease in annual mean concentration changes between 2006 and 2010 would be significant and could be accounted for in a reduction in vehicle use during the current economic downturn or an improvement in the general fleet emissions. There was over 99% data capture during 2007, 2008, 2009 and 2010 compared with only 94.5% data captured during 2006, with 94% and 98.6% in 2004 and 2005, respectively.

Table 71 Annual mean concentration for PM10 ($\mu\text{g}/\text{m}^3$) and number of days above exceedence limit at Harrow 2

Harrow 2 Monitoring Station	2004	2005	2006	2007	2008	2009	2010
Days mean $\geq 50 \mu\text{g m}^{-3}$	17	17	22	18	9	6	2
Annual mean $\mu\text{g m}^{-3}$	29.3	28.4	30.3	29.0	28.1	25.0	23.1
Note: This table is for continuous monitoring at Harrow 2 (roadside).							
<small>Source: Harrow Council, Environmental Protection</small>							

F.15 The Department for Environment Farming and Rural Affairs (DEFRA) released provisional statistics for 2009 related to the air quality indicators for sustainable development. These data showed an annual national average urban background

particulate (PM₁₀) concentration of 19 µg/m³ this compared to 24 µg/m³ in 2006. In comparison to the Harrow background annual mean concentration continuous monitoring data of 17.1 µg/m³, Harrow is therefore below the national average. The DEFRA data shows the national concentrations have followed a downward trend from the late 1990's, apart from a rise in 2003 and 2006. The background concentrations for Harrow have remained relatively constant, around 20 µg/m³ between 2000 and 2006 with only elevated concentrations during 2002 and 2003. These elevated concentrations are probably linked to very warm summers and the re-suspension of particulates. However, the mean annual average concentrations between 2007 and 2010 and been 18.1 µg/m³, this is an improvement of approximately 2 µg/m³.

- F.16** The last available provisional statistics from DEFRA for PM₁₀ was for 2009 and gave a roadside particulate mean value of 22 µg/m³ this was very similar to the Harrow roadside annual mean concentration of 23.1 µg/m³ for 2010. The difference between the measured annual mean concentration for Harrow and the DEFRA data shows that there is no significant difference between Harrow roadsides and the national average.
- F.17** Overall, both monitoring sites indicate the concentrations of particulate PM₁₀ would be below the current 24-hour mean and annual mean objective limits for the UK.
- F.18** Monitoring of PM_{2.5} began within the borough at the background site (Harrow 1) at the end of 2008. In 2009 there was the first full year of data and this gave an annual average concentration for PM_{2.5} of 12.2 µg/m³. The annual average concentration for 2010 was 12.7 µg/m³, this was only an increase of 0.5 µg/m³, and would not be significantly different from the annual average concentration for 2009. However, this does indicate that the concentrations of PM_{2.5} have not decreased significantly.
- F.19** The provisional objective limit for PM_{2.5} is 25 µg/m³ and the result of the first two years annual average concentrations from the Harrow 1 site indicated that generally across the borough the concentrations are considerably below the provisional objective limit for PM_{2.5}.
- F.20** The monthly mean concentrations as monitored at the Harrow 1 site for 2010 indicate lower concentrations monitored during the summer months than the winter months, with a yearly data collection figure of 95.6%. This pattern is similar to 2009 when there was a similar pattern of higher concentrations in the winter months compared to the summer.
- F.21** The highest monthly mean concentration of PM_{2.5} was monitored during January 2010 of 19.5 µg/m³ but this did not equate to high concentrations monitored at the background site (Harrow 1) and roadside site (Harrow 2) during 2010, the highest concentrations at both sites were in April and November. There was not a strong relationship between the average monthly concentrations for PM₁₀ and PM_{2.5} for the Harrow 1 site with an R² of only 0.45.
- F.22** Overall, the Harrow 1 monitoring site indicates the concentrations of particulate PM_{2.5} would be below the current provisional annual mean objective limits for the UK.

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Town and Country Planning (Use Classes) Order 1987 **Appendix G**

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Appendix G Town and Country Planning (Use Classes) Order 1987

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs)
A5 Hot food takeaways	For the sale of hot food for consumption off the premises
B1 Business	a Offices (other than those that fall within A2)
	b Research and development of products and processes
	c Light industry appropriate in a residential area
B2 General industrial	Industrial process not falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	Includes open air storage
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
C2a Secure Residential Institution	Provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
C3 Dwellinghouses	a Use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse,

		governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
	b	Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
	c	Groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 Houses in multiple occupation (HMO)		Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
D1 Non-residential institutions		Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres
D2 Assembly and leisure		Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis		Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: Theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos

Source: Planning Portal (www.planningportal.gov.uk)

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Glossary Appendix H

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Appendix H Glossary

Annual Monitoring Report (AMR): This is a document that forms part of the Local Development Framework, the Annual Monitoring Report covers the period 1st April to 31st March of each year and must be submitted to the Secretary of State by the December following the period. It assesses progress made in plan making and implementation against the LDS and the policies in Development Plan Documents.

Area Action Plans (AAP): Development Plan Documents that will be used to provide a planning framework for areas of change and conservation.

Business Improvement Districts (BIDs): Business Improvement Districts are a Government initiative to encourage businesses to regenerate trading environments by working together, in ways they decide themselves. These improvements could include extra marketing, festive events, additional cleaning and security.

Communities and Local Government (CLG or DCLG): The Government department responsible for determining national planning policies as well as the rules that govern the operation of the planning system.

Community Strategy: This is a document produced by the Harrow Strategic Partnership identifying the community's social, economic and environmental aspirations for the borough and how these will be achieved.

Confidence Interval: Statisticians use a confidence interval to express the degree of uncertainty associated with a sample statistic. Confidence intervals around a sample mean estimate the likely difference between the sample mean and the population mean. They specify a region where the population mean is likely to lie using the standard error of the mean.

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

Core Output Indicators (COI): This is a set of indicators devised and employed at national and regional level to develop consistency between datasets on issues of strategic importance, such as housing employment and the environment.

Core Strategy: The Core Strategy is the Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

Development Control Policies: This is a suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the Core Strategy.

Development Plan: This will consist of the spatial development plan for London (London Plan 2004) and Development Plan Documents contained within the Local Development Framework.

Development Plan Documents (DPD): These are Spatial Planning Documents that are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Economically Active: People of working age who are either in employment or unemployed.

Employment Use Classes: B1(a) - Offices; B1(b) - Research and development, studios, laboratories, high tech; B1(c) - Light Industry; B2- General Industry; B8 Storage or Distribution.

Equivalised Income: An adjusted income scale, which takes into account the size of a household. It reflects the idea that a large household will need a larger income than a smaller household in order to achieve an equivalent standard of living.

GANTT chart: A graphical representation of the duration of tasks against the progression of time.

Harrow Local Indicators (HLI): Indicators that have been identified by the Local Planning Authority to monitor and assess the performance of the council in achieving policy targets.

Harrow Strategic Partnership (HSP): An initiative aimed at improving local services by bringing together representatives from public, private, business, voluntary and community organisations in Harrow.

Harrow Unitary Development Plan (HUDP): The UDP is a borough-wide statutory development plan for Harrow, adopted on 30th July 2004, which sets out the council's policies for the development and use of land. The Government intends to replace Unitary Development Plans with Local Development Frameworks.

Independent Examination: The local authority must arrange for an independent examination of a submitted Development Plan Document whether or not representations have been received. The reason for this is that the independent examination must consider the "soundness of the plan".

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

Listed Building Consent: Express consent that needs to be obtained before work is carried out on a listed building.

Local Development Documents (LDD): These include Development Plan Documents and Supplementary Planning Documents, and the Statement of Community Involvement (SCI).

Local Development Framework (LDF): The LDF will comprise a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

Local Development Scheme (LDS): The LDS sets out the programme for the preparation of the Local Development Documents. All plan-making authorities must submit a Local Development Scheme to the First Secretary of State for approval within six months of the commencement date of the Act (28th September 2004).

Local Strategic Partnership (LSP): Non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The LSP is responsible for preparing the Community Strategy.

London Plan: The Mayor's spatial development strategy for London, adopted February 2004.

Micrograms (μm): A measurement of weight equivalent to one millionth of a gram.

Microgram per Cubic Metre of Air ($\mu\text{g}/\text{m}^3$ or $\mu\text{g m}^{-3}$): A measure of the weight of particles in the air. These particles are so small that they are measured in micrograms per cubic metre of air. This is used to define the concentration of air pollutants in the atmosphere, as a mass of pollutant per unit volume of air. A concentration of $1 \mu\text{g m}^{-3}$ means that one cubic metre of air contains one microgram of pollutant.

Micro Particles (PM_{10}): Particles in the air can be from a variety of sources, the most harmful are often those as a result of human actions. These particles can vary widely in size and composition. PM_{10} are particles that measure 10 micrograms (μm) or less. This standard was designed to identify those particles likely to be inhaled by humans, and PM_{10} has become the generally accepted measure of particulate material in the atmosphere in the UK and in Europe.

Office of National Statistics (ONS): The national office responsible for monitoring and reporting, the production and publication of all official statistics in the UK.

Office of the Deputy Prime Minister (ODPM): The Government department with responsibility for planning and local government – now CLG or DCLG.

Planning Advice Team (PAT): A consultative team made up of officers from a range of disciplines who receive proposals from developers before a planning application is formally submitted and provide written advice and feedback on planning matters.

Planning Application: An application to the Local Planning Authority for express planning permission to undertake development.

Planning Delivery Grant (PDG): A performance-related annual award to local authorities, intended as a mechanism for improving planning delivery/performance against Best Value indicators.

Planning Inspectorate: Agency responsible for processing planning appeals and holding inquiries into development plans. Inspectors appointed by the Planning Inspectorate will conduct examinations into DPDs and the SCI.

Planning Policy Statement (PPS): An expression of Government policy on an individual planning topic e.g. PPS12 deals with local development frameworks. The Government intends to replace its current set of planning policy guidance notes with planning policy statements.

Population Projections: The Greater London Authority (GLA) produce an annual round of demographic projections and two projection variants are produced. The low projection variant (PLP low) is dwelling constrained and takes account of the latest London Plan targets for Harrow (essentially up to 2016/17). The high projection variant (PLP high) is a migration trend and is therefore more akin to the Government's projections. The Office for National Statistics (ONS) 2006-based long-term Sub-national Population Projections for England (SNPP) were published

on 12 June 2008. They give an indication of future trends in population for the period 2006-2031. These projections are consistent with the mid-2006 population estimates published on 22 August 2007 and the 2006-based national population projections published on 23 October 2007.

Post HUDP Indicators: Indicators identified after the adoption of the Harrow UDP in 2004. Some of these indicators are formerly national COIs that are still monitored and reported on by the Local Planning Authority.

Pre-Application Meeting (PAM): One on one meetings between developers and planning officers to discuss a proposal before an application is submitted.

Proposals Map: A graphical illustration of the policies and proposals contained in Development Plan Documents and saved policies.

Public consultation: A process through which the public is informed about proposals fashioned by a planning authority or developer and invited to submit comments on them.

Public Transport Accessibility Level (PTAL): This is a method used in transport planning to assess the access level of geographical areas to public transport. It is used to calculate the distance from any given point to the nearest public transport stops and the frequency of the service from those stops. The final result is a grade from 1-6 (including sub-divisions 1a, 1b, 6a and 6b) where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

Regional Spatial Strategy (RSS): This is prepared by the regional planning body. The Regional Spatial Strategy sets out the policies in relation to the development and use of land in the region and is approved by the First Secretary of State. In London, the spatial development strategy prepared by the Mayor is the equivalent of a Regional Spatial Strategy. GOL Circular 1/2000 provides advice in respect of the spatial development strategy.

Saved Plans, Policies and Supplementary Planning Guidance: The transitional arrangements that allow for existing adopted plans (and their constituent policies), and supplementary planning guidance (SPG) to be saved for three years from the date of commencement of the Act.

Spatial Strategy: The Core Strategy Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

Statement of Community Involvement: A document setting out how and when stakeholders and other interested parties will be consulted and involved in all decision making processes.

Strategic Environmental Assessment/ Sustainability Appraisal: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term Strategic Environmental Assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The Sustainability Appraisal covers wider objectives than the Strategic Environmental Assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the LDF.

Sub-Regional Development Strategy (SRDF): The sub-regional implementation document for the London Plan. It provides guidance on issues of more than borough-wide significance. A SRDF will be produced in each of the five London sub-regions.

Supplementary Planning Documents (SPD): These will cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. They will not form part of the development plan or be subject to independent examination.

Tapered Element Oscillating Microbalance (TEOM): This method of measuring air quality records particles in the air. Air is sucked in through the sampling head which restricts the size of the particle entering the device (for instance a PM10 sampling head will only allow particles with a diameter less than or equal to 10 micro-metres). Some of the air then passes through a filter and as the number of particles deposited increases the natural frequency of the vibration of the element decreases. There is therefore a direct relationship between the change in the vibrating frequency and the mass on the filter.

Use Classes Order (UCO): This is an official schedule which classifies uses of land and buildings in various categories, as defined by the '*Town and Country Planning (Use Classes) (Amendment) (England) Order 2005*' - See **Appendix G**.

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