

# Opportunity Area Portrait

## Harrow and Wealdstone



# Introduction

## List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

# Introduction

## Purpose of this document and clarifications



### What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



### How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
  - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
  - highlight opportunities to review the OA boundary and/ or OA designation.



### Data sources and clarifications

#### Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

# Introduction

## Purpose of this document and clarifications

### Data sources and clarifications

#### Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

#### Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

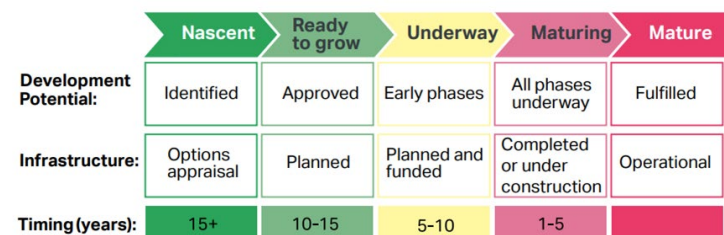
#### OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

### OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram



### Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).



# Introduction

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Transport  
and  
connectivity

Delivery of  
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SHLAA 2017

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Development  
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and 2024

Jobs

Town Centre  
and High  
Streets

Industrial  
Land

Place  
strategies\*

Moving  
forward

\* This section refers to existing/ emerging strategies for the OA.

# Harrow and Wealdstone

## Context

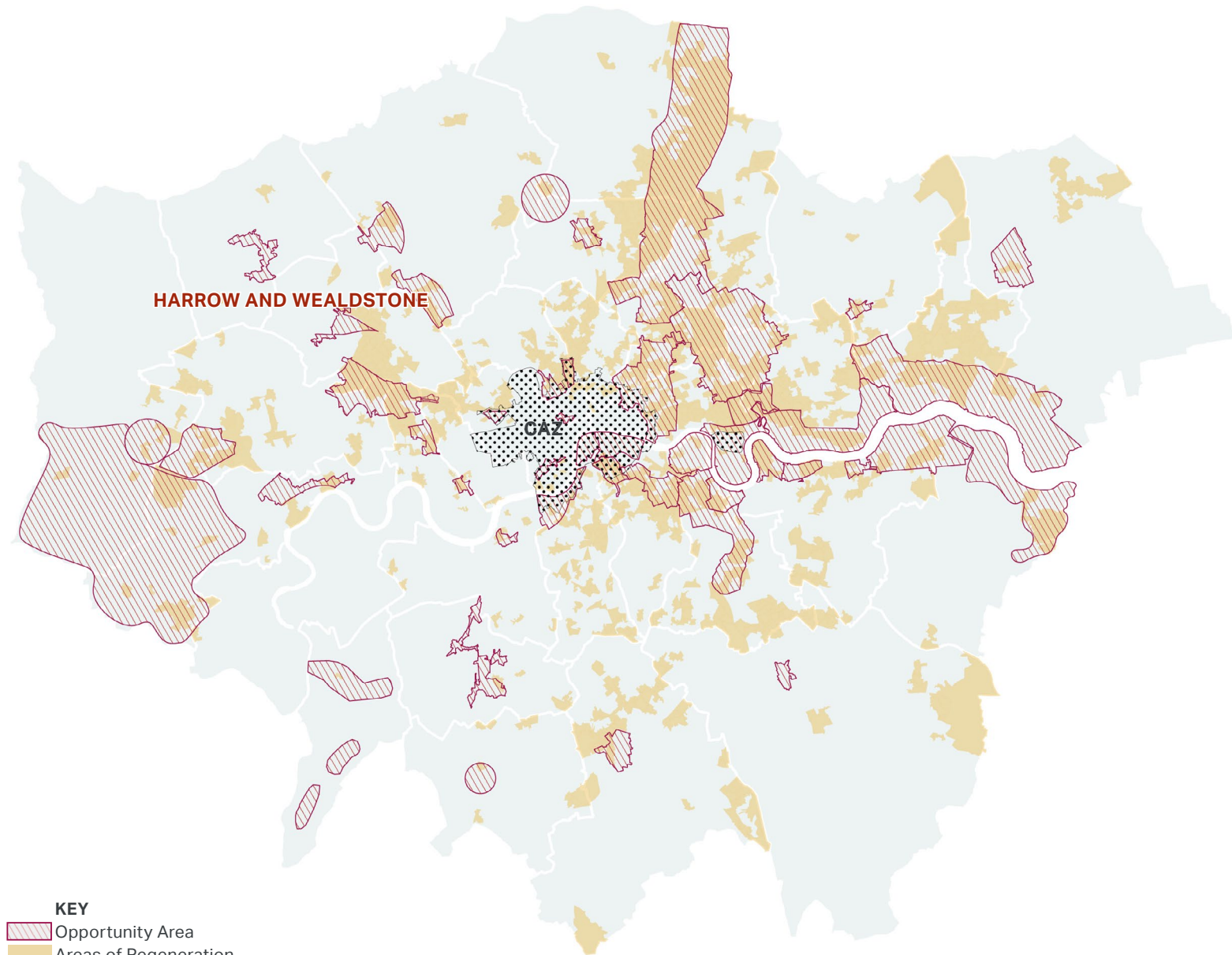
### OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Euston (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

The OA is not within the CAZ.

### Areas of Regeneration

No identified areas of regeneration in Harrow and Wealdstone OA. There are some pockets of deprivation in the borough, but overall, Harrow is an affluent borough. Worth noting that pre-pandemic and unemployment in Harrow has nearly doubled since.



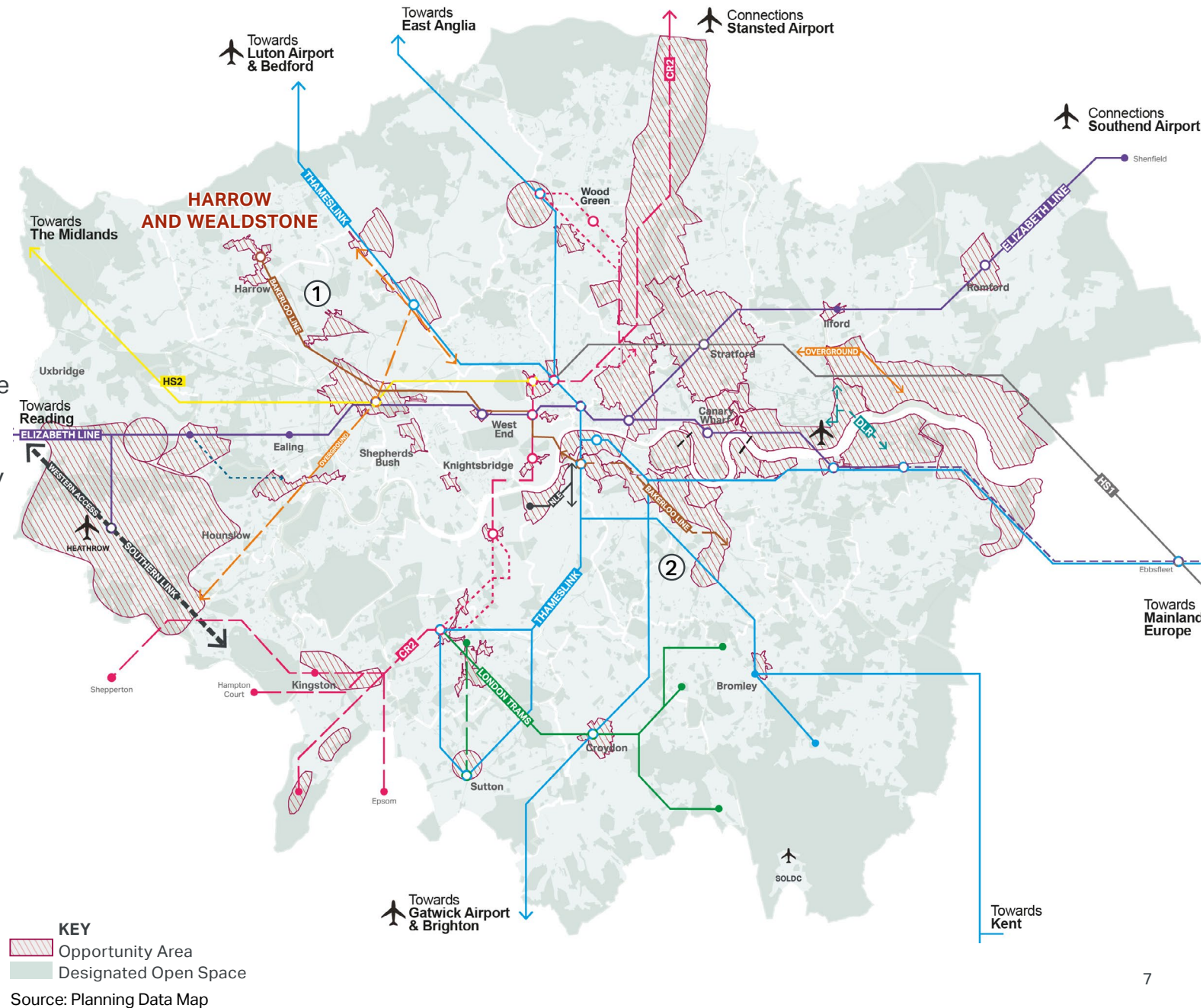
**KEY**  
Opportunity Area  
Areas of Regeneration

Source: Areas of Regeneration as per London Plan 2021

# Harrow and Wealdstone Context

## Transport and Growth Corridors

- ① Harrow and Wealdstone sits on the **Bakerloo Line**.
- ② The OA would benefit from the **Bakerloo Line Extension (BLE) and upgrade** which could connect Harrow to Lewisham.
  - The upgrade of the line will **increase the capacity of the trains** to 150,000 extra public transport trips a day and improve reliability by increasing the number of trains per hour from 20 to 27 resulting in a train every 2 minutes at peak times.
  - A new and improved line will also **support the development of new homes, additional commercial floorspace and more green areas in London's opportunity areas** across the existing line including Harrow & Wealdstone.
  - If central government approves plans for the extension and the funding needed is secured, construction could begin as early as 2030.





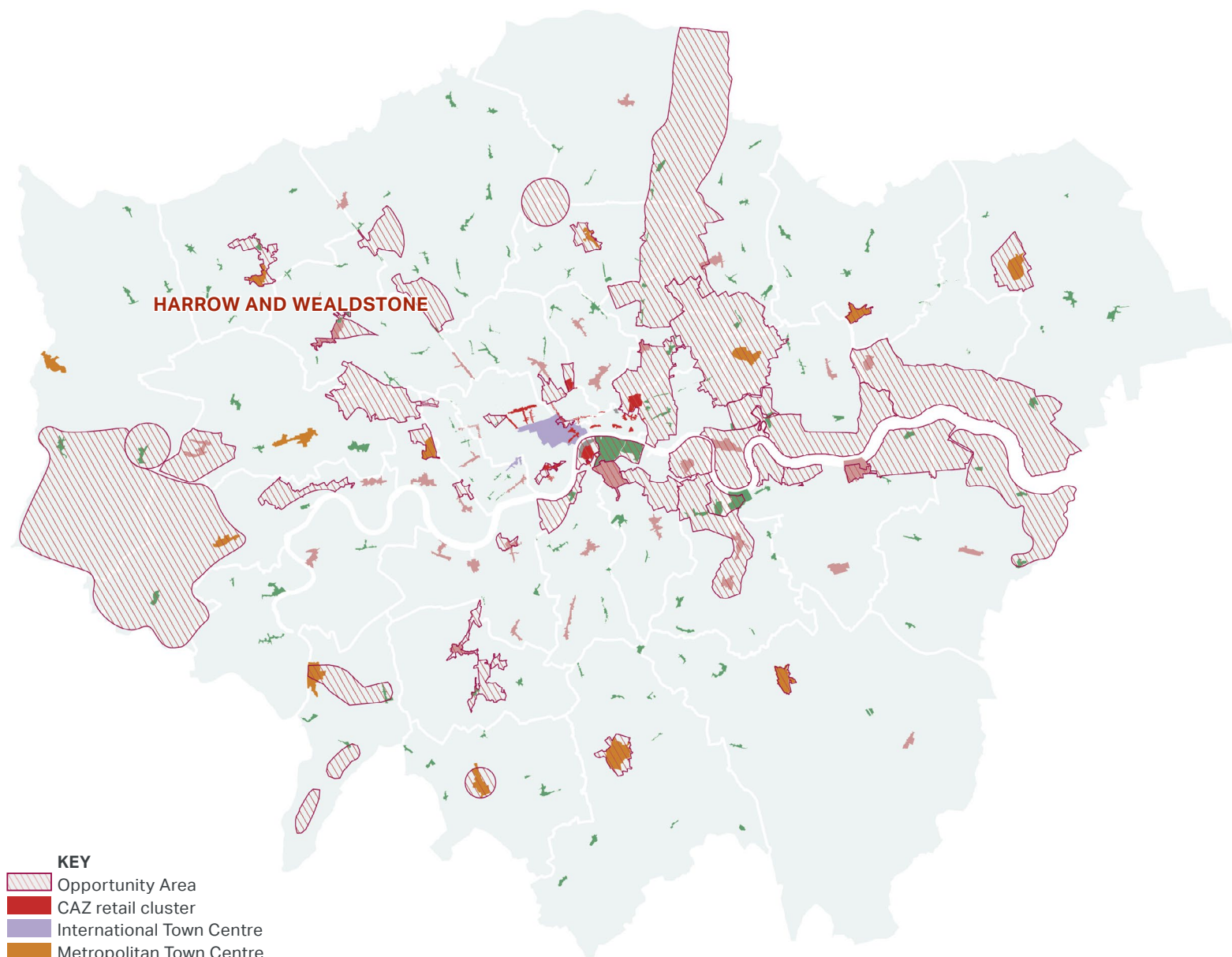
# Harrow and Wealdstone

## Context

### OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- **Harrow & Wealdstone (Underway)**
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

The Harrow and Wealdstone OA is an irregular shape and comprises three distinct areas, the **Harrow Metropolitan Town Centre** and surrounding area, the **Wealdstone District Centre** and surrounding area, and the **Station Road area** which links the two town centres.



Source: Planning Data Map



# Harrow and Wealdstone

## Key info

### London Plan Designation Year

2004	2008	2011	2016*	2021
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### Borough

LB Harrow

### Area



### OA specific plans

Harrow and Wealdstone AAP (2013)

### Local Plan status

In progress (Regulation 19)

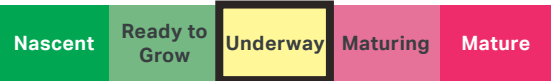
### Growth Corridor

Highspeed 2/Thameslink/ Bakerloo Line

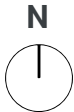
### Housing Delivery Test

None

### OA status (LP 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY  
Opportunity Area

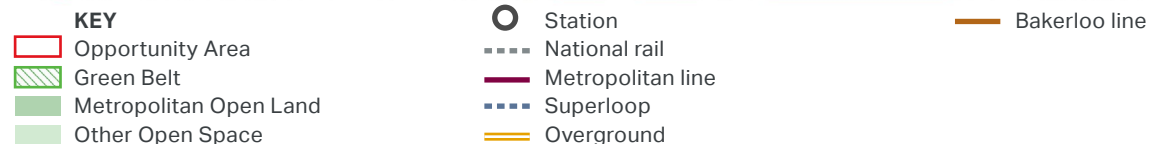
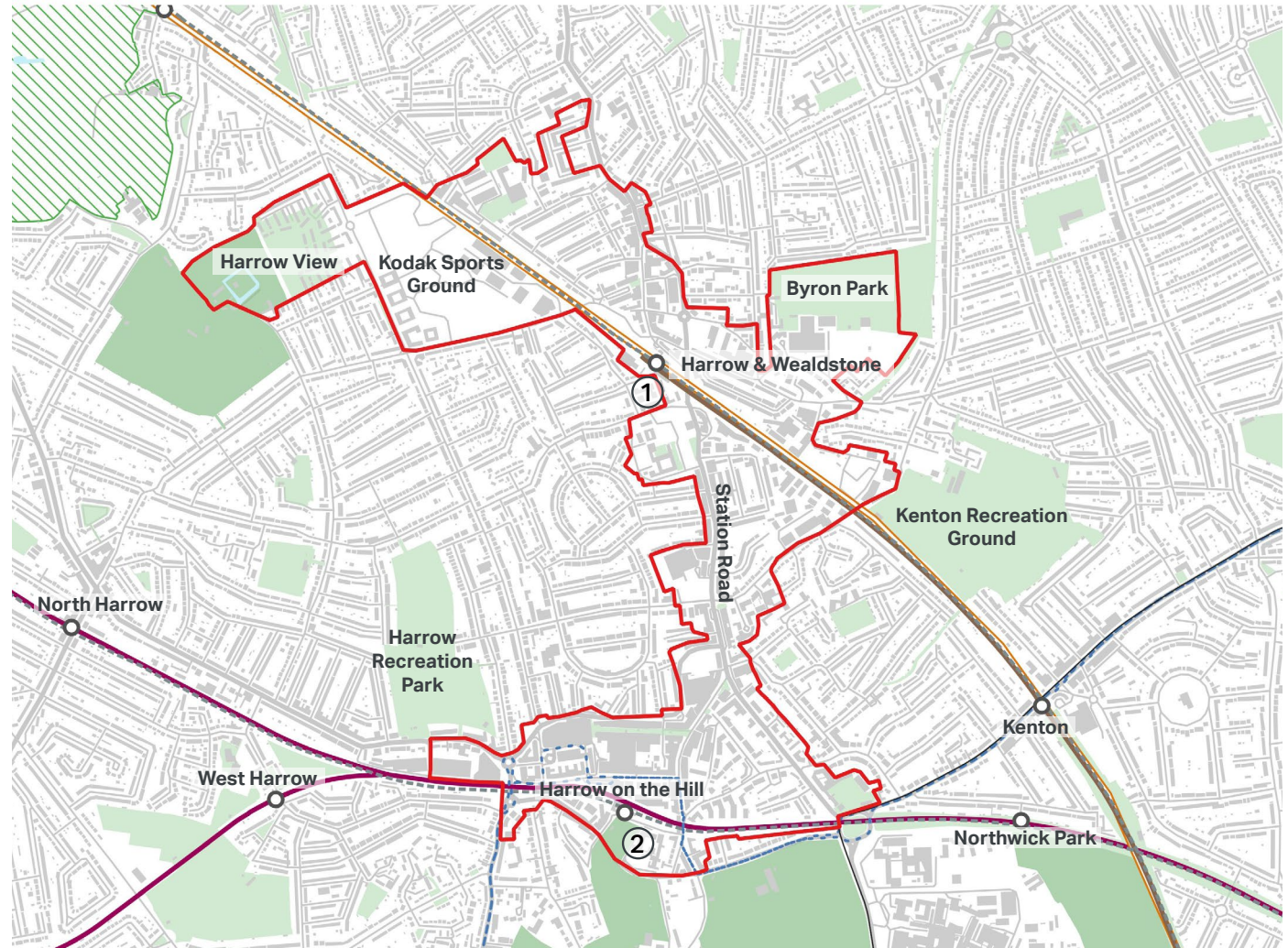
\* Harrow and Wealdstone was introduced in the 2011 plan as an 'area of intensification'.  
\*\*Note that the LESD (2021) decreased the capacity to 300 new jobs



# Harrow and Wealdstone

## Transport and connectivity

- The OA is well - served by public transport; including national rail, tube and overground lines.
- Superloop SL9: Heathrow Airport to Harrow was introduced covering the southern part of the OA.
- Harrow on the Hill tube / bus station and redevelopment being progressed by TfL.





# Harrow and Wealdstone

## Delivery of homes

### Delivery pre-2019

Completions since designation against capacity

LP 2011 **1,500**

LP 2016 **2,800**

Completed **2,389**

The OA has delivered a significant amount of homes pre - 2019, meeting its indicative capacity at designation.

### Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

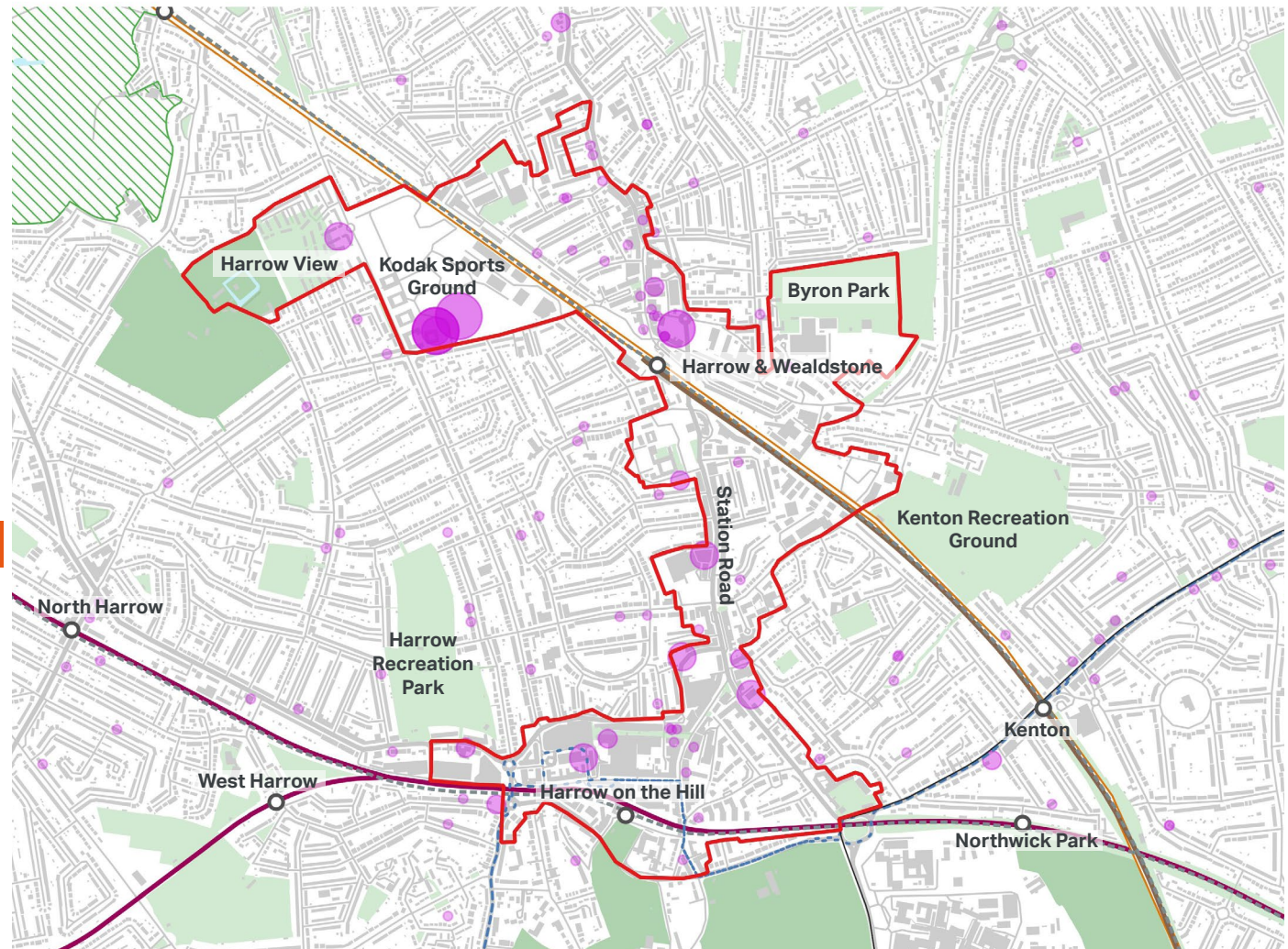
22 yr **5,000**

10 yr **2,923**

Completed **2,187**

Pipeline **2,945**

The OA is delivering at a rate of 437 homes/year, against the indicative rate of 290 homes/year. The completions and the current pipeline would enable the OA to meet its 22-year capacity.



**KEY**  
 [Red outline] Opportunity Area  
 [Purple circle] Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

\*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

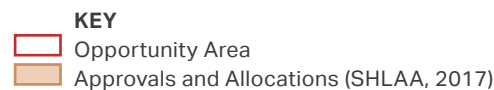
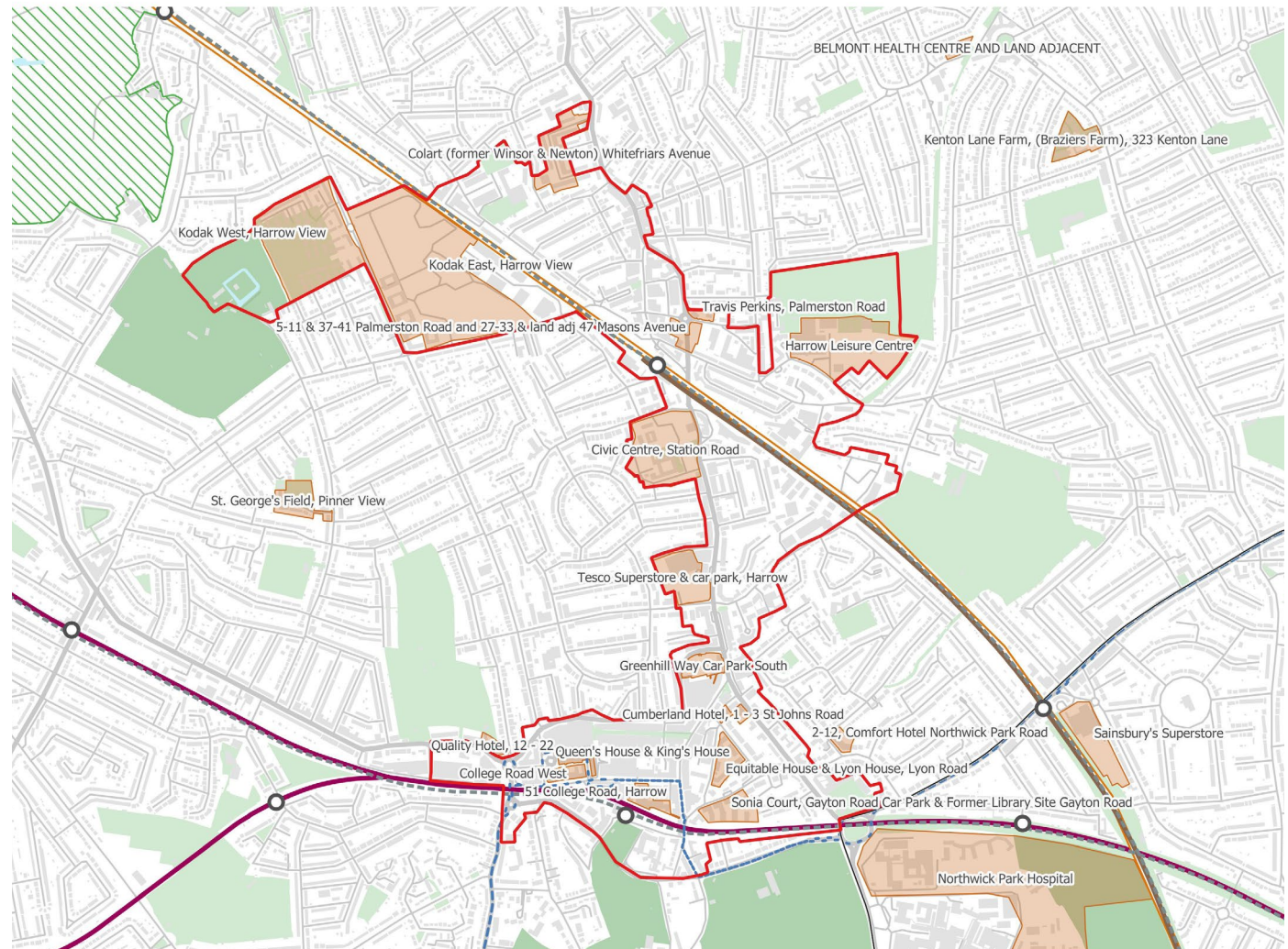
\*\* [Residential Pipeline in 2023/2024](#)



# Harrow and Wealdstone

## SHLAA 2017: Approvals and Allocations

- Significant number of sites allocated for development, with Kodak factory probably being one of the largest.
- Other strategic allocations include the Civic Centre (Poets Corner), Harrow Leisure Centre, Tesco Superstore and Greenhill Way Car Park.



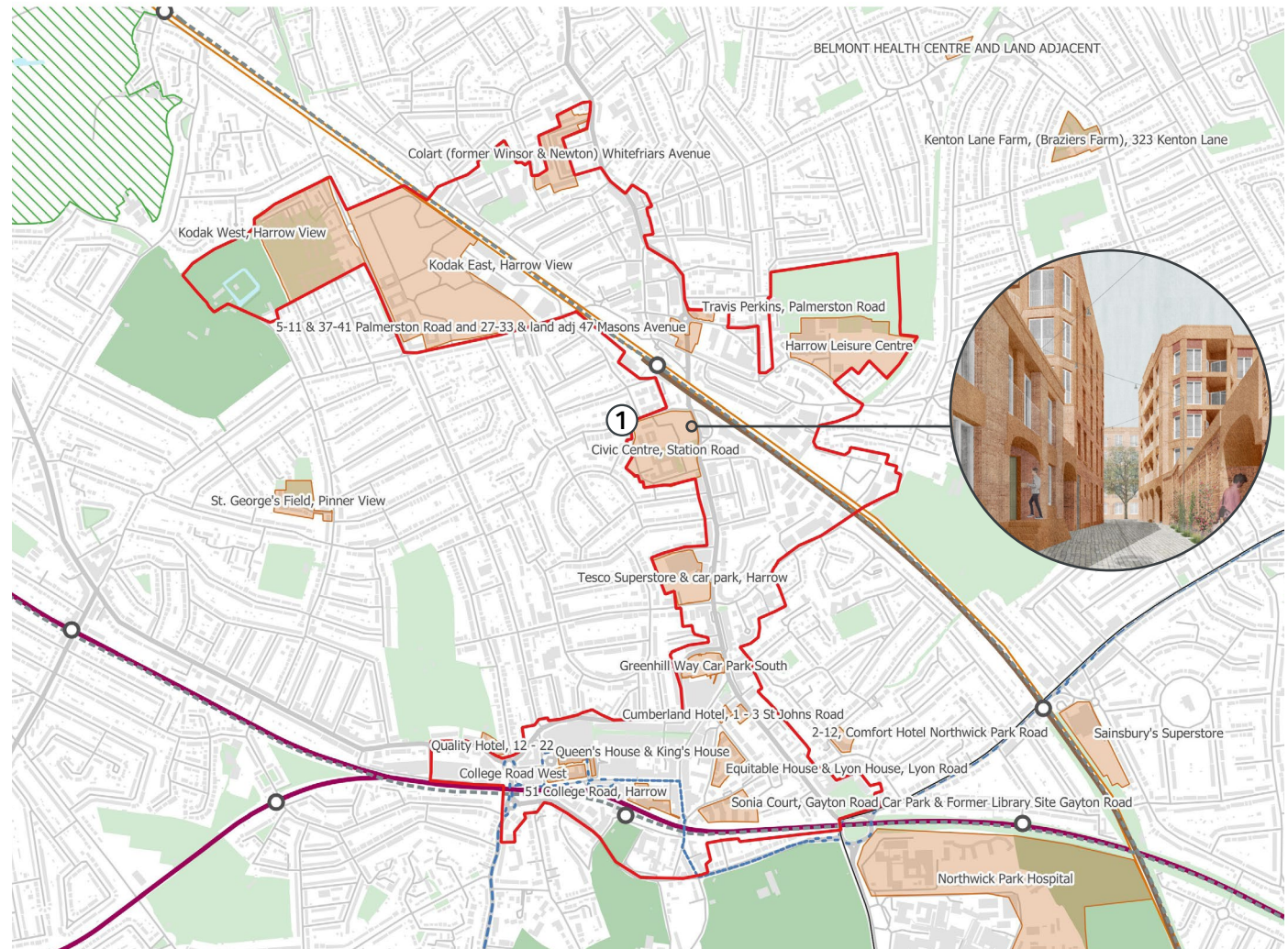


# Harrow and Wealdstone

## SHLAA 2017: Approvals and Allocations

### ① Poets Corner/ Civic Centre site

- Residential/mixed use development of ex civic Centre site to provide **1,186 new homes**.
- The site is progressing to planning.
- Challenges: Significant infrastructure costs is impacting on Project delivery. For example, demolition is required of the old Civic centre site, re diversion of utilities, new energy centre required.



**KEY**

Opportunity Area

Approvals and Allocations (SHLAA, 2017)



# Harrow and Wealdstone

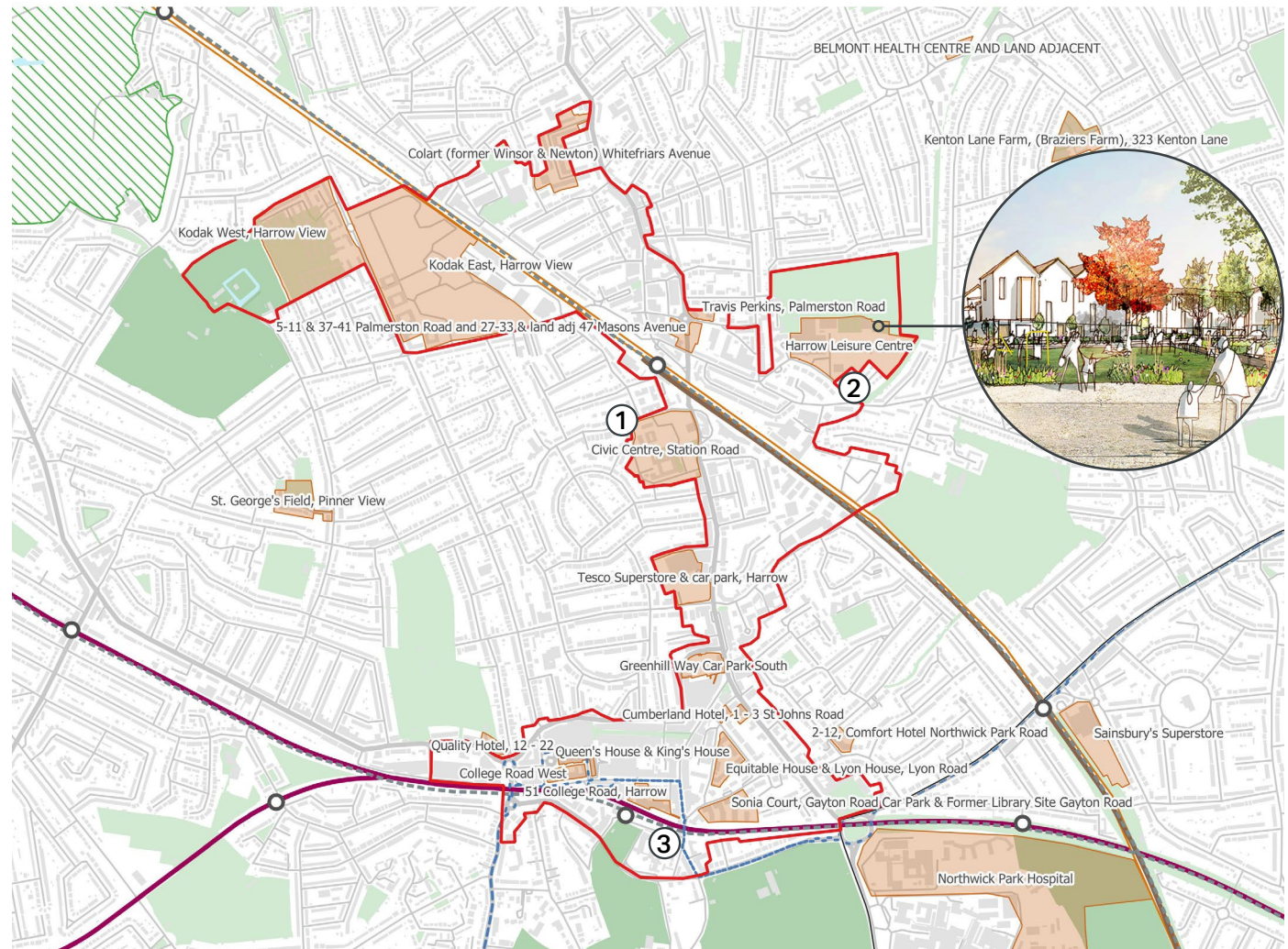
## SHLAA 2017: Approvals and Allocations

### ② Harrow Leisure centre

- **400/500 new homes** on underutilised Council site and rebuild of Councils leisure centre.
- Phase 1 in for planning.
- A partnership between the London Borough of Harrow and Wates Residential.
- Subject to planning approval, works will start on-site in mid-2025 The first residents are anticipated to move into new homes on-site by Autumn 2026.



Source: <https://www.harrow.gov.uk/news/article/11375/plans-for-149-new-homes-at-byron-quarter-submitted>



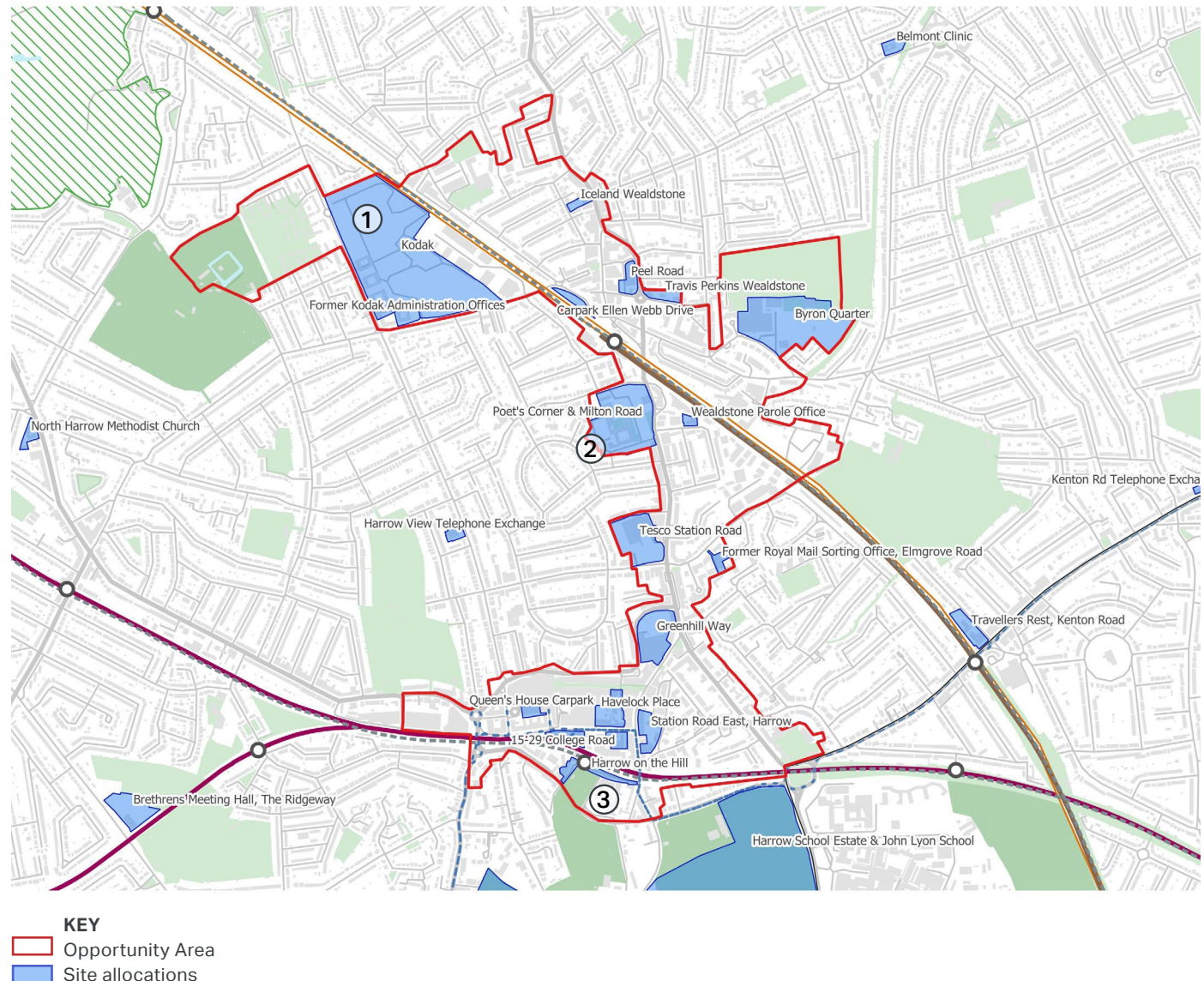
- KEY**
- Opportunity Area
  - Approvals and Allocations (SHLAA, 2017)



# Harrow and Wealdstone

## Site allocations: Emerging Local Plan

- Since SHLAA 2017, progress has been made in terms of plan making in the OA, with the emerging local plan carrying forward sites that have not been delivered, and providing guidance on development in the OA.
- Harrow [draft Local Plan \(Regulation 19\)](#) estimates a total of circa **7,000 units** in the OA.
- Strategic allocations include:
  - **Kodak site with capacity for 2,675 new homes**, industrial and employment, NHS floorspace, learning and non-residential institutions including primary school, community centre and green links.
  - **Poet's Corner & Milton Road with 1,200 new homes**, Town centre uses to serve development, NHS floorspace, community floorspace and open space.
  - **Harrow on the Hill Underground and Bus Stations with almost 400 new homes**, rail & bus transportation hub and town centre.



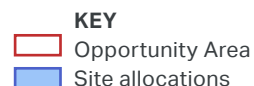
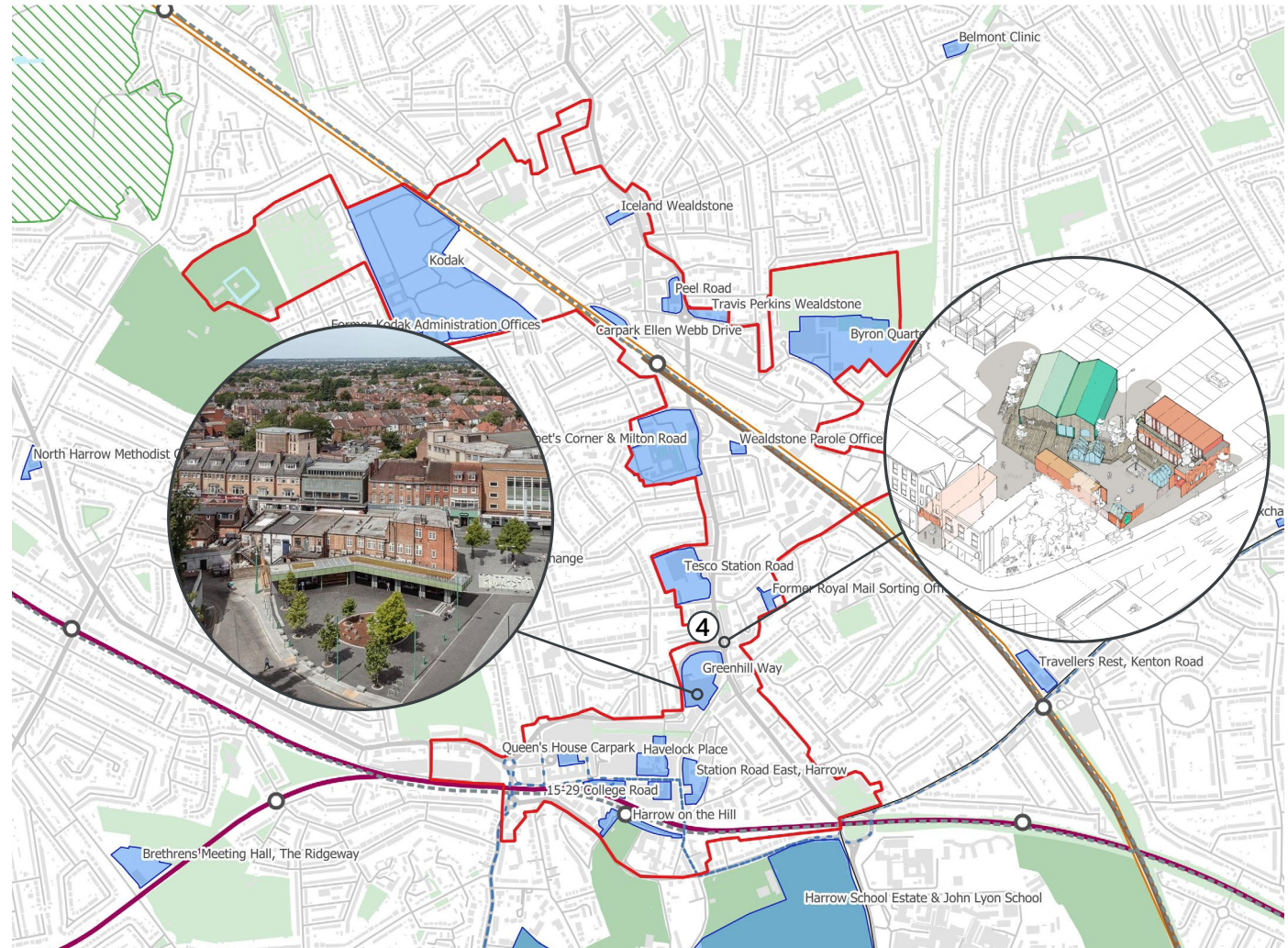


# Harrow and Wealdstone

## Site allocations: Meanwhile uses

### ④ Greenhill Way Car Park

- The site was identified as being of strategic value; **371 new homes**.
- Now the site has been stopped up, with land transferred from Highways to Commercial Property departments.
- Planning permission has been granted for a '**meanwhile use**' building to be built on the north eastern corner of the car park.
- The development will include a range of temporary buildings.
- They will be for studio, leisure, and retail use, and will include exhibition spaces.
- There will be improvements to the public realm and landscaping.
- Work began in June and is due to finish in December 2024 (28 weeks).
- The public square was completed in the southwest park in 2023 with support from Good Growth Fund.





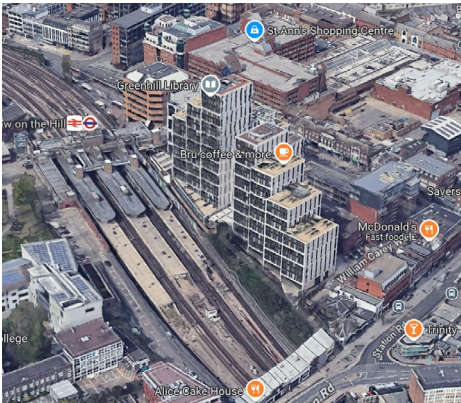
# Harrow and Wealdstone

## Development activity 2021

- ① Kodak factory site under construction.



- ② Some sites completed in the town centre (Harrow and Wealdstone Heights).



Source: vu.city

### KEY

- Consented
- Under construction
- Completed



# Harrow and Wealdstone

## Development activity 2024

- ① Part of Kodak factory site completed.



Source: vu.city

### KEY

- Consented
- Under construction
- Completed

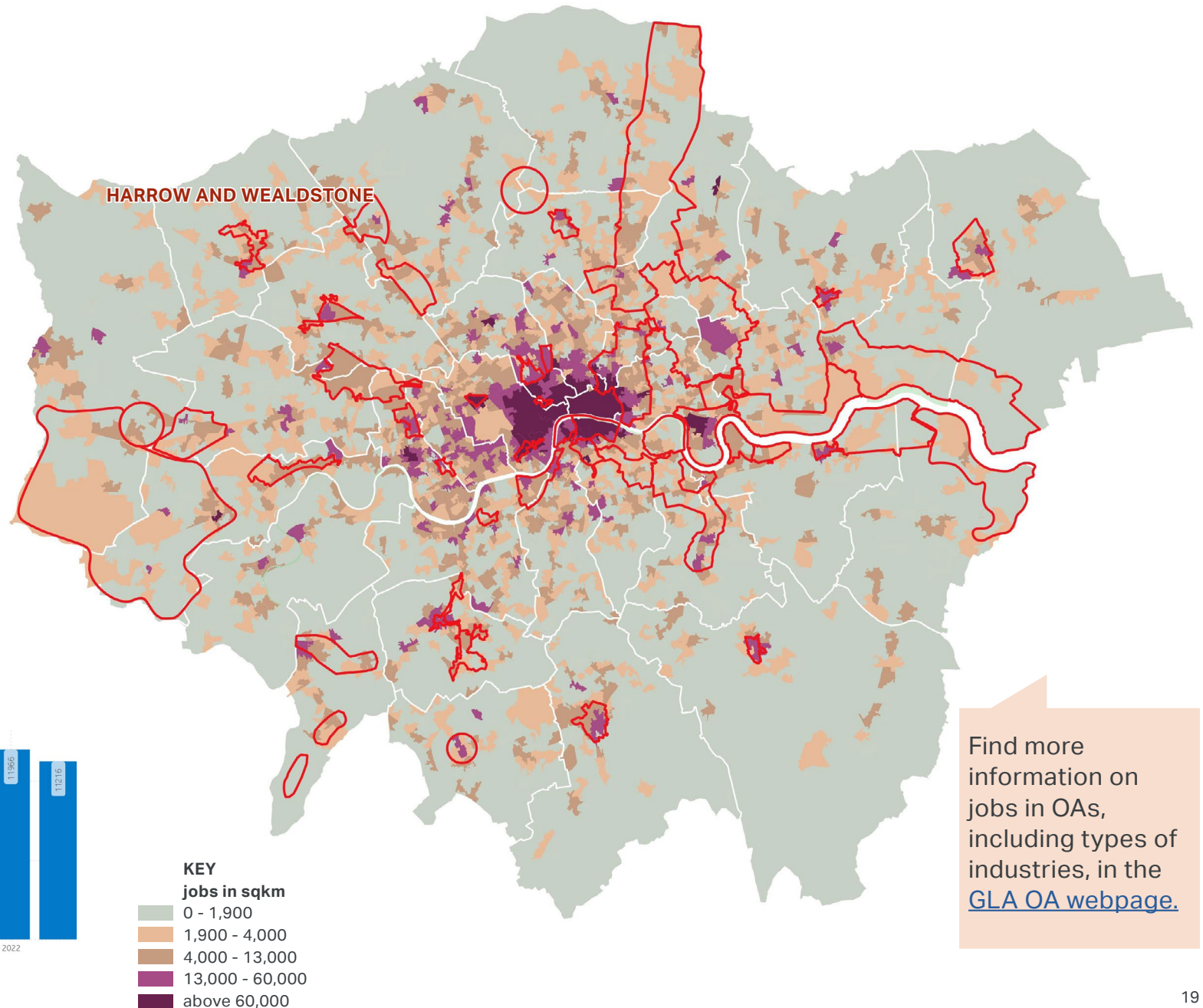


# Harrow and Wealdstone Jobs

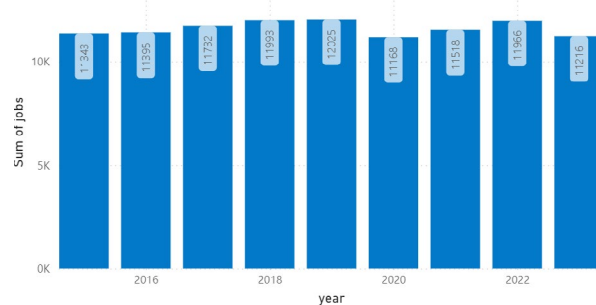
- As expected, there are higher jobs densities in Harrow Town Centre.
- In 2023 there were 72,000 jobs in LB Harrow, with **16 per cent being within the OA.**

## Types of jobs

- Town centre character (majority of jobs in retail, professional services and admin).
- Some jobs in manufacturing - suggestive of the existing industrial locations within the OA.



Jobs by year in the OA



Source: Census, Business Register

Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

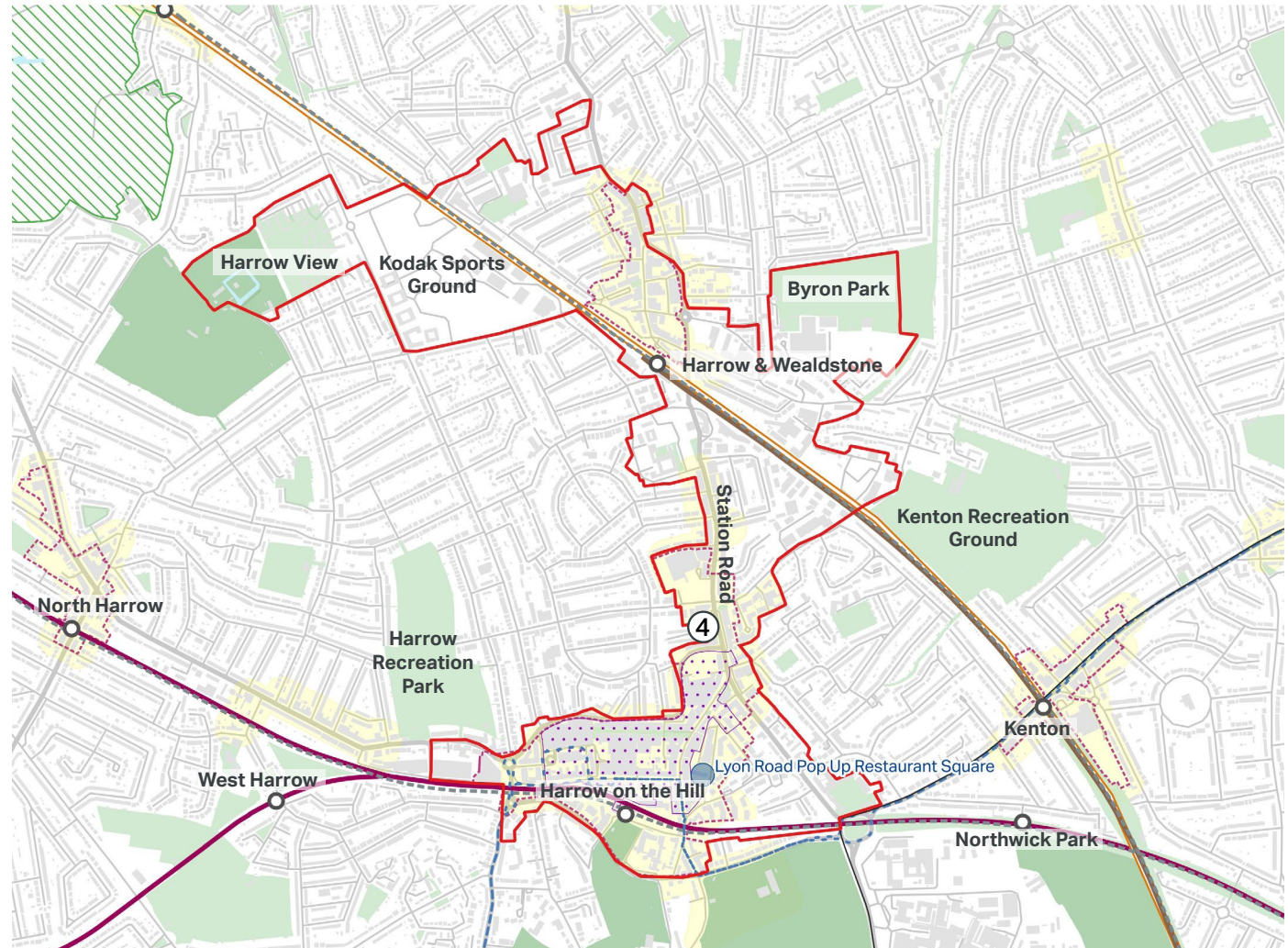
# Harrow and Wealdstone

## Town Centres and High Streets

- The OA is home to Harrow Metropolitan Town Centre and the Wealdstone District Centre.
- Harrow Town Centre experienced a **gradual loss of office space** due to conversion to residential, resulting in a decrease in the number of daytime office workers. At the same time, there is **an increase in the resident population of the town centre** due to conversion and new residential buildings in and around the town centre.
- According to the emerging local plan, the vacancy levels at Harrow Town Centres remained below the national average.



Kiosks built by HALO Structures in Greenhill Place Car Park - public square. Credit: Francesco Russo



- KEY**
- Town Centre
  - High street
  - Business Improvement District (BID)
  - Good Growth Funded project (Round 1 to 3)

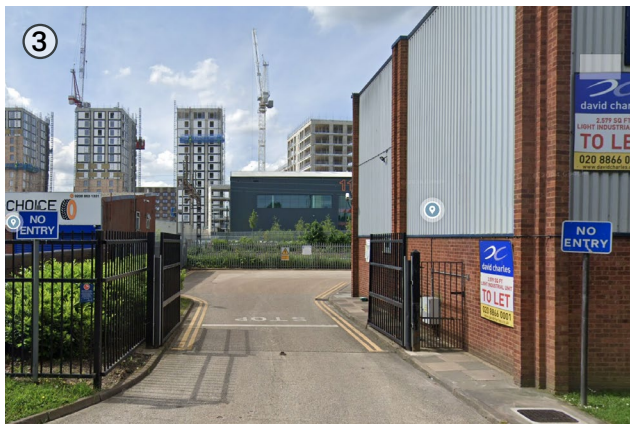




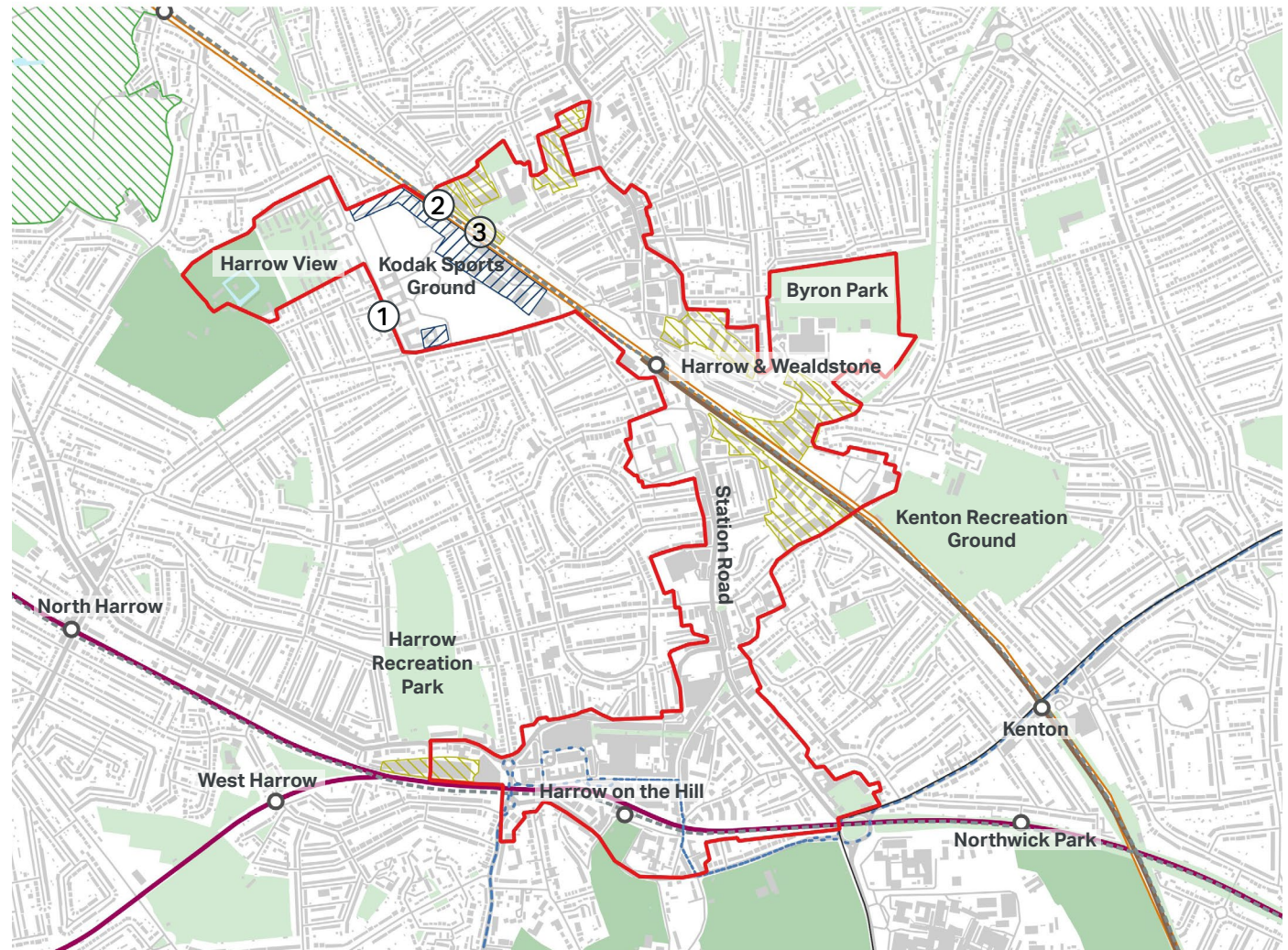
# Harrow and Wealdstone

## Industrial Land: Designations

- Over recent years the Borough has experienced a trend of continual floorspace losses for industrial land.
- ① Numerous small, incremental losses have been supplemented by the loss of some larger sites to residential use including the Kodak Site.
- ② There are two Strategic Industrial Locations in the Borough, with one being in the OA (Wealdstone).
- Harrow's SIL land forms part of the Park Royal / Heathrow sub-regional industrial property market area.



Tudor Road looking west. Emerging development in Kodak site can be seen as a backdrop to the industrial estates.



Source: London Industrial Supply Study

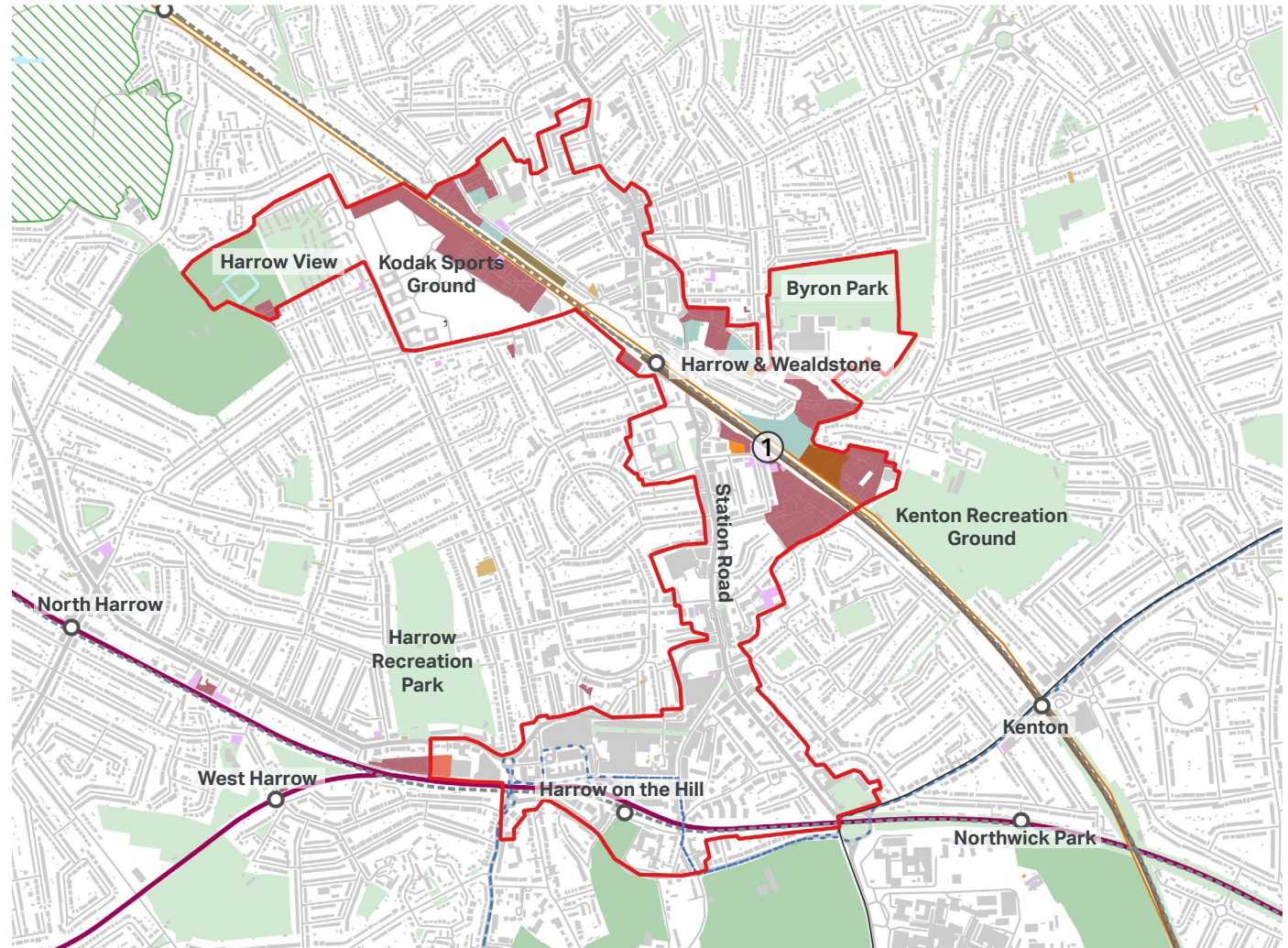
**KEY**  
 SIL  
 LSIS



# Harrow and Wealdstone

## Industrial land: Types of industry

- Primarily warehouse typologies, with some pockets of light industry.



Source: London Industrial Supply Study

### KEY

- General Industry
- Community Services
- Land for buses
- Land for rail
- Land with vacant buildings
- Light Industry
- Open storage
- Self storage
- Utilities
- Vacant industrial land
- Warehouse
- Waste management and recycling

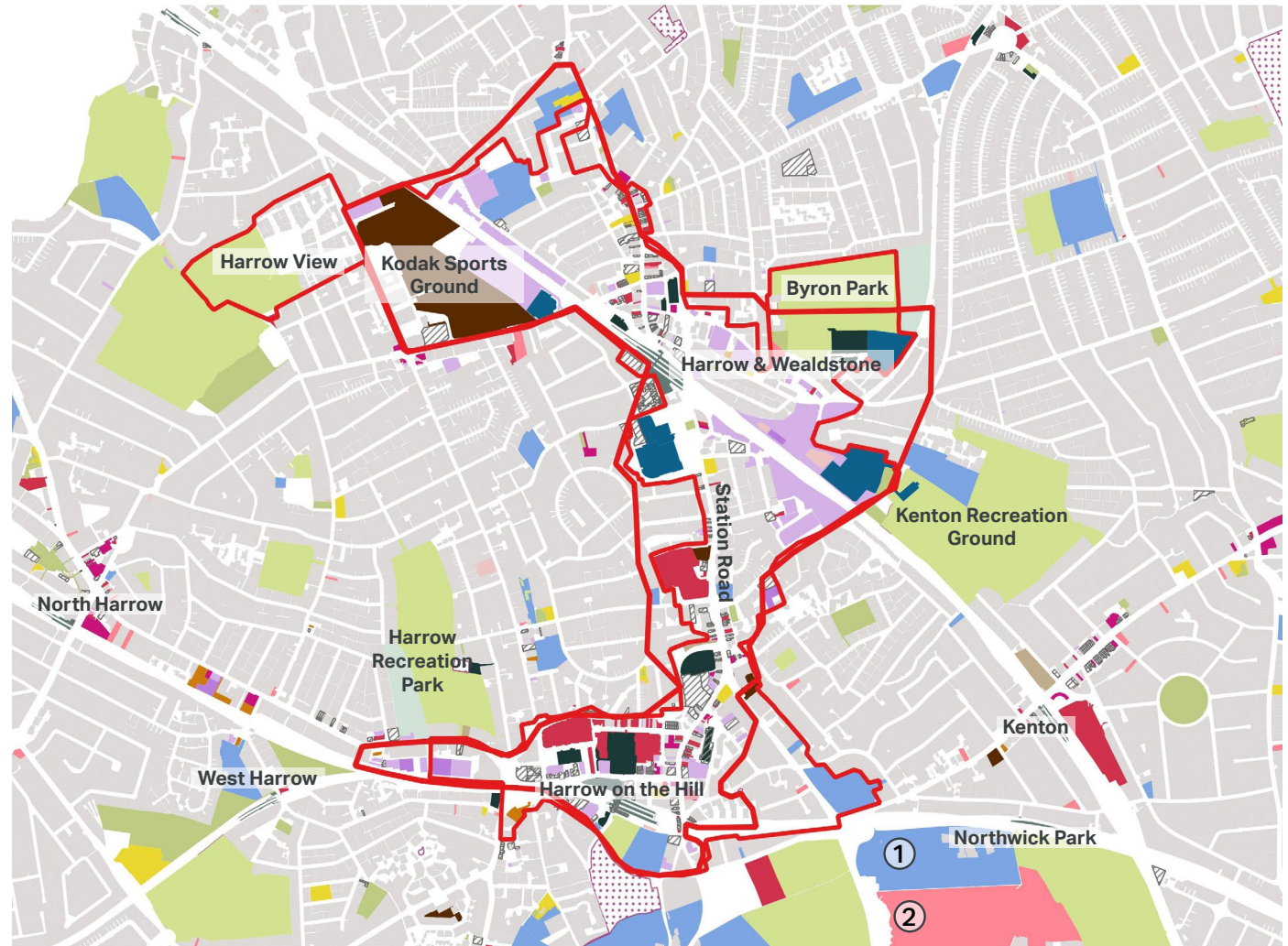
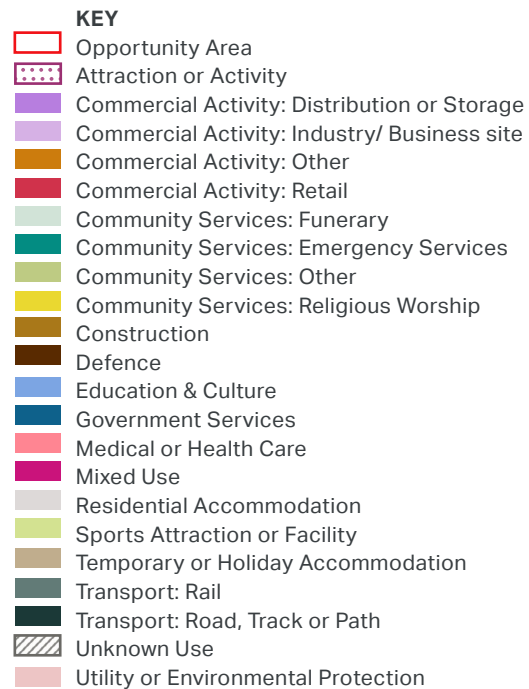




# Harrow and Wealdstone

## Land uses

- Town centre character
- Several surface car parks.
- Just outside of the OA to the south:
  - ① University Of Westminster, Harrow Campus
  - ② Northwick Park Hospital



Source: OSNGB, City Intelligence Unit (GLA)



# Harrow and Wealdstone

## Place strategies: Harrow Town Centre masterplan (ongoing)

- London Borough of Harrow is preparing a Masterplan for Harrow Town Centre.
- A [first round of engagement](#) ran in 2024.
- The masterplan seeks to define and describe the future of Harrow Town Centre.
- This includes determining its physical appearance, identifying the types of uses and activities that should be encouraged, and exploring how different types of developments and activities can work together cohesively.
- Opportunity for the Place Unit to support Harrow.
- It is noted that back in 2014, '[Heart of Harrow](#)', was produced by East Architecture Landscape Urban Design. The study informed the Area Action Plan and was supported by the GLA.





# Harrow and Wealdstone

## Moving forward

- Harrow and Wealdstone was first introduced in the London Plan 2011 as an intensification area - **relatively 'old' OA**.
  - **Significant sites are now under construction** (Kodak factory). Overall, the OA is delivering, and has a relatively high pipeline of more than 3,000 new homes.
  - At borough level, the **OA and town centres are considered the most sustainable locations for growth**.
  - **The OA still offers opportunity for urban renewal and intensification**, but it seems that it is moving to a 'maturing' status.
  - Opportunities for growth to be tied to the **regeneration of Wealdstone and strengthening of Harrow town centre**.
  - There is positive developments in **activating**
- **strategic sites with meanwhile uses**, including Greenhill Way Car Park.
  - Opportunities for improved connectivity and access to south London through the **Bakerloo Line Extension and upgrade (new trains and increased frequency)**. An improved line will also support the development of new homes, additional commercial floorspace and more green areas.
  - **Managing changes in character**: Abutting the OA to the northwest there is Green Belt, as well as areas with more suburban character.
  - Apart from the suburban character, **there are pockets of industrial activity** adjacent to town centres. Opportunity to support co-location in LSIS.

### Proposition

- OA to be moved to 'maturing' acknowledging the development progress to date.
- OA is part of the Bakerloo Line, and can benefit from upgrades in the line, and the extension that could link the OA to places in south London.
- Harrow Town Centre masterplan is an opportunity for GLA/ TfL and borough collaboration.
- Site allocations within the OA can provide 8,000 new homes, according to the emerging plan.



Harrow and Wealdstone Heights