



STRATEGIC PLANNING ADVISORY PANEL

**TUESDAY 13 SEPTEMBER 2005
7.30 PM**

PANEL AGENDA (ADVISORY)

**COMMITTEE ROOM 5
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chair: Councillor Burchell

Councillors:

Idaikkadar N Shah Anne Whitehead (VC)	Marilyn Ashton Mrs Bath Mrs Kinnear
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Reserve Members:

1. Blann	1. Kara
2. Bluston	2. Versallion
3. Ray	3. Harriss
4. Miles	

**Issued by the Democratic Services Section,
Legal Services Department**

**Contact: Kate Boulter, Committee Administrator
Tel: 020 8424 1269 E-mail: kate.boulter@harrow.gov.uk**

***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

HARROW COUNCIL

STRATEGIC PLANNING ADVISORY PANEL

TUESDAY 13 SEPTEMBER 2005

AGENDA - PART I

1. **Attendance by Reserve Members:**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) after notifying the Chair at the start of the meeting.

2. **Declarations of Interest:**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from all Members present.

3. **Arrangement of Agenda:**

To consider whether any of the items listed on the agenda should be considered with the press and public excluded on the grounds that it is thought likely, in view of the nature of the business to be transacted, that there would be disclosure of confidential information in breach of an obligation of confidence or of exempt information as defined in the Local Government (Access to Information) Act 1985.

Enc. 4. **Minutes:** (Pages 1 - 4)

That the minutes of the meeting held on 16 March 2005, having been circulated, be taken as read and signed as a correct record.

5. **Public Questions:**

To receive questions (if any) from local residents or organisations under the provisions of Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).

6. **Petitions:**

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Advisory Panel and Consultative Forum Procedure Rule 13 (Part 4E of the Constitution).

7. **Deputations:**

To receive deputations (if any) under the provisions of Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).

Enc. 8. **Mobility and Wheelchair Housing Supplementary Planning Document (SPD):** (Pages 5 - 58)

Report of the Director of Strategy (Urban Living).

- Enc. 9. **Statement of Community Involvement (SCI): Initial Consultation Responses:** (Pages 59 - 84)
Report of the Director of Strategy (Urban Living).
- Enc. 10. **Draft London Plan Alterations - Housing Provision Targets; Planning for Waste:** (Pages 85 - 88)
Report of the Director of Strategy (Urban Living).

AGENDA - PART II (PRESS AND PUBLIC EXCLUDED) - NIL

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STRATEGIC PLANNING ADVISORY PANEL**16 MARCH 2005**

Chair: * Councillor Burchell

Councillors: * Marilyn Ashton * Mrs Kinnear
* Mrs Bath * Ray (3)
* Idaikkadar * Anne WhiteheadNon-voting Councillor Branch
Co-opted Member:* Denotes Member present
(3) Denotes category of Reserve Member**PART I - RECOMMENDATIONS****RECOMMENDATION 1 - Development Brief - Land at Honeypot Lane**

The Panel received a report of the Director of Strategic Planning, which included a revised draft of the Development Brief for land at Honeypot Lane. It was reported that, following the Panel's consideration of an earlier draft of the Brief at its meeting on 2 December 2004, officers had further considered the position of the Environment Agency on flood risk, and had assessed a range of access and traffic issues. The outcome of these findings were detailed in the revised Brief. Minor changes had also been made in line with newly published planning policy and further representations made on behalf of the major landowner and adjoining businesses.

The Director of Strategic Planning explained that approval of the Brief, which took into account the views of relevant stakeholders, would improve service delivery by establishing a planning framework that would guide further use and development of the site. The Brief would assist the Council in considering future proposals and help facilitate the implementation of a key Proposal Site in the Unitary Development Plan.

The Panel discussed the revised content of the Brief and made the following points:

- The Panel agreed that it was important to recognise the current use of existing businesses in Parr Road and welcomed the degree of protection for these businesses that was contained within the Brief.
- A Member felt that the number of additional units required made the density too high.
- A Member commented that they were uneasy about the use of a large employment site.
- A Member stated that she would like to see a 50/50 balance of social/intermediate housing, to provide greater opportunity for local employees to benefit from shared ownership.
- Members agreed that it would be helpful to visit an example of an established mixed-use site.

Resolved to RECOMMEND: (to Cabinet)

That (1) the Development Brief for Land at Honeypot Lane be approved; and

(2) the Development Control Committee be informed when the Brief has been approved.

[REASON: To establish a planning framework to guide the future use and development of the site].

(See also Minute 30).

RECOMMENDATION 2 - Government Consultation on PPS10: Planning for Sustainable Waste Management

The Panel received a report of the Director of Strategy (Urban Living), which included a draft of the Council's response to the Government consultation on PPS10: Planning for Sustainable Waste Management.

The Panel discussed the draft response. Members made detailed comments on specific items and their requests for changes were recorded by officers. The following general issues were noted:

- Officers advised that the waste management emphasis was on minimisation, recycling and processing rather than landfill. The emphasis on sub-regional arrangements was important to enable the identification of facilities which could be grouped together and prevent proliferation of sites.
- Members expressed some concern at the requirement for “redundant farm buildings” to be identified as sites for new waste management capacity, particularly in relation to later re-use of sites that had been used for waste purposes. Officers advised that, at planning permission stage, stringent reclamation and restoration conditions would be agreed for any waste tip sites.
- The format of the consultation had meant that officers had to constrain their responses to the questions asked. Officers felt that this might not be the most effective method of consulting, and suggested that a different approach by the ODPM might be better in future.
- The Panel noted that no guidance or references to other documents had been provided to assist respondents in completing the consultation questionnaire. The Panel suggested that the final PPS be a self-contained document and include short extracts of the main points from the documents it refers to, to avoid missing out important facts.
- Some Members felt that it would be helpful for each Member to have their own copy of the PPSs, rather than one copy being available in each Group Office.

Resolved to RECOMMEND: (to the Leader)

That the response to the Government Consultation on PPS10: Planning for Sustainable Waste Management, as now amended, be agreed.

[**REASON:** To enable the Council to set out its position with regard to the spatial planning of waste management].

(See also Minute 31).

PART II - MINUTES

23. **Attendance by Reserve Members:**

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

Ordinary Member
Councillor N Shah

Reserve Member
Councillor Ray

24. **Declarations of Interest:**

RESOLVED: To note that there were no declarations of interests made by Members in relation to business transacted at this meeting.

25. **Arrangement of Agenda:**

RESOLVED: That (1) all items be considered with the press and public present;

(2) in accordance with the provisions of the Local Government (Access to Information) Act 1985, the following item/information be admitted to the agenda by reason of the special circumstances and grounds for urgency stated:

Agenda Item

Special Circumstances/Reasons for Urgency

4. Minutes

The minutes were not available when the main agenda was printed.

26. **Minutes:**
- RESOLVED:** (1) That the Chair be given authority to sign the minutes of the Special meeting held on 1 March 2005, those minutes having been circulated, as a correct record of that meeting, once printed in the Council Bound Volume; and
- (2) in response to a request from a Member, that the Chair would consult with the Chair of Cabinet to ascertain whether the full minutes of the Panel's meetings could be submitted to Cabinet as a matter of course.
27. **Public Questions:**
- RESOLVED:** To note that there were no public questions to be received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).
28. **Petitions:**
- RESOLVED:** To note that there were no petitions to be received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 13 (Part 4E of the Constitution).
29. **Deputations:**
- RESOLVED:** To note that there were no deputations to be received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).
30. **Land at Honeypot Lane - Development Brief:**
Further to Recommendation 1 above it was
- RESOLVED:** That officers be requested to investigate whether there were any mixed-use sites within the M25 areas that Panel Members could visit.
31. **Government Consultation on PPS10: Planning for Sustainable Waste Management:**
Further to Recommendation 2 above, it was
- RESOLVED:** That the Director of Strategy (Urban Living), the Director of Strategic Planning and the Chair of the Panel, when discussing how best to set up a resource library for Members, take into consideration Members' request that they each receive a copy of key documents.

(Note: The meeting having commenced at 7.30 pm, closed at 8.35 pm)

(Signed) COUNCILLOR KEITH BURCHELL
Chair

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Meeting:	Strategic Planning Advisory Panel
Date:	Tuesday 13 th September 2005
Subject:	Mobility and Wheelchair Housing Supplementary Planning Document (SPD)
Responsible Officer:	Director of Strategy (Urban Living)
Contact Officer:	Ali Kashmiri, Access Officer
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Public

Section 1: Summary

Decision Required

The Panel is recommended to:-

- (i) note the content of this report and agree it in principle;
- (ii) note progress and the need to commence the initial work on the engagement with the four statutory consultation authorities with environmental responsibilities in line with the European Directive 2001/42/EC Strategic Environmental Assessment Directive (SEA) and the Sustainability Appraisal (SA) process under the Planning and Compulsory Purchase Act.
- (iii) note that, following (ii), subsequent consultation will also be required to be undertaken with relevant authorities, the public and key stakeholders on the scope of the Mobility and Wheelchair Housing SPD and its accompanying Sustainability Appraisal.

Reason for report

The purpose of this report is to inform members of the progress made in respect of this SPD and its accompanying Sustainability Appraisal Report. Planning policy relating to Mobility and Wheelchair Housing in the second deposit Harrow Unitary Development Plan (HUDP) was subject to certain objections considered at the Public Inquiry. Policy H18 – Accessible Homes was subsequently included in the adopted HUDP. In order to provide more detailed guidance on the application of the Policy, the Council included the production of a supplementary planning document in its Local Development Scheme. Following the Government Office for London’s consideration of the submitted LDS, it requested that the Council consult GOL on the developing Mobility and Wheelchair Housing SPD.

Benefits

To ensure that access considerations form an integral part of the development process. To ensure local services and facilities are accessible to everyone.

Cost of Proposals

The cost of producing the SPD and associated SA will be met within the approved Departmental budget.

Risks

Failure to carry out the procedures set down in the Planning and Compulsory Purchase Act 2004 and Regulations would render the Council open to legal challenge. Delay in meeting the Local Development Scheme (LDS) timetable milestones may also lead to a reduction in the Planning Delivery Grant (PDG).

Implications if recommendations rejected

This will lead to a failure to meet the approved LDS timetable.

Section 2: Report

2.1 Brief History

The London Plan states that all housing developments should be built to a minimum of Lifetime Home standards. At present provision in Harrow is usually secured through negotiations with the Council’s Access Officer. Wheelchair standard housing, on the other hand, is housing that is specifically designed for wheelchair users with high-level support needs, or for disabled people who have greater than average space requirements.

The Council has decided that a Mobility and Wheelchair Housing SPD is required to demonstrate how all proposals for residential development could address the needs of disabled people through the design and location of buildings that are adaptable and capable of use by wheelchair users. The Council wishes to amplify on the implementation of Policy H18 and further emphasise its

commitment to securing Lifetime housing. Dwellings originally built as Lifetime Homes avoid the need for costly adaptation at a later date, and reduce the costs of personal or residential care. This also places people who become disabled in a favourable position in as much as they do not have to move house.

Strategic Environmental Assessment (SEA) & Sustainability Appraisal (SA)

All documents produced within the Local Development Framework (LDF) are subject to a SA to inform decision-making by providing information on possible implications of policies, proposals and guidance in terms of social, environmental and economic factors. Work on the Strategic Environmental Assessment/SA for the whole LDF process has been started in order to ensure that all considerations are integrated into all of the stages of the plan-making process, including SPDs. The SA report which has been prepared to go with the Mobility and Wheelchair Housing SPD therefore draws on this work and develops it as far as is relevant to the document. This is a working draft however, and will be subject to further improvement before formal public consultation. The working draft of the Mobility and Wheelchair Housing SPD is attached as Appendix 1 and the working draft of the SA as Appendix 2.

2.2 Options considered

Due consideration has been given to several options. However, the LDS agreed by Cabinet on 23rd June identifies production of an SPD as being the most appropriate option in Harrow.

2.3 Consultation

The stages for producing the SPD, as set down in the approved LDS, will follow the appropriate procedures, including the means of engagement set down in the draft Statement of Community Involvement (SCI).

2.4 Financial Implications

Costs are contained within the approved Departmental budget.

2.5 Legal Implications

(Comments included in the report)

2.6 Equalities Impact

Both the SPD and SA promote equality of opportunity and social inclusion.

Section 3: Supporting Information/Background Documents

Background Documents:

1. The Strategic Environmental Assessment Directive: Guidance for Planning Authorities. ODPM, London, October 2003
2. Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper, ODPM, September 2004
3. Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim Advise Note on Frequently Asked Questions, ODPM, London, April 2005
4. Planning Policy Statement 1: Delivering Sustainable Development
5. Planning Policy Guidance 3: Housing

6. The Disability Discrimination Act 1995 (DDA)
7. Planning and Access for Disabled People: A Good Practice Guide from the Office of the Deputy Prime Minister
8. Part M to the Building Regulations: May 2004
9. British Standard 8300; 2001- Code of Practice
10. Lifetime Home Standards, Joseph Rowntree Foundation
11. Wheelchair Housing Design Guide, 1997, BRE Publications
12. Scheme Development Standards, 2003, Fifth Edition
13. The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004.

1 Introduction

The purpose of this guidance is to supplement Policy H18 – Accessible Homes in the saved Harrow Unitary Development Plan (HUDP adopted July 2004). The policy is set out in Section 4. It is intended to provide this additional guidance to assist developers and those preparing planning applications.

At the outset it would be helpful to clarify certain definitions. The glossary in the HUDP includes a brief definition of the terms ‘Mobility Housing’ and ‘Lifetime Homes’, These can be amplified as follows:-

Mobility Housing is ordinary housing built to a certain basic standard so that it can be adapted to be lived in by most people with disabilities. Even amongst those who use wheelchairs a high proportion can manage without them inside their homes. Mobility Housing is also suitable for visitors in wheelchairs. The principle features are:

- (a) a level or ramped approach and flush threshold at the main entrance;
- (b) corridors and door sets to the principal rooms (including a bedroom) wide enough for wheelchair use; and
- (c) a bathroom, WC and at least one bedroom at entrance level.

Houses on two storeys are suitable if they have a downstairs WC and a straight flight staircase suitable for the installation of a stair-lift. Overall space standards are the same as for ordinary housing, and mobility housing need cost no more to construct. Indeed the particular design features of mobility housing are desirable and convenient for any potential occupier, not just people with disabilities.

Lifetime Homes are dwellings which are designed to a standard that allows easy adaptation to meet the needs of occupiers throughout their whole life. The criteria and design standards have been defined by the Joseph Rowntree Foundation.

In addition, Wheelchair housing can be defined as follows. It is housing needed by people permanently confined to wheelchairs (estimated to be about 2-3% of all people with disabilities). It generally needs to be on one level and in addition to easy access, it has above-average space standards in order to allow for full wheelchair manoeuvre throughout. As such it will be desirable for any occupier, not solely people confined to wheelchairs. The principal features required at construction stage in order to permit adaptation to full wheelchair standards at a later date are:

- (a) a level or slightly ramped approach and flush threshold at the main entrance;
- (b) internal planning for wheelchair manoeuvre in all principal rooms, with 1200mm passageways and 900mm door sets or sliding doors;

- (c) a downstairs bedroom and bathroom, or in a two storey house, a downstairs WC a straight flight staircase suitable for the installation of a stair or chair lift; and
- (d) bathrooms and toilets large enough to permit lateral transfer from wheelchair to WC/Bath.

People who use wheelchairs are as varied in their housing needs as the rest of the population. Very little current housing, or new conversions, are suitable for people permanently confined to wheelchairs. In order to redress this imbalance and give people with disabilities a choice of housing of different types and tenures and to enable more people to remain in their homes if they become disabled, a proportion of new build, general purpose housing needs to be built to be suitable for adaptation for wheelchair occupants. Because there is an additional cost in providing the more generous than average space standards required, it is appropriate that wheelchair housing is provided in larger schemes. There may occasionally be overriding reasons why certain sites are unsuitable; for example where there are overwhelming conservation reasons for architectural conformity which would make it impracticable to provide satisfactory level access to the dwelling.

2 Reason for the Production of the Mobility and Wheelchair Housing SPD and Plan Options

This Mobility and Wheelchair Housing SPD aims to ensure that new residential developments, including conversions and extensions, are of good quality in order to maintain and enhance the residential component and character of the Borough. More importantly it aims to provide and retain a range of housing types and sizes, of a satisfactory standard and design, to meet the varied physical and economic needs of the Borough's residents. The London Plan requires London boroughs to ensure that all housing developments are built to a minimum of Lifetime Home standards.

Older people and people with physical disabilities require housing which is designed to help them retain maximum independence. There is also a need for housing which is not specifically designed for disabled people but adaptable and designed to be adjustable in accordance to the changing physical and medical circumstances. The Council considers that Lifetime Homes and Wheelchair housing should generally form part of the fabric of general housing.

The London Plan targets of 100% Lifetime Homes, 10% wheelchair-accessible homes, and its general requirements for access for all, are fundamental to providing the right homes in the right place. It requires London Boroughs to ensure that all housing developments are built to a minimum of Lifetime Home standards. The London Plan also acknowledges that successful high-density housing will not be possible without the highest standards of urban design.

At present the majority of Mobility, Wheelchair or Lifetime housing is secured through negotiations with the Council's Access Officer. This SPD addresses both the delivery of Lifetime and Wheelchair Standard housing and ensuring good design in the delivery of such housing, and housing in general.

The potential number of people who would benefit from the provision of Lifetime and Wheelchair standard housing is substantial. This observation results from both the number of older and disabled people living in Harrow and because Harrow has a growing aging population.

There is no precise information about the quality, quantity and distribution of Wheelchair Housing in the Borough. However the demand for this type of accommodation has increased over the years especially now that people mostly prefer to remain in their homes. The Mobility and Wheelchair Housing SPD will enable the Council to influence new housing developments so that they are designed in a way which will reduce the need for adaptations in the future.

3 Purpose of The Guidance

The Council wishes to amplify on the implementation of policy H18 and further emphasise its commitment to securing Lifetime housing. Dwellings originally built as Lifetime homes avoid the need for costly adaptation at a later date, and reduce the costs of personal or residential care. Therefore this guidance supplements the HUDP policy by setting detailed advice on how to achieve the maximum levels of Mobility and Wheelchair housing in the Borough. This would assist in the promotion of inclusive society and allow people who become disabled at any time to remain in their premises despite changed circumstances.

Whilst the purpose of Part M of the Building Regulations would assist in terms of internal arrangement, this guidance deals with the total environment that is internal and external. It covers parking circulation areas, access and furniture.

At this stage it is worthwhile acknowledging the possible confusion that may be caused by the title of this SPD, linked to the Accessible Homes Policy. To avoid possible future confusion, the Council wishes to amend the title from 'Mobility and Wheelchair Housing SPD' to 'Accessible Homes SPD'. This will be secured through a change to be notified in the Annual Monitoring Report which reports on progress on the Local Development Scheme timetable.

4 Policy H18 – Accessible Homes

The Mobility and Wheelchair Housing SPD is supplementary to the Harrow Unitary Development Plan [HUDP] and will form part of the Local Development Framework [LDF]. The SPD amplifies policy H18 which states:

THE COUNCIL WILL ENCOURAGE NEW HOUSING DEVELOPMENT, INCLUDING CHANGES OF USE AND CONVERSIONS OF BUILDINGS INTO FLATS, TO BE ACCESSIBLE TO ALL. IN LARGER RESIDENTIAL SCHEMES, THE COUNCIL WILL SEEK TO ENSURE THAT A PROPORTION OF THESE ARE BUILT AS LIFETIME HOMES OR CAPABLE OF ADAPTATION TO WHEELCHAIR HOUSING. ALL WHEELCHAIR HOUSING, PROVIDED AS PART OF A NEW RESIDENTIAL DEVELOPMENT, SHOULD BE IN A SUITABLE LOCATION IN ORDER TO MEET THE NEEDS OF THE OCCUPANTS.

5 Application of the Guidance

Wheelchair Housing units should generally be integrated with general housing and should have easy access to communal facilities such as car parking. They should be designed to be suitable for residents who have to use a wheelchair all the time. The dwelling should be designed in a way that make it possible for the occupier to gain access to all principal rooms. In general terms this requires more than above average space standards.

In addition to promoting well-designed Wheelchair Standard homes, the SPD will encourage developers to adhere to the guidance and detailed specifications, in an effort to create wheelchair accessible homes that are not grouped together and which are designed to blend in with the surrounding properties. This will ensure that those with specific housing needs have a greater degree of housing choice, are integrated within society, and will be less susceptible to disability related burglary and hate crime.

Wheelchair housing units should generally be integrated with normal housing. This is to ensure that such housing types are integrated and inclusive, thereby also reducing the chances of break-ins to housing which is known to belong to disabled people. Hence special attention should also be given to avoiding problems associated with isolation

6. Considerations on individual developments/sites

Policy H18 indicates that applicants will be encouraged to provide a proportion of the numbers of dwellings on any site to Lifetime and Wheelchair housing standards. When deciding the level of Lifetime and Wheelchair housing required in any scheme the following factors are paramount:

- Gradients on the site;
- Transport links; and
- Local shopping other facilities and services.

In addition to the above, consideration should also be given to other factors such as:

- Age structure of the local population
- The dwelling types

The Council may carry out an assessment of the individual site in accordance to the principles of design set in this guidance. The detailed guidance below will aid developers and the Council in negotiating the appropriate levels of Lifetime and Mobility housing in a housing scheme. This guidance should not simply be applied on a mechanical basis but always applied as part of an assessment of site considerations

Accessible Homes: Mobility and Wheelchair Housing:

A guide to well-designed Mobility and Wheelchair Housing

Table of Contents for SPD:

Foreword

Introduction

Inclusive Design

Access Legislation

Policy Context and Review

Case Study example:
Stanmore Park redevelopment

Design solutions and recommendations

Conclusions

FOREWORD

With demand increasing for living accommodation that truly embraces the needs of our diverse community, Harrow Council is driving forward its commitment to promote homes which meet the demands of people, throughout their lifetime, irrespective of disability, old age or changes in lifestyles.

In today's world it is difficult to perceive a public place that is successful if it is not accessible to everyone. Likewise, when we consider people, their houses, and their living requirements as a primary concern, we come to realise that successful and sustainable communities are achieved only by making access considerations a pre-requisite of good design.

In recognising the social and economic benefits that accessible homes bring to the community, Harrow Council will only welcome development applications that support the principles of access as an integral part of the whole design. With concerted effort and teamwork, accessible developments that are attractive, profitable and fit for 21st century living, can be built to serve the entire community.

Introduction

Government legislation requires Harrow Council to ensure that new residential developments meet the needs of most householders. These design features provide for a home which is flexible enough to meet whatever comes along in life: a teenager with a broken leg, a family member with serious illness, carrying in heavy loads, or the frailties of old age. Harrow Council is fully committed to the principle of producing well-designed homes and therefore, will not welcome development applications that potentially involve the future adaptation of a home.

The aim of this guide is to highlight the most important principles in designing accessible homes and is particularly aimed at architects, developers and builders of a range of residential developments. Produced as a Supplementary Planning Document (SPD), this guide seeks to illustrate the best ways to achieve well-designed accessible homes that seamlessly integrate with the surrounding area, by illustrating examples of homes that are 'universal' in their appeal and application.

When designing new homes, it is now necessary to take account of three sets of requirements:

- The first is Part M of the Building Regulations that has been extended to include all new homes
- The second is Lifetime Homes' standards, which many commissioning clients and local authorities now require.
- The third is Wheelchair Standard Housing, which is now a requirement under London Plan Policy 3A.4.

The design solutions for all three sets of requirements are broadly similar. The Lifetime Homes standards and Wheelchair Standard Housing are more comprehensive than Part M to the Building Regulations 2004, in their requirements to achieve an inclusive and adaptable living environment.

As these additions are minor, the Council will require all housing developments to meet the minimum requirement of Lifetime Home standards. In addition, the Council will require a proportion of all new housing to meet the Wheelchair Housing standards detailed in this document, as this ensures that suitable housing for long-term wheelchair users and those with high assistance needs is provided in suitable location across the borough.

Harrow Council actively welcomes early discussions with architects, developers and builders, as accessible design is key to meeting planning application requirements and our ultimate goal to create an environment that is accessible to all.

Statutory Context

What is a Lifetime Home?

A Lifetime Home is a home for life, which embraces 21st Century living and is achieved through good building design that meets 16 specified criteria. For example, features such as level access and wider doors can allow parents using pushchairs to gain easy uninterrupted entry. Likewise, people with temporary disabilities (eg: someone with a broken leg) could still enjoy independent mobility using a wheelchair or crutches.

The costs involved in meeting the criteria are negligible. The initial minor expense will prevent costly adaptations later. Additionally, the expenses of care services required in old age will be greatly reduced.

Features such as removable ceiling and wall panels concealed within the design of Lifetime Homes are often invaluable as we become older and perhaps less mobile. A person no longer needs to endure extended periods in hospital whilst their home is adapted.

A carefully designed Lifetime Home does not normally take up more space and being well designed, has a greater sales potential.

What is a Wheelchair Standard Home?

Whilst a Lifetime Home goes some way towards being suitable for wheelchair users, it is not ideal. A Wheelchair Standard Home promotes subtle but highly effective differences, to achieve a design that enables wheelchair users to maximise personal independence, without compromise.

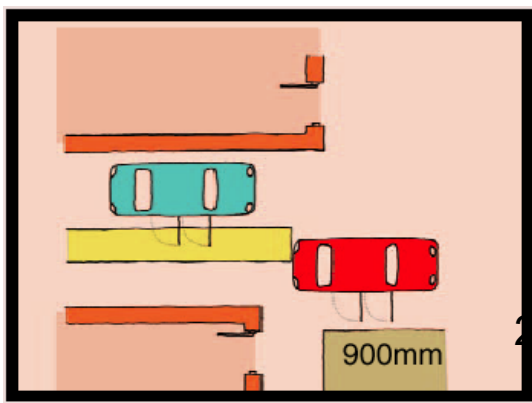
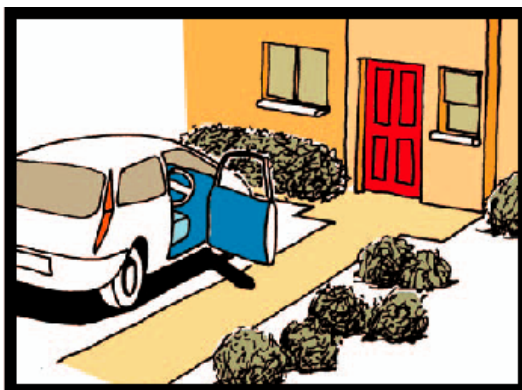
In basic terms a Wheelchair Standard Home is more spacious, allowing a wheelchair user to move around unhindered. These properties should be designed for wheelchair users with more complex requirements and should be built already adapted for use, including pre-installed features such as low-level kitchen facilities, infrared light switches, pre-installed handrails, etc.

1. Car Parking

Lifetime Home

Car parking should comply with Part M and should be:

- adjacent to the home and be capable of enlargement to a width of 3.3m to allow a car door to be fully opened and a wheelchair pulled up alongside.
- adjacent or kept to a minimum distance from the dwelling.



Wheelchair Standard Home

Car parking should comply with the standards of Lifetime Homes and in addition should:

- be 3.6m wide to include an integrated wheelchair user transfer area
- provide a covered transfer area which is integrated and aesthetically compliments the home

Diagram to be produced

2. Approaches and Entrance

Lifetime Home

Approaches to dwellings should comply with Part M and also need to:-

- be level or gently sloping; maximum gradient 1:20
- have a covered, illuminated entrance and level access over the threshold with a maximum upstand of 15mm
- have front doors with a clear opening width of 800mm
- have pathways leading to the property not less than 900mm wide, non-slip and clearly defined
- landscaped and planted carefully to avoid danger or injury to people with visual impairments.

Where plot gradients are steeper than 1:20, access to the dwelling must be provided by a ramp, designed in accordance with Part M to the Building Regulations.

Wheelchair Standard Home

Approaches to dwellings should comply with Lifetime Home Standards and should:

- have pathways leading to the property not less than 1200mm wide
- provide storage space for charging outdoor mobility pavement vehicles
- have a letterbox of a type and height suitable for use by a wheelchair user.

Diagram to be produced

Diagram to be produced

3. Circulation Areas

Within the home

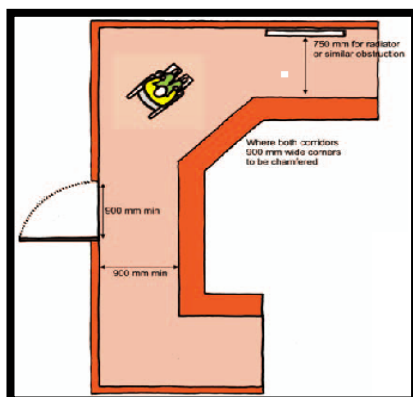
Lifetime Home

Circulation areas should comply with Part M

All doorways and corridors should meet the following standards

Doorway clear opening width (mm)	Corridor/Passageway width (mm)
800	900
750	1200 (when approach is not head on)
775	1050 (when approach is not head on)

Widths of doorways and hallways to be dependent upon position in relation to each other to allow wheelchair access.



A removable ceiling hatch should be positioned to allow for future installation of a 'through the floor' type wheelchair lift, eg: from a downstairs hallway to an upstairs landing.

Lifts should be positioned to allow convenient use without disturbance/disruption to the commonly used rooms in the home. In addition they should allow for the future installation of a stair lift.

Wheelchair Standard Home

Doorways and corridors should be over and above the standards of Lifetime Homes and

- all circulation areas in corridors and halls of dwellings to be 1200mm minimum width with a 1500mm turning circles at corridor junctions
- internal doors to open more than 90° to ensure handles do not project into opening width
- Leading edge of doors should be 550mm from an adjacent wall.

Diagram to be produced

3. Circulation Areas (Cont'd)

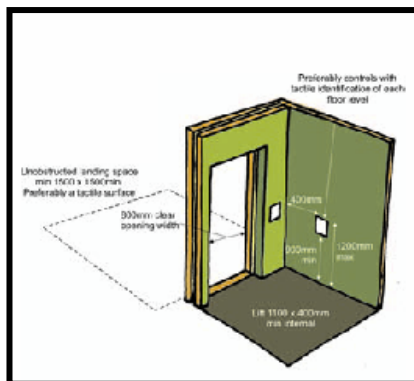
Communal areas

Lifetime Home

A wheelchair accessible passenger lift of 1100 x 1400mm should be provided.

Communal stairs should be designed in accordance with the standards set out in BS 8300. There should be 900mm clear distance between stair wall and the edge of the opposite handrail/banister, to allow for installation of a stair or platform lift.

Wheelchair Standard Home



Turning Circles

- Turning space for wheelchairs to be provided, ie 1400mm by 1700mm in the kitchen, dining and living room areas and sufficient circulation space elsewhere.

Lifetime Home

Wheelchair Standard Home

WC's, Showers and Bathrooms

A WC must be provided on the entrance level, fitted with a recessed floor gully, to allow future installation of a shower. In addition the area must be suitably designed and sealed to allow the whole area to be used as a shower room.

Walls in bathrooms and WC's should be capable of adaptations where significant load may be applied, eg: handrails.

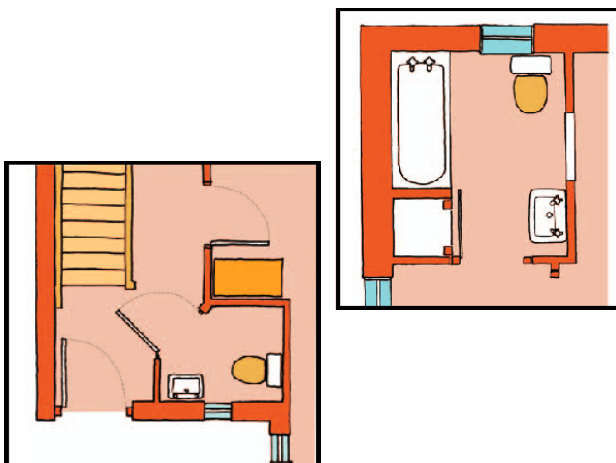
There should be a minimum of 1100mm in front of the WC, between the door and the toilet bowl and 700mm between the side wall and WC, to allow side transfer, or between items of furniture, eg: between bath and toilet.

Washbasins should also be accessible.

Where a bath is fitted, it must, in addition, provide floor drainage so that the bath can be replaced if required in future.

Provision for a direct route for a ceiling rack hoist from a main bedroom to a bathroom to be installed at a later date.

- Bathrooms are to be of minimum internal dimensions 2400 x 2400mm
- Bathroom fixture and fittings centrally positioned to allow access from either side.
- Handwash basin to be sited so that it can be used whilst seated on the WC.
- Provision of more than one toilet facility per home.



Kitchens

Lifetime Home



Wheelchair Standard Home

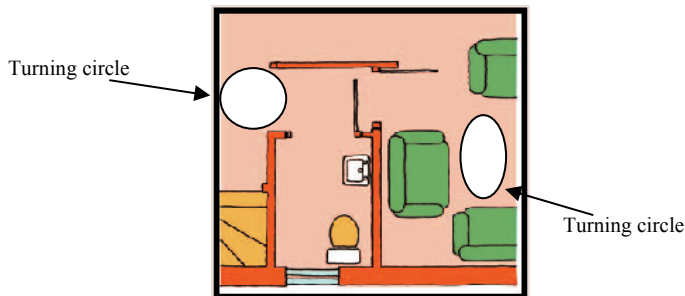
Kitchens are to have a minimum 1400mm x 1400mm clear floor space between fixed units?????

Storage cupboard or area for disability related equipment

Living Rooms

Living rooms should be at entrance level.
In dwellings of two or more storeys a space should:

- be available for convenient temporary bed space
- have adequate turning space, ie 1500mm diameter.



Fixtures and Fittings

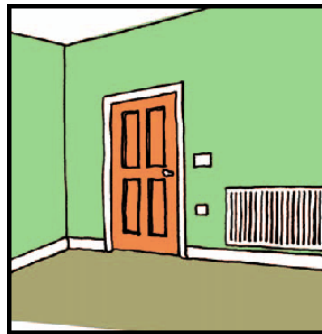
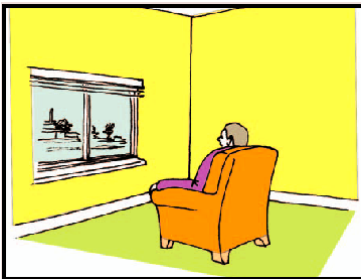
Lifetime Home

Easy to operate/open living room windows with glass at a height of 800mm or lower

Switches, sockets, ventilation and service controls between 450mm and 1200mm from the floor

Windows should be located so that wheelchair users are able to open/close at least one window in every room, eg: maximum reaching point of 1.2m.

The living room glazing should start at a height of 800mm.



Wheelchair Standard Home

CASE STUDY EXAMPLE

The following case study example is intended to illustrate how some of the accessible homes requirements can be seamlessly integrated into the design of different types of residential developments.

1. Stanmore Park - suburban housing scheme example
2. Peterborough Road – infill urban high density example
3. Ad Astra – single house example.

The example chosen illustrate that when inclusive design is considered at an early stage in the development process, well design accessible developments are the result. As shown in this case study example, the requirements of inclusive design can be seamlessly integrated into existing development by applying considered design interventions.

CASE STUDY EXAMPLE ONE

Stanmore Park

CASE STUDY EXAMPLE TWO

Peterborough Road

CASE STUDY EXAMPLE THREE

Ad Astra

DESIGN SOLUTIONS & RECOMMENDATIONS

End of terrace wheelchair standard homes

Integrated car ports for wheelchair standard homes

Corner front doors addressing street for wheelchair standard homes

Two-storey wheelchair standard homes only

CONCLUSIONS

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MOBILITY & WHEELCHAIR HOUSING
Supplementary Planning Document

SUSTAINABILITY
APPRAISAL SCOPING REPORT

(DRAFT)

August 2005

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How to Comment on the Report

Comments relating to this Sustainability Appraisal [SA] or the 'Mobility & Wheelchair Housing', Supplementary Planning Document [SPD] should be sent to:

Ali Kashmiri
Access Officer
Harrow Council (London)
Planning Department
PO Box 37
Civic Centre
Station Road
Harrow HA1 2UY

Alternatively, comments can be sent by fax on 020 8424 1551.

The Council can accept comments by e-mail relating to this consultation. Please contact Ali Kashmiri on 020 8426 0811 or ali.kashmiri@harrow.gov.uk

Copies of both reports are also available via the planning pages on the Council's website at www.harrow.gov.uk

Comments from this informal consultation must be received by 4.30 pm on ? 2005.

Sustainability Appraisal Background and Purpose

1. Introduction

1.1 The Main Principles of the Local Development Framework and Legislative Background

The Local Development Scheme (LDS), brought into effect in June 2005, outlines the programme for preparing and reviewing Local Development Documents. The LDS includes the timetable for the production of this Mobility & Wheelchair Housing Supplementary Planning Document (SPD). SPDs provide additional guidance expanding upon policies in the Harrow Unitary Development Plan (HUDP).

2. Policy Context

2.1 The Mobility & Wheelchair Housing SPD is supplementary to the Harrow Unitary Development Plan [HUDP] and will form part of the Local Development Framework [LDF]. The SPD amplifies policy H18 which reads as follows:

Accessible Homes

H18 THE COUNCIL WILL ENCOURAGE NEW HOUSING DEVELOPMENT, INCLUDING CHANGES OF USE AND CONVERSIONS OF BUILDINGS INTO FLATS, TO BE ACCESSIBLE TO ALL. IN LARGER RESIDENTIAL SCHEMES, THE COUNCIL WILL SEEK TO ENSURE THAT A PROPORTION OF THESE ARE BUILT AS LIFETIME HOMES OR CAPABLE OF ADAPTATION TO WHEELCHAIR HOUSING. ALL WHEELCHAIR HOUSING, PROVIDED AS PART OF A NEW RESIDENTIAL DEVELOPMENT, SHOULD BE IN A SUITABLE LOCATION IN ORDER TO MEET THE NEEDS OF THE OCCUPANTS.

2.2 In line with London plan policies and HUDP Policy H18, the Mobility & Wheelchair Housing SPD will provide developers with guidance in relation to the design of Wheelchair Standard Housing, and clear guidance of where it will be sought.

2.3 The London Plan targets of 100% Lifetime Homes, 10% wheelchair-accessible homes, and its general requirements for access for all, are fundamental to providing the right homes in the right place. The London Plan also acknowledges that successful high density housing will not be possible without the highest standards of urban design. For the purpose of this SA, the term 'Lifetime' will be used instead of the word 'mobility'. It is the Council's intention to change the title of this SPD to 'Accessible Homes SPD' in the Annual Monitoring Statement (AMS) to be produced at the end of the year. This will more clearly link to the title of the policy and reflect its main intentions. The SPD addresses both the delivery of Lifetime and Wheelchair Standard housing, and ensuring good design in the delivery of such housing, and housing in general.

2.4 The SPD comprises of two types of housing unit - Lifetime homes and Wheelchair standard homes. A Lifetime home is a home for life and is designed with 16 specified criteria in mind (see below), for example, features such as level access, wider doors and sufficient internal turning space.

Criteria: Lifetime Homes Standard Housing

- 1) Car Parking - adjacent, capable width > 3.3m
- 2) Car parking - space between car park and home level
- 3) Entrance - approaches level or gently sloping
- 4) Entrance - illuminated, level & covered

- 5) Lifts - wheelchair accessible
- 6) Width - position of doors and halls
- 7) Internal turning space - 1500mm diameter
- 8) Sitting room - at entrance level
- 9) Bedroom - ground floor
- 10) Downstairs W.C - wheelchair accessible & shower
- 11) W.C. Walls - adaptable i.e. handrails
- 12) Future Stair lift Provision
- 13) Provision for ceiling tract hoist
- 14) W.C & Bathroom - side approach
- 15) Windows - 800mm or lower
- 16) Switches - 450mm to 1200mm

A wheelchair standard home is a home that is specifically designed with wheelchair users in mind. The criteria for Wheelchair standard homes are additional to the above listed Lifetime homes standards and promote subtle but highly effective differences that cater for a wheelchair user - for example, features such as covered car parking areas, low-level kitchen units and storage space. The Wheelchair standard homes criteria are as follows:

Criteria: Wheelchair Standard Homes

- 1) Car parking - covered
- 2) Storage space - outdoor mobility vehicles
- 3) Letter Box - type and height suitability
- 4) Circulation areas - 1200mm minimum
- 5) Internal doors - to open > 90 degrees
- 6) Leading Edge - 550mm from adjacent wall
- 7) Bathroom - 2400mm x 2400mm
- 8) Kitchen - 1400mm x 1400mm
- 9) Storage cupboard - disabled equipment

2.5 Lifetime Homes and Wheelchair housing are two different types of housing which should generally form part of the fabric of mainstream housing. Currently such housing is normally secured through negotiations with developers in Harrow. Older people and people with physical disabilities require housing which is designed to help them retain maximum independence. There is a need for housing which is not specifically designed for disabled people but adaptable and designed to be adjustable in accordance to the changing physical and medical circumstances. This places people who become disabled in a favourable position in as much as they do not have to move house. Consequently, the Council wishes to amplify on the implementation of policy H18 and further emphasise the support for Lifetime housing because Lifetime homes substantially reduce the cost of later adaptation, and reduce the costs of personal care.

2.6 Baseline data relating to local social, economic and environmental issues was collected as a way of devising a structure for the Mobility & Wheelchair Housing SPD and to determine its content or scope in line with relevant government guidance, plans and programmes that were reviewed. The most important task in carrying out a SA of the Mobility & Wheelchair Housing SPD was to establish the likely significant effect of the content of the Mobility & Wheelchair Housing SPD against social, economic and environmental factors, in accordance with the requirements of the SEA Directive and the Planning and Compulsory Purchase Act 2004.

2.7 A review of European, national, regional and local policy and strategy plans was undertaken to identify appropriate social, environmental and economic objectives for the Mobility & Wheelchair Housing SPD.

Some of the most relevant documents reviewed for the production of the Mobility & Wheelchair Housing SPD and this SA Report are listed below:

1. The Strategic Environmental Assessment Directive: Guidance for Planning Authorities. ODPM, London, October 2003
2. Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper, ODPM, September 2004
3. Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim Advise Note on Frequently Asked Questions, ODPM, London, April 2005
4. Planning Policy Statement 1: Delivering Sustainable Development
5. Planning Policy Guidance 3: Housing
6. The Disability Discrimination Act 1995 (DDA)
7. Planning and Access for Disabled People: A Good Practice Guide from the Office of the Deputy Prime Minister
8. Part M to the Building Regulations: May 2004
9. British Standard 8300; 2001- Code of Practice
10. Lifetime Home Standards, Joseph Rowntree Foundation
11. Wheelchair Housing Design Guide, 1997, BRE Publications
12. Scheme Development Standards, 2003, Fifth Edition
13. The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004.

3. Strategic Environmental Assessment (SEA) & Sustainability Appraisal (SA)

3.1 All DPDs and SPDs will need to undergo Sustainability Appraisal (SA) as required under section 5 of the Planning and Compulsory Purchase Act 2004. SA is a systematic process carried out during plan production; its purpose is to assess the extent to which emerging policies, proposals and supplementary information will help to achieve relevant environmental, social and economic objectives, i.e. sustainable development. The Government's SA process has incorporated within the Draft SA guidance¹ the 'Strategic Environmental Assessment Directive' (SEA) requirements for plans and programmes that are likely to have a significant effect upon the environment under The European Directive 2001/42/EC.

4. Reason for the Production of the Mobility & Wheelchair Housing SPD and Plan Options

4.1 There are many misconceptions that surround housing provided to meet the needs of people with disabilities. Developers typically perceive Lifetime homes and Wheelchair Standard housing as properties that will require extra space, reduce housing density, and as a specialism separate from the needs of mainstream society. With only 1% of the total new housing stock currently being accessible and approximately 18% of existing dwellings requiring adaptations over the next 30 years, the Council is keen to ensure that all new housing meets the minimum standard for Lifetime Homes.

4.2 A key objective of the Mobility & Wheelchair Housing SPD is to demonstrate the links between the Council's planning process, government planning policy and nationally recognised housing standards. The Mobility & Wheelchair Housing SPD supports the principles of sustainable design, by actively discouraging design that potentially involves future costly and disruptive adaptations. Furthermore, the SPD actively demonstrates that homes which are ostensibly mainstream in design, can also be accessible to wheelchair users. The SPD will introduce design trends which encourage improved social inclusion of disabled people through accessible housing that is integrated across the whole borough.

4.3 The Mobility & Wheelchair Housing SPD aims to ensure:

- that new residential developments, including conversions and extensions, are of good quality in order to maintain and enhance the residential component and character of the Borough. More importantly it aims to provide and retain a range of housing types and sizes, of a high standard and design, to meet the varied physical and economic needs of the Borough's residents.
- that Wheelchair Housing units should generally be integrated with mainstream housing. This is to ensure that such housing types are integrated and inclusive, thereby also reducing the chances of break-ins to housing which is known to belong to disabled people. Hence the SPD will give extra guidance on how to avoid problems associated with isolation

4.4 Options:

Following the introduction of the Planning and Compulsory Purchase Act 2004 and the publication of a variety of detailed accessible housing documents, a new comprehensive SPD was required. This SPD will be produced under the provisions of the Planning and Compulsory Purchase Act 2004, and Lifetime Homes and Wheelchair Standard Housing regulations.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper, ODPM, September 2004

4.5 It was recommended by the HUDP Planning Inspector that references to any standards within policy H18 ought to be placed in the policy's reasoned justification. To enhance the existing policy it was thought that a SPD would be an ideal tool to implementing the existing Accessible Homes Policy H18. Developing the document as an SPD for the LDF gives it more weight and duration under the new planning system as opposed to developing an SPG to the HUDP. This will ensure that the Mobility & Wheelchair Housing SPD can be implemented beyond the three year period of the initial Local Development Scheme (LDS), in which any HUDP policies and SPGs can be saved.

4.6 Due to the fact that the Mobility & Wheelchair Housing SPD expands upon an existing saved policy in the HUDP and does not introduce new options or policies, the guidance has been brought out as a draft SPD as opposed to new policy which would have required the document to be produced as a Development Plan Document (DPD). It was considered a sensible option to progress the document as a SPD since part of its production had already commenced prior to the LDF system coming into force.

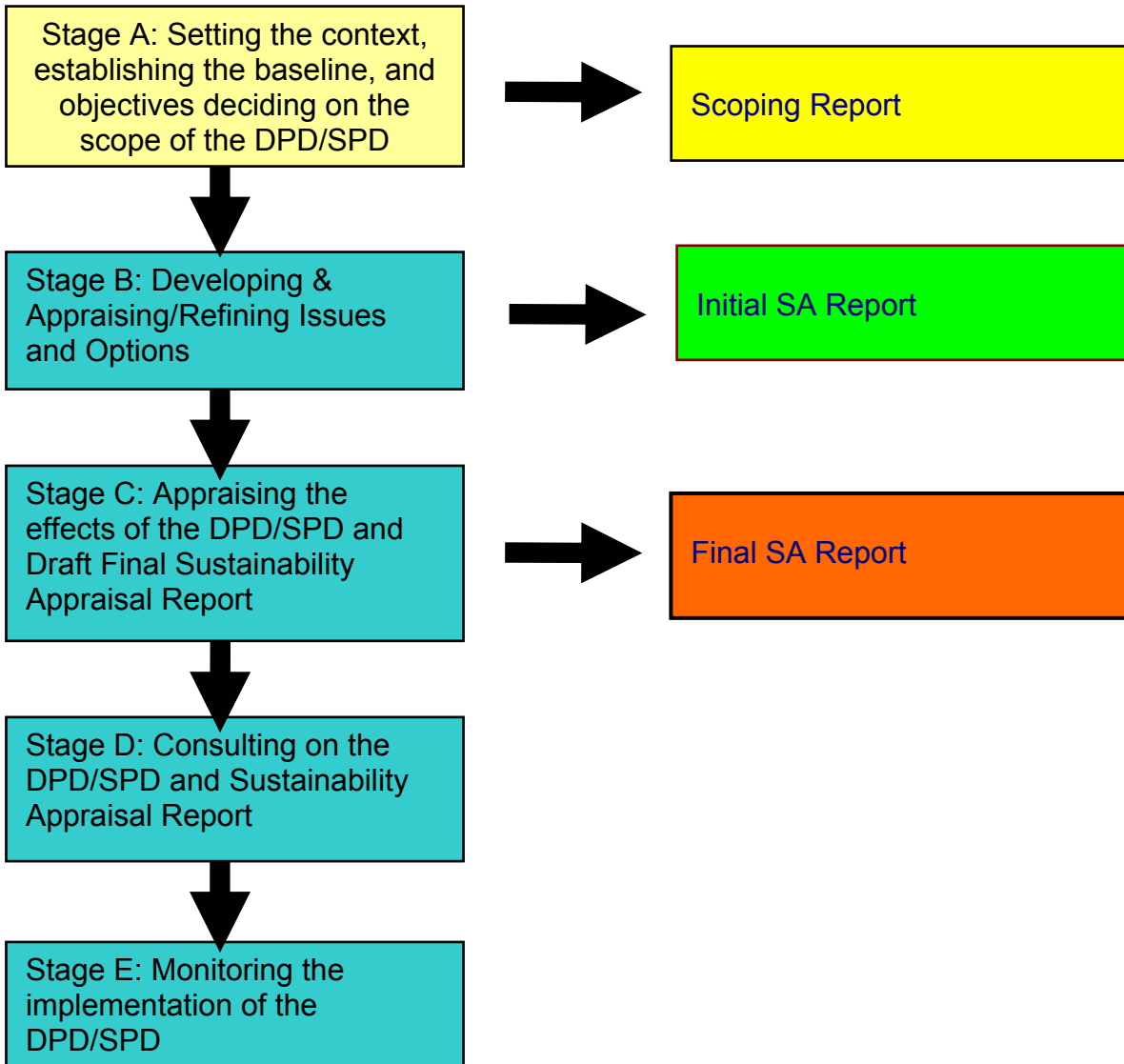
5. The Purposes the Mobility & Wheelchair Housing SPD will serve

5.1 The purpose of the SPD is to illustrate examples of well-designed accessible homes in the Borough and a range of good design solutions to these. The SPD will be designed to highlight the most important principles in designing accessible homes and is particularly aimed at developers and builders. The document seeks to illustrate the best ways to achieve well-designed accessible homes, that seamlessly integrate with the surrounding area, using a range of property types. The SPD will provide practical guidance to developers and will demonstrate that with careful planning, Lifetime Home Standards can be introduced without compromising the number of habitable rooms provided otherwise.

6. Sustainability Appraisal Methodology

6.1 The approach adopted to undertake the SA was based on the process set out in the Draft Government Guidance on SA of Regional Spatial Strategies and Local Development Frameworks (September 2004). Figure 1 below demonstrates the stage by stage flow of the SA process and Figure 2 outlines the requirements and tasks to be undertaken within each stage of the SA process.

FIGURE 1: Flow Diagram to Describe the SA Process Stage by Stage:



6.2 At each stage of DPD or SPD production, a sustainability appraisal will be carried out to inform the consultation process, assist in refining policies and proposals and support submitted DPDs during the examination stage. There are five stages within the SA process and currently this SA report has addressed the tasks of stage A (Refer to figure 1 above- pale yellow box) in becoming a scoping report for the Mobility & Wheelchair Housing SPD. It also addresses the options appraisal requirements of stage B, which have been clarified in paragraph 4.3. The SA process will develop alongside the progression of the SPD. It should be recognised that informal consideration of sustainable development requirements has been given throughout the formulation of this SA, as have all aims included in the Mobility & Wheelchair Housing SPD. Figure 2 (pages 11-12) also demonstrates the tasks involved in the SA process and how these link with the production of DPDs and SPDs.

6.3 The Council is producing an Overarching SA Report of the LDF, which is nearing completion. It identifies appropriate overarching high-level objectives for appraising policies against, and examines 'baseline' conditions in the Borough as required by stage A of the SA process. These overarching objectives have been used in this SA Scoping report assessment of the Mobility & Wheelchair Housing SPD (refer to figure 4 and pages 15-19). This SA report is referred to as the SA Scoping Report in accordance with the ODPM draft SA guidance (September 2004) and has been designed to provide a foundation for the range of DPDs and SPDs that the Council intends to produce, but will if necessary be updated during the early stages of DPD or SPD production to ensure that the information and analysis it contains remain

relevant. It will also be updated should any significant changes occur to the final ODPM SA guidance which is due to be published soon.

FIGURE 2: Sustainability Appraisal Process

Generic SA Stages for Plan making	SA process linkages to the preparation of DPDs and SPDs	Stages and Tasks
<p>Stage A: Gathering information to produce an SA Scoping Report</p>	<p>Prepared alongside the preparation of the evidence base for the relevant DPDs and SPDs.</p>	<p>A1- Identifying other relevant plans, programmes & sustainability objectives relevant to the LDF objectives to document how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed.</p> <p>A2- Collecting relevant economic, social and environmental baseline information to provide an evidence base for sustainability issues, effects prediction and monitoring.</p> <p>A3- Identifying sustainability Issues to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting of the SA Framework, prediction of effects and monitoring.</p> <p>A4- Developing the SA Framework to provide a means by which the sustainability of the plan can be appraised.</p> <p>A5- Testing the DPD/SPD objectives against the SA Framework - to ensure that the overall objectives of the plan are in accordance with sustainability principles and provide a suitable framework for developing options.</p> <p>A6- Consulting on the scope of the SA- The 'authorities' identified by the UK Government in the SEA Directive as being likely to be concerned by the environmental effects of implementing DPDs/SPDs have to be consulted to ensure the SA covers the sustainability issues.</p> <p>The four consultation authorities with environmental responsibilities as set out in Regulation 9 as part of the SEA determination process are:</p> <ol style="list-style-type: none"> 1. The Environment Agency; 2. The Countryside Agency; 3. English Nature; and 4. English Heritage.
<p>Stage B: Identify issues and options and prepare for consultation</p>	<p>Prepared outside the preparation of issues and options.</p>	<p>B1- Appraising issues and Options- To assist in the development and refinement of the options, by identifying potential sustainability effects of options for achieving the DPD/SPD objectives.</p> <p>B2- Consulting on the SA of emerging options of the DPD/SPD- To consult with the public and statutory bodies on the SA of emerging options to ensure the SA covers all the reasonable options and key sustainability issues.</p>

<p>Stage C-Appraising the effects of the draft DPD/SPD and SA report</p>	<p>Prepared alongside the preparation of the preferred options. Consultation on both DPD/SPD and SA report will take place at the same time.</p>	<p>C1- Predicting the effects of the plan, including plan options- to predict the significant effects of the DPD/SPD and the DPD/SPD options. C2- Assessing the effects of the DPD/SPD- to assess the significance of the predicted effects of the DPD/SPD and its options and assist in the refinement of the DPD/SPD. C3- Propose measures to maximize beneficial effects and mitigate adverse effects. C4- Developing proposals for monitoring- To detail the means by which the sustainability performance of the plan can be assessed. C5- Preparing the SA Report- to provide a detailed account of the SA process, including the findings of the appraisal and how it influenced the development of the DPD/SPD, in a format suitable for public consultation and decision-makers.</p>
<p>Stage D- Consultation on the DPD/SPD and Sustainability Appraisal Report</p>	<p>Prepared alongside the preparation of the submission of DPD/SPD. Consultation on both will take place at the same time.</p>	<p>D1- Consulting on the SA Report alongside the DPD/SPD- To provide the public and statutory bodies with an effective opportunity to express their opinions on the SA Report and to use it as a reference point in commenting on the plan. D2 - appraising significant changes- To ensure that any significant changes to the plan are assessed for their sustainability implications and influence the revision of the DPD/SPD. D3 - Decision making and providing information- to provide information on how the SA Report and consultees' opinions were taken into account in preparing the DPD/SPD. Submit DPD/SPD and SA Report to the Secretary of State.</p>
<p>Stage E- Monitoring the Implementation of the DPD/SPD</p>	<p>The sustainability of the Core Strategy DPD / SPD Policies will be assessed as part of the Annual Monitoring Report.</p>	<p>E1- Monitoring the significant effects of the plan- To measure the sustainability performance of the plan in order to determine whether its effects are as anticipated, and thereby inform future revisions. E2 - Responding to adverse effects- to ensure that the adverse effects can be identified and appropriate responses/actions developed.</p>

6.4 Stages followed in assessing the Mobility & Wheelchair Housing SPD

This draft Mobility & Wheelchair Housing SA Scoping report has addressed stages A1- A5 and stage B² of the SA process as outlined in Figure 2 above. There is further work to be incorporated into this working draft SA Scoping report on baseline data relating to the design element of the analysis. This draft SA report accompanying the Mobility & Wheelchair Housing SPD will be referred to the four consultation authorities with environmental responsibilities as stated in stage A6 of the SA process. See Figure 2 above.

² Under transitional arrangements, and due to the SPD not addressing policy options, it is generally accepted that the most expedient course of action should combine stages A and B within this SA Scoping report consultation.

7. Baseline Collection

7.1 The population of the UK is predicted to grow by 7% over the next 30 years, however, the number of disabled people in the UK is expected to rise by 40% according to the Office for National Statistics. 31,000 people currently have a long-term illness or a disability.

7.2 From data analysis of the 2001 census, by year 2020 it is estimated that half of Harrow's adult population will be aged over 50, with people over 80 being the most rapidly growing sector. With an ever-increasing aging population and the associated likelihood of higher numbers of people with restricted mobility, there is urgent need for design methods based on better understanding of age and disability related factors. The Council must therefore adopt guidance that sets clear parameters for the design of housing developments to be of Lifetime and Wheelchair Standards, as decisions taken now will affect Harrow in the decades beyond 2020.

FIGURE 3: Population of Harrow with Limiting Long Term Illness (LLTI) or Disability (2001 Census)

Age Range	Population of Harrow	People with LLTI or Disability	People likely to benefit from Inclusive Design
0-15 years of age	41678	1510	3.62 %
Females 16-59 Males 16-64	130207	13473	10.35 %
Females 60+ Males 65+	34839	17200	49.37 %
75+	14606	8673	59.38 %
All people	206715	30760	14.88 %

7.3 This data has informed the need for the Mobility & Wheelchair Housing SPD as the potential number of people who would benefit from the provision of lifetime and wheelchair housing is substantial. This observation results from both the number of older and disabled people living in Harrow and because Harrow has a growing aging population. The SPD will work to influence new housing developments to be designed in a way which will reduce the need for adaptations in the future since people mostly prefer to remain in their homes.

7.4 Appendix 1 demonstrates a monitoring sheet used to assess the standards of one housing scheme currently reviewed. It details the criteria for both Lifetime homes and Wheelchair standard homes.

7.5 In analysing the implementation of Policy H18 a number of recent schemes were identified for possible examination. It was decided not to include any housing scheme involving RSLs as these would have been required to be built to acceptable standards by the Housing Corporation. It was agreed also to analyse new schemes rather than adaptations. Baseline data has been collected from larger residential schemes to determine whether or not lifetime homes and wheelchair accessible homes have been secured in Harrow. For the purposes of the data

collection larger residential schemes are housing schemes of 15 units or above, granted planning permission in Harrow.

7.6 After searching the planning register for this type of planning application seven applications complied with the parameters outlined above. The details of the seven applications were examined against the 16 criteria for Lifetime homes and the 9 criteria for Wheelchair standard homes. Six out of the seven schemes short-listed did not propose any Lifetime home standard housing. Whilst all schemes attempted to provide some percentage of Wheelchair standard housing, none of the units complied with the majority of the stipulated criteria. Hence the need for clearer guidance on the implementation of the policy.

8. The objectives of the Mobility & Wheelchair Housing SPD are to:

1. To encourage improved social inclusion for disabled people through accessible housing that is integrated across the borough in its design, location and construction.
2. To promote housing that eliminates the need for potential costly future adaptations
3. To ensure that all new residential property in the borough is designed to be flexible, easy to use and therefore accessible to all occupiers

8.1 These Mobility & Wheelchair Housing SPD sustainability objectives have been assessed against environmental factors as required by Annex 1 Article 5(1) of the SEA Directive, to identify the likely significant effects of the Mobility & Wheelchair Housing SPD on these environmental factors. The environmental factors detailed in the SEA Directive Annex 1 Article 5(1) are as follows: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (See Appendix 2).

8.2 Appendix 2 details the three sustainability objectives which reflect the context of the Mobility & Wheelchair Housing SPD and the sustainability dimensions these objectives address i.e. social, economic and/or environmental. It also demonstrates the proposed actions of the Mobility & Wheelchair Housing SPD and the likely impact of these actions on the environmental factors listed above in implementing the Mobility & Wheelchair Housing SPD, and whether they are likely to be short, medium or long-term effects. A few indicators have also been devised to monitor the implementation of the Mobility & Wheelchair Housing SPD objectives, however further work is required to this working draft in formulating indicators for monitoring purposes.

8.3 These Mobility & Wheelchair Housing SPD objectives have also been assessed against the overarching SA objectives contained in the Overarching SA Scoping Report of the LDF that the Council is nearing completion (as mentioned earlier in paragraph 6.3, also see below, figure 4). This is to ensure that the Mobility & Wheelchair Housing SPD objectives are consistent with the overall objectives of the Council's vision proposed for the LDF, and also to test that the SPD objectives meet economic, environmental and social factors

FIGURE 4: The overarching SEA/SA Objectives contained in the Overarching SA Scoping Report of the LDF

SEA/SA Objective No.	Overarching SEA/SA Objective	Econ	Soc	Env
1	To make the most efficient use of land by developing on redundant and vacant brownfield sites and buildings, and to ensure that land is remediated as appropriate			✓
2	To protect the quality, quantity and accessibility of open spaces in the Borough			✓
3	To conserve and enhance the ecosystems/habitats, species and species diversity in the Borough			✓
4	To restrict development which can negatively affect the landscape and streetscape and design of historic, archaeological sites (listed buildings and conservation areas) or culturally important features.	✓	✓	✓
5	Reduce road congestion and traffic pollution levels by improving travel choice, reducing the need for travel by car, and shortening the length and duration of journeys	✓	✓	✓
6	To reduce air pollution and ensure air quality continues to improve through addressing the cause of climate change through reducing emissions of greenhouse gases		✓	✓
7	To reduce pollution of land (soil) and water			✓
8	To promote development proposals and/ or policies which consider the implementation of renewable/sustainable energy technologies, which exploit the use of wind, solar and biomass energy	✓		✓
9	Incorporate waste strategies into new developments and promote further the waste hierarchy of minimisation, reuse, recycling and composting			✓
10	To facilitate the development of a dynamic and diverse economic sector which attracts growth, enables partnership working and training and skills development opportunities	✓	✓	
11	To ensure all groups have access to decent, appropriate and affordable housing that meets the needs of Harrow's residents.	✓	✓	✓
12	To reduce social exclusion by improving accessibility to jobs, health, education, shops, leisure, cultural and community facilities to everyone	✓	✓	
13	To improve the health and wellbeing of Harrow residents and reduce inequalities in health	✓	✓	✓
14	To improve the competitiveness, vitality, viability and adaptability of Harrow town centre	✓	✓	
15	To reduce crime and the fear of crime	✓	✓	✓

8.4 The SEA/SA overarching objectives are designed to provide a balance between the three sustainability dimensions of sustainable development, the environment, the economy and society. The ticks (✓) demonstrate which dimensions of sustainability are addressed for each overarching objective.

9. Existing saved Policy Appraisal

It is a requirement that when appraising an SPD, the unitary development plan policies being supplemented should themselves be appraised if this has not previously taken place.³ As mentioned in paragraph 2.1, Mobility & Wheelchair Housing SPD supplements policy H18 of the HUDP. The intention of the SPD is to expand on the saved Policy H18, improve its application and avoid any negative impacts. Figure 5 below, demonstrates the appraisal of policy H18 against the overarching SEA/SA objectives of the LDF.

³ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim Advice Note on Frequently Asked Questions, ODPM, London, April 2005

FIGURE 5: Policy H18 policy appraisal chart

		Overarching SEA/SA objectives by Number														
Policy H18 - HUDP saved policy	Short, medium and long term impacts	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Short											+	+	+		+
	Medium				-						+	++	++	++		+
	Long				-						+	++	++	++		+

Key:

++	Strong impact
+	Moderate impact
-	Negative impact
	No impact

Assessment of Policy H18:

H18 in relation to SEA/SA objective 4 has been shown in the table to be potentially negative in its implementation impact. There are some areas of potential conflict which will always remain, for example, certain listed buildings and housing which may require changes to be accessible to all and afford equal opportunities to all, may not be adaptable to accommodate appropriate access arrangements as this could compromise the architectural and historic value of the building. It should be noted, however that where adaptations are permissible, potential likely negative impacts can be avoided through the implementation of the Mobility & Wheelchair Housing SPD.

In relation to SEA/SA objective 15, Disabled people often feel vulnerable to crime, especially if their house conspicuously displays the fact that they are disabled or that disabled people live there. Good design through the application of the Mobility & Wheelchair Housing SPD should integrate disabled facilities into the overall design and thereby reduce the fear of crime.

The possible incompatibilities identified between the saved Policy H18 and the Overarching SEA/SA objectives should be mitigated through the application of the Mobility & Wheelchair Housing SPD. Hence there is a lack of incompatibilities between the SPD objectives and the Overarching SEA/SA objectives (see figure 6 below).

FIGURE 7: Highlights the areas of uncertainty and incompatibility between the implementation of objectives as identified in the matrix above (Figure 6)

SPD objective	Compatibility uncertainty with overarching SA objective	Implementation considerations
<p>1) To encourage improved social inclusion for disabled people through accessible housing that is integrated across the borough in its design, location and construction.</p> <p style="text-align: center;">and</p> <p>3) To ensure that all new residential property in the borough is designed to be flexible, easy to use and therefore accessible to all occupiers</p>	<p>5) Reduce road congestion and traffic pollution levels by improving travel choice, reducing the need for travel by car, and shortening the length and duration of journeys</p>	<p>New developments have potential negative impacts via increasing the effects of traffic on the environment. Also design layouts encouraging use of alternatives to the car may have a potentially negative impact, reducing the suitability of developments for providing appropriate housing for disabled people.</p>

10.Next Steps

10.1 The next stages in the SA process will be completed alongside the development of the Mobility & Wheelchair Housing SPD and responses received to this SA Scoping Report will be taken into consideration and indicators to monitor the SPD objectives will be devised to enable effective monitoring of the Mobility & Wheelchair Housing SPD in its implementation.

10.2 Access Statements illustrate a planning applicants commitment to good design principles, ensuring that access remains inclusive to a building throughout its lifetime, and not merely ancillary to its existence. Access Statements are encouraged by the ODPM as part of the development process in their guide Planning and Access for Disabled People: 'A Good Practice Guide' (published March 2003). A key component of the Access Statement submission, is a need to qualify the written statement by way of an accompanying a marked-up plan, clearly illustrating all access provisions and the standards to which they refer. This, in turn, will allow development applications to be dealt with swiftly and efficiently, and moreover, will ensure that appropriate access standards are applied consistently to all qualifying developments. It is therefore the council's intention to demonstrate the benefits of Access Statements within the SPD, which will include an example marked-up plan, specific to Lifetime Homes and Wheelchair Standard Housing. The use of Access Statements will allow for formalised monitoring of access provision within the development control process, and will allow for efficient future monitoring of the SPD.

Appendix 1: Example of a baseline data collection sheet for one scheme. Details Lifetime Homes and Wheelchair Accessible Housing assessment criteria

Stanmore Park, Stanmore - E/1058/99/FUL - 411 units - Unit 3K

Analysis of Lifetime Homes Standard housing

CRITERIA

Car Parking - adjacent, capable width > 3.3m	x		
Car parking - space between car park and home level			?
Entrance - approaches level or gently sloping			?
Entrance - illuminated, level & covered			?
Lifts - wheelchair accessible	x		
Width - position of doors and halls			?
Internal turning space - 1500mm diameter	x		
Siting room - at entrance level	x		
Bedroom - ground floor	x		
Downstairs W.C - wheelchair accessible & shower		x	
W.C. Walls - adaptable ie. handrails			?
Future Stair lift Provision			?
Provision for ceiling tract hoist			?
W.C & Bathroom - side approach	x		
Windows - 800mm or lower	x		
Switches - 450mm to 1200mm			?

TOTAL

Applied		
Yes	No	?
x		
		?
		?
		?
x		
		?
	x	
		?
		?
		?
x		
x		
		?
7	1	8

RESULTS = total No. of Lifetime Homes

0

Analysis of Wheelchair Standard Homes

CRITERIA

Car parking - covered	x		
Storage space - outdoor mobility vehicles	x		
Letter Box - type and height suitability			?
circulation areas - 1200mm minimum		x	
Internal doors - to open > 90 degrees		x	
Leading Edge - 550mm from adjacent wall		x	
Bathroom - 2400mm x 2400mm		x	
Kitchen - 1400mm x 1400mm		x	
Storage cupboard - disabled equipment		x	

TOTAL

Applied		
Yes	No	?
x		
x		
		?
	x	
	x	
	x	
	x	
	x	
	x	
2	6	1

RESULTS = total No. of wheelchair Standard Homes

0

APPENDIX 2: Table to tests the proposed objectives of the Mobility Wheelchair Housing SPD against the SEA criteria to assess the likely impact of the SPD objectives on environmental factors

<p>Mobility Wheelchair Housing SPD Sustainability Objectives</p>	<p>Environmental</p>	<p>To encourage improved social inclusion for disabled people through accessible housing that is integrated across the borough in its design, location and construction.</p>	<p>The likely significant effects of the Mobility Wheelchair Housing All SPD objectives on the environmental factors in implementing the Access for A SPD. The table also shows the likely duration of these effects.</p>	<p>Material Assets</p>	<p>+</p>
	<p>Economic</p>			<p>Landscape & Townscape</p>	<p>+</p>
<p>Social</p>	<p>Cultural Heritage & Archaeology</p>	<p>+</p>	<p>Climatic Factors</p>	<p></p>	
<p></p>	<p>Air Quality</p>	<p></p>	<p>Water and Soil</p>	<p></p>	
<p></p>	<p>Population & Human Health</p>	<p>+</p>	<p>Biodiversity, Flora & Fauna</p>	<p></p>	
<p></p>	<p>Long Term</p>	<p>✓</p>	<p>Short Term</p>	<p>✓</p>	
<p></p>	<p>Medium Term</p>	<p>✓</p>	<p>The following indicators will be used to monitor the implementation of the Mobility Wheelchair Housing SPD Objectives</p>	<p>Increased number of buildings and environments designed in accordance with Urban Design principles with accessible features not permitted as compromised afterthoughts.</p>	
<p></p>	<p>Environmental</p>	<p>+</p>			

<p>Mobility Wheelchair Housing SPD Sustainability Objectives</p>	<p>Environmental</p>	<p>To promote housing that eliminates the need for potential costly future adaptations</p>	<p>+</p>	<p>To ensure that all new residential property in the borough is designed to be flexible, easy to use and therefore accessible to all occupiers</p>	<p>+</p>
	<p>Economic</p>		<p>+</p>		<p>+</p>
	<p>Social</p>		<p>+</p>		<p>+</p>
	<p>Short Term</p>		<p>✓</p>		<p>✓</p>
	<p>Medium Term</p>		<p>✓</p>		<p>✓</p>
	<p>Long Term</p>		<p>✓</p>		<p>✓</p>
	<p>Biodiversity, Flora & Fauna</p>		<p></p>		<p></p>
	<p>Population & Human Health</p>		<p>+</p>		<p>+</p>
	<p>Water and Soil</p>		<p></p>		<p></p>
	<p>Air Quality</p>		<p></p>		<p></p>
	<p>Climatic Factors</p>		<p></p>		<p></p>
	<p>Cultural Heritage & Archaeology</p>		<p>+</p>		<p></p>
<p>Landscape & Townscape</p>	<p>+</p>	<p>+</p>			
<p>Material Assets</p>	<p>+</p>	<p>+</p>			
<p>The likely significant effects of the Mobility Wheelchair Housing All SPD objectives on the environmental factors in implementing the Access for A SPD. The table also shows the likely duration of these effects.</p>	<p>The following indicators will be used to monitor the implementation of the Mobility Wheelchair Housing SPD Objectives</p>	<p></p>	<p>Increased number of buildings and environments designed in accordance with Urban Design principles with accessible features not permitted as compromised afterthoughts.</p>	<p></p>	



Meeting:	Strategic Planning Advisory Panel
Date:	Tuesday 13 th September 2005
Subject:	Statement of Community Involvement (SCI): Initial Consultation Responses.
Responsible Officer:	Director of Strategy (Urban Living)
Contact Officer:	Charles Alonge
Portfolio Holder:	Planning, Development and Housing
Key Decision:	None
Status:	Public

Section 1: Summary

The Panel agreed, at its meeting on 13th July 2005, the process for progressing the Statement of Community Involvement SCI. Prior to the meeting a letter and questionnaire were sent to all those on the Planning consultation database, asking them to indicate their preferred approach for participating in the preparation of the SCI and the Local Development Framework (LDF). The main purpose was to update the Council's consultation database and to establish the main contact for future correspondence and communication.

The initial consultation period was for 4 weeks between July and August 2005 and this report sets out the results of this exercise. It gives an overview of rate of response and highlights some of the issues raised by the respondents. A breakdown of the responses and the summary of the comments and suggestions is attached as Appendix 1. The detailed responses are attached as Appendix 2.

Decision Required

The Panel is recommended to:-

- (i) Note the comments received following the initial consultation on the SCI;
- (ii) Note progress against the timetable and agree that officers should proceed to formal public consultation on the SCI.

Reason for report

The Council is required to have an adopted Statement of Community Involvement in accordance with the LDS agreed timetable and Members have requested to be kept informed of the progress. The deadline for the adoption of the SCI is set in the LDS, and adhering to the timetable and the delivery of the programme set out in the LDS are important considerations for Planning Delivery Grant. Public Involvement in the preparation of SCI is deemed to be a positive move towards increasing public awareness at the outset.

Benefits

The Council has a statutory duty to prepare a Statement of Community Involvement. Submission of the SCI to the Government Office for London (GOL) according to agreed timetable and the Inspectorate (PINS) for examination by March 2006 will ensure that the Council's ability to attract appropriate level of Planning Delivery Grant.

Cost of Proposals

The cost of producing the SCI document is contained within the current Departmental budget. Any associated cost relating to future consultation would be considered in future reports.

Risks

Delaying the SCI would effectively result in the Council's failure to meet the Local Development Scheme (LDS) timetable milestones. This may also lead to a reduction in the Planning Delivery Grant (PDG). Equally the failure to proceed accordingly will undermine the Council's commitment to the new planning system as prescribed by the Planning and Compulsory Purchase Act 2004. The importance of the provision of adequate resources is important to the success of the whole process.

Implications if recommendations rejected

This will lead to a failure to meet the approved LDS timetable.

Section 2: Report

2.1 Brief History

The SCI is an essential part of the Planning and Compulsory Purchase Act. The Act requires every local planning authority to produce a Statement of Community Involvement as part of the Local Development Framework. The working draft SCI is being developed and the comments received as a result of the initial consultation will assist in the production of the document. A key part of the new planning process will be to demonstrate how information from, and the views of, the community have been taken on board. This report reflects that.

2.2 Results of the Consultation

In comparison to other London Boroughs that have carried out similar exercises, the level of response rate was very good and the comments received have helped to update the consultation database which was first set up in 1998 and only partially updated since then. The modified database will inform the future engagement process.

The main findings of the questionnaire predictably revealed that different stakeholders preferred to participate in different ways. For example organisations tended to prefer Focus Groups whilst residents preferred Road Shows, a mixture of stakeholders preferred one-to-one meetings. What the questionnaire revealed was that none of the options suggested could be discounted and this should be reflected in the approach set out in this SCI. The main conclusions reached on the answers to the questions asked are set out on the first page of Appendix 1.

2.3 Consultation

The stages for producing the SCI, as set down in the approved LDS, will follow the appropriate procedures, including the formal consultation stage.

2.4 Financial Implications

Costs are contained within the approved Departmental budget.

2.5 Legal Implications

(Comments included in the report)

2.6 Equalities Impact

Effective community engagement promotes equality of opportunity and social inclusion.

Section 3: Supporting Information/Background Documents

Background Documents:

1. Planning Policy Statement 1: Delivering Sustainable Development
2. Planning Policy Statement 12: Local Development Frameworks.
3. The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004.

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Appendix 1

Summary of responses to the initial consultation on SCI

An initial consultation was carried out for four weeks during July and August 2005. The main purpose was to update the Council's consultation database and to find out how people would like to be involved in the development plan process. In total about 1600 individuals, organisations, community groups and utility companies were consulted. Below is a summary of the responses:

The Purpose of the Consultation

The main purposes were:

- To update the database for future consultation;
- To raise awareness about the LDF process;
- To find out how people would like to be involved and the issues considered to be paramount.
- To build capacity and partnership

Questions Asked and the Main Conclusions Reached

Apart from asking for contact details the questionnaire sent out specifically requested respondent to answer the following questions. The main conclusions reached are:

- 1 How would you prefer to be contacted?**
Majority of people and organisations prefer to be contacted by written correspondence, email and telephone.
- 2 What particular issues are of most interest to you or your organisation?**
No new issues of particular significance were identified. As requested, some organisations and individuals used the opportunity to express their views about matters that were of interest to them. Such matters, included facilities for young people, elderly, open space, entertainment facilities and anti-social behaviour.
- 3 Are there any particular area(s) of the Borough that you are most interested in?**
Different parts of the Borough were mentioned. A few groups mentioned the whole Borough
- 4 What methods do you consider would be most successful in engaging you or your particular group?**
Most of the methods mentioned by respondents have already been included in the draft SCI. However some organisations indicated that visiting their local group meetings would encourage the young people to become more engaged in the process.
- 5 Are there any particular methods of community involvement that should be used by the Council?**

See response to Q4

6 Are there any issues you wish the Council to take into account in preparing the draft SCI?

A whole range of issues were mentioned, although these are not directly relevant the SCI process they will assist engagement on the development of the LDF documents.

A summary of the comments, suggestions and issues raised have been summarised in the tables attached to this report.

Summary of the comments received and main issues raised

The responses were received and some of the respondents raised a number of detailed matters, which are summarised and attached as appendix 1. The table below gives an indication of the nature and levels the of the responses received:

Table 1 – Responses by type

	Number	
Completed questionnaires	208	
Letter	7**	
E-mail	11	
Telephone Call	12*	
Unable to deliver	12	
Deletions	79	
Amended addresses	43	
Addresses added	13	

Notes

* *a phone call requesting to be deleted would be recorded as both a telephone call and a deletion*

** *The number of letters does not include those accompanied by questionnaires*

Comments Received

In general terms the comment received proved invaluable and has helped to update the Consultation database which was first set up in 1998 and only partially updated since then. The modified database would inform on the future engagement process.

The results of the questionnaire revealed that different stakeholders preferred to participate in different ways. For example organisations tended to prefer Focus Groups whilst residents preferred Road Shows, a mixture of stakeholders preferred One to One meetings. What the questionnaire revealed was that none of the options could be discounted and this is reflected in the approach set out in this SCI.

The level of response rate was very good in comparison to the experience of other London Boroughs that have carried out similar exercises. As shown

above 208 respondents completed the questionnaire. In addition to the 12 recorded telephone calls several other telephone conversations regarding the SCI were not recorded. Of the 4 letters received only one contained some information which does not support the Council's approach. As a result of the information received 79 names and addresses were deleted while 13 were added. Also 40 addresses were amended. 12 were returned as unable to deliver.

Next Step

This initial consultation is a useful starting point and an up to date database provides a useful tool for future action. It is important to follow the success of this exercise with the following concrete actions by:

- A Incorporating matters raised in the consultation in the draft SCI
- B Amending database in accordance to the information received
- C Setting up a new database that would assist the effectiveness of the SCI.

Conclusion

The results of the questionnaire have helped to do two things. First it has enabled the Council to update the database which has not been revised fully since 1998. Second, It has also helped to develop approaches set out in the draft Statement of Community Involvement. Second, it assisted in formulating view on the methods that are likely to be popular with community groups and stakeholders.

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Appendix 2

Organisation/Individual name	Q2: Issues of interest**	Q3: Areas of interest	Q4: Methods of engagement	Q5: Methods of community involvement	Q6: Issues for draft SCI
9th Kenton Scout Group	4, 5, 7, 9, 10, 12 (facilities for young people)	Kenton	Visits to our group meetings to make presentations to our young members. Some leaders could attend meetings/training arranged by the Council if necessary.	Visits to our group meetings. Make methods of communication available more widely known.	Provide details of its plans for facilities for young people within the borough - i.e. replacement for the North Harrow Boling Alley
All Saints Church	11	Our parish - the health and Wealdstone	Speakers at local meeting in Church Hall	Small local meetings	
Anchor Trust	11	Pinner and Stanmore	Locally arranged consultation meetings or information made available to and posted directly to tenant groups	Methods used to engage client groups must realistically enable them to participate and contribute, i.e. venues must be accessible by all and at times which allow for travelling	
Asian Foundation for Help	1, 2, 3, 5, 7, 8, 10	Help for blind and needy people	Raising funds for charity	Organise programmes, activities and functions to raise funds	
Asian Parents Group	2, 5, 7, 8, 10				
Barclays Bank	2, 3, 6, 10		Group discussions		
Barrowdene Close Residents Association	1, 4, 8	Pinner	Speaker at annual meeting, esp. if major changes to be discussed		
Barton Willmore Planning	11	South Harrow, Harrow Weald	Formal consultation with written response, opportunities for meeting with the Council		The SCI should ensure that the role of developers is adequately referenced in the document
Barton Willmore Planning Partnership	11				
Bentley Priory Management Committee	11	Local Nature Reserves and adjoining sites		Public consultation meetings provided the consensus of opinion is acted upon	Green belt protection, traffic generation, congestion and air pollution caused by high density developments and supermarkets, management of existing nature reserves to be taken seriously with adequate financing
Bnai Brith Housing Trust	2, 5, 7, 12 (elderly)				
British Red Cross	5, 7		E-mail communication - can be forwarded to the appropriate staff membe easily and doesn't waste paper	No	Role of voluntary sector, funding issues, not penalising larger charities in funding etc

Appendix 2

Canons Park Residents Association	11, 12 (Policing, roads and footpaths, Canons Park Open Space)	Area up to a mile radius of Canons Park Station	Circulation of draft documentation by Council officers prior to presentation to Committee; workshops with ward councillors and/or councillors who sit on various committees	Over and above current consultation methods for more general borough-wide consultation on general issues use Harrow Magazine for feedback of questionnaire	
Canons Park Residents Association	11	Canons Park, Stanmore and Edgware, plus major town centre developments in Harrow	Information on planning and development proposals in our area, also major Green Belt development, information on important public meetings on planning, housing and transport - and infrastructure that has a wider impact affecting many local areas. Also major discussions on ecology, energy saving and the environment	Proper consultation with local communities before major developments are applied for - so views can be taken into account before designs are drawn up and presented to committees. Use of libraries to mount exhibitions and models of proposals for public comment and input	Overdevelopment - should be height and density limits in specific areas. Impact of high density on traffic and infrastructure. Bad designs that are allowed. All new developments should be zero energy with universal access. Should be design teams of community reps and professionals. Destruction of local character - horrible window replacements. Many 1930s areas should have been made Conservation Areas - have now been completely ruined.
Catalyst Housing	2, 5, 7		Information updates (e-mailed) and progress meetings	Open days/workshops	
Cinema Theatre Association	8, 12 (entertainment buildings)		Consultations on alterations or applications for demolition on all cinemas and former cinema buildings in the borough, particularly those that are listed		
Circor Instrumentation Ltd Civil Service Retirement Fellowship	11 1, 5, 7		We have a number of groups which meet monthly - a half hour talk and a half hour discussion would reach most. Questionnaires/notices of meetings should be sent.	Would be grateful to receive information about plans to change access to/costs of public transport, local health provision, particularly for the elderly, and access to local amenities, particularly shops.	Elderly people face problems from cycles on pavements; cars/lorries forcing them to walk round in the road; uneven/broken paving; rubbish collecting on pathways; cars speeding across red traffic lights.
Clonard Way Association	11		Leaflet with provision for feedback	Opportunity to vote on issues	Opportunity for participation in surveys
Colman Court Residents Association	1, 2, 4	Gordon Avenue	Post		
Community Link Up	1, 3, 5, 7, 10		Informal face to face in small groups	Accessible routes to involvement for people with learning disabilities	Access for people with learning disabilities

Appendix 2

Council for British Archaeology	11								
County of Middlesex Trust	11			Submission of draft proposals, group discussion meetings					Preservation of green belt and listed buildings, transport implications of major developments
CSCI	5, 6, 7, 8								
David Worthing	1, 2, 4, 5, 7, 8, 9			Invitation to participate in consultations, notification of consultative documents					
Debenhams	1, 3, 6		Town centre	Timely and relevant communication					
Dene Court Residents Association	11		Stanmore Town Centre and surrounding area	Relevant information through the mail			Nothing comes to mind		
Dominion Housing Group	1, 2, 3, 4, 7, 10, 12 (hard to reach BME groups)								
Dominion Housing Group	11		Wealdstone	Focus groups, newsletters			Planning for Real		Affordable Housing, Community development
DPDS Consulting Group	11								
Earwig Club	11		South Harrow	Lipreading classes				Can the Council look into the fact that black taxis don't always turn up	Bus drivers need training in how to stop buses in order to give us a smooth ride
EDF Energy	12 (number of new properties, industrial and commercial developments)			Large developments need to consider electrical infrastructure and possible space for new substations					We must all live together as neighbours and consider one another's needs
Edgware and District Reform Synagogue	1, 3, 4, 7, 8, 10		The area nearest to us						To remember it is a multi-cultural borough with a large number of race/religions
Edgware Safer Neighbourhood Team	1, 2, 6, 7, 8, 10, 12 (anti-social behaviour)		Edgware ward	Focus groups, partnership working, close liaison					
Elm Park Residents Association	11		All Green Belt	Letters and newspaper notices of meetings or surveys for input into procedures which we feel the Council should be tackling			Questionnaires, meetings or surveys		There is no point having a SCI if Harrow's community continues to be ignored. Unless the 'involved' community's consensus of opinion carries any weight this is yet another pointless exercise. The people of Harrow have become used to being consulted and then the results carrying no weight or being ignored

Appendix 2

Elmwood Area Residents Association	11	Elmwood area	Consult/involve us in forming and implementing LDF	Questionnaires	Prefer to be contacted by e-mail
English Golf Union	11, 12 (leisure pursuits)	Northwick Park and other golf courses in the borough	Do not understand the question		To make the community aware of golf development in the area, especially for juniors and beginners - facilities at various clubs should be listed
English Heritage	11		All stages of LDF plan		Historic environment, built heritage, archaeology
Environment Agency	11		Normal statutory consultation procedures		
Forestry Commission	8, 9	Trees and woodland issues			
Friends of Bentley Priory Nature Reserve	8, 9	Bentley Priory Nature Reserve and surrounds		Information pamphlets and publications already in hand by Council	BPN Reserve is a nature reserve - not a public park - and is a SSSI
G Branch	1, 5, 7, 8, 9	Mayoralty and charity issues, voluntary sector		Post and meetings	
Gayton Residents Association	11	Gayton Road car park, Sonia Court, library site	Sorry cannot help - tenants come and go, flats all rented on short term leases		Should have top priority: re-development of College Road area
General Aviation Awareness Council	1				
George Wimpey West London	11		Briefings/Publications to identify suitable areas for redevelopment	Housing needs surveys on a more area specific basis	Ensure that residential development is not portrayed in the usual negative light
George Wimpey West London	2, 8, 9				
Government Office for London	11		Approach us for advice/comments as appropriate by any means of communication		Take appropriate guidance into consideration
Grange Farm Estate Tenants and Residents Association	11	Children's play area at Grange Farm Estate			
Greenhill and Marlborough Labour Party	11, 12 (population density)	1) town centre, 2) Greenhill and Marlborough wards	1) public meeting, q&a; 2) website and e-mail q&a; 3) newsletter distributed by e-mail	Talks to schools	Unplanned population growth leading to unsustainable development such as environmental pressures on water supply, transport, refuse disposal
Greensward Properties	11	Stanmore			

Appendix 2

Grims Dyke Hotel	11, 12 (Tourism)	Development of Tourism	Focus Group	Benefit to the community and tourists
Harwick Court (Freehold) Ltd Harrow Agenda 21	1, 4, 9 11, 12 (biodiversity, air pollution, energy)	Green Belt, gardens, allotments, open spaces, housing, roads, town centres	Specify options which can be selected	Local press, interest groups Specify options to demonstrate what is on offer Development of derelict sites All issues relating to sustainability - it would be desirable to be involved in preparing the draft SCI
Harrow Asian Action Group Harrow Association of Somali Voluntary Organisations	1, 2, 3, 4, 5, 7, 8, 10 2, 3, 5, 7, 10		Keeping us informed Face to face meeting in order to explore ideas	Whatever is necessary Engaging with community groups has a lot of advantage because community members come to us at first to tell us their problems and their needs Yes, we would like to hold a meeting with you in order to spell out our views
Harrow Baptist Church	11	College Road - old Post Office site	Stakeholder meetings	
Harrow CND	1, 4, 8, 12 (nuclear trains)	Areas adjacent main railway line	Door-to-door petitions/leafleting to raise awareness about nuclear armaments and transport	Consult about nuclear transport and waste issues
Harrow College	10	Rayners Lane, South Harrow, Wealdstone, Pinner	Publicity, co-ordination with other education providers	Cuts in adult education
Harrow College	11	Harrow Weald, Harrow town centre	Regular updates e.g. e-newsletter, individual and group meetings	Need to mesh the Council's timelines with those of partner/other organisations
Harrow College	11	Town centre redevelopment, education	Focus groups, discussion	Proposal site 6 plans and strategic plan for development of town centre
Harrow Council (Drainage team)	12 (drainage)		Usual internal consulting channels	
Harrow Council (Early years, childcare and parenting service)	1, 2, 3, 5, 7, 10	Harrow's identified areas of disadvantage	Written information	Participation/consultation with children and young people
Harrow Council (Shane Brackenburgh)	1, 2, 5, 7		Face to face meetings, posters, written correspondence, local newspaper	Large format for people with partial sight, audio tapes for blind people, easy text for people with a learning disability

Appendix 2

Harrow Council for Racial Justice	11		Education, employment, health, environment, housing, social/community facilities	Involving from start in planning/developing provisions and evaluating outcomes	Use of IT, e.g internet, e-mail	Need specific briefing from LBH before commenting re preparation of this draft SCI
Harrow Heritage Trust	11			Views must be taken on board, decisions must remain to be taken after consultation	Officer attendance at quarterly meetings	Planners should liaise with other Council depts - "joined up thinking"; community views should be made to count
Harrow Hill Trust	11		Harrow Hill AOSC	Planning concerns are delegated to the Trust's Planning Sub-Committee		Conservation and preservation of MOL
Harrow in Leaf	4, 8		Allotments		Would like to be involved in allotment policies	Would like protection for allotments in the LDF
Harrow Iranian Community Association	5, 7, 10			Organising seminars and get-together sessions		Building a reputable community centre for Harrow
Harrow LETS	11			A facility for free advertising for our group	By helping to promote the LETS group	
Harrow Mencap	11		All	Focus groups, face-to-face, accessible format if in writing	Making it accessible for people with learning disabilities	
Harrow Methodist Church	11		Inter faith	At least 6 weeks notice needs to be given for all meetings		
Harrow Miscellaneous Properties and Residents Association	11		Whole borough	Early submission of ideas/proposals to the contacts given above so that members of said organisation can be consulted	Use Council approved community organisations	Make certain that consultation also means that suggestions/opinions etc will be taken into consideration and seen to have influence on LDF
Harrow Nature Conservation Forum	8, 9			Regular updates by e-mail and being invited to appropriate meetings	Communicate through HAVS	Green Belt and proposed biodiversity action plan
Harrow Nature Conservation Forum	11		Local Nature Reserves and adjoining sites		Public consultation meetings provided the consensus of opinion is acted upon	Green belt protection, traffic generation, congestion and air pollution caused by high density developments and supermarkets, management of existing nature reserves to be taken seriously with adequate financing

Appendix 2

Harrow on the Hill Forum	11	Harrow on the Hill	Send documentation for the forum to consider at its meetings and we will respond	Face to face contact with relevant officers	Yes - a 20mph zone on Harrow on the Hill is desperately needed on environmental and planning grounds as well as safety
Harrow Police and Community Consultative Forum	12 (crime and policing issues)		Attendance at our meetings (bi-monthly). Potential to present at meeting. Send info to secretary, who will forward relevant info to the group.	Vibrant and interesting presentations, detailing engaging information relevant to the assembled groups	
Harrow Primary Care Trust	11, 12 (social inclusion, inequalities)	Areas of deprivation, wards and SOAs that show inequalities in service use/provision and health	LSP, direct liaison with lead contact, public health network	Variety of approaches, targeted action for hard-to-reach groups	Involvement of hard-to-reach groups
Harrow Public Transport Users Association	11		Hard copy of reports by post, otherwise meetings, e-mail		Good seamless transport hubs, safe environment where crime is 'designed out'
Harrow Recreation Ground Users Association	7, 8	Harrow Recreation Ground and adjoining areas of Headstone South ward	Meetings, formal and informal	Make people more aware of how much money goes into cleaning up anti-social behavior - litter, graffiti, vandalism	Essential that people have recreational space
Harrow Rethink Support Group	2, 3, 5, 7		Speaker at monthly meetings	Information desks	Mental health, supported housing
Harrow Town Centre Forum	1, 3, 6, 7	Harrow town centre	Letters and talks at quarterly meetings	Displays in town centre, contact/introduction to Shopmobility	Harrow-on-the-Hill station, maintaining competitive edge of town centre, café culture, public realm improvements
Hatch End Association	11	Hatch End and environs including Green Belt	Through sub-groups dealing with the various topics and identifying a lead contact	Public exhibitions and questionnaires	
Hathaway Close Residents Association	11	Planning and Environment	Written information as early as possible	Full and open information	Yes, use of Green Belt and compulsory purchase info
HAVS	12 (community cohesion)		Open, daytime meetings	Use HAVS as mechanism to consult with voluntary and community sector	

Appendix 2

Headstone Lawn Tennis Club	7, 10		Information and the ability to feedback comments and issues for the club. Public presentations with q&a.			Conflicts between Council initiatives and their effects on the community, e.g nurseries using sports clubs, could lead to financial difficulties for the sports club
Headstone Residents Association	11	Headstone North and South	Frequent Communication by e-mail		Attendance at our Exec Committee meetings, every 3rd Thursday of the month, 8pm - 10pm	The situation of the North Harrow Shopping Area after the demise of Safeway
Headstone Residents Association	11	Headstone wards	E-mail, letter or meeting		Survey group run by outside body. Survey residents associations	Will the SCI be other than paying lip service to community involvement? The present situation seems to be: "we have to ask you but don't have to act upon what you say." Hence widespread disillusionment with the Council and bodies such as HCTC
Herts and Middlesex Wildlife Trust	8		Being consulted on any planning that affects wildlife and biodiversity; being invited to relevant stakeholder meetings; being involved at earliest possible stage, as this allows environmental issues to be identified early.		Ensure all residents in the borough are aware of opportunities to input into important planning documents. All documents need to be user friendly to planners and non-planners alike.	Would be useful to list who you wish to get involved, i.e. list who stakeholders will be, this will allow organisations such as ourselves to determine if anyone is missing that needs to be included
Herts and Middlesex Wildlife Trust (Harrow Group)	2, 8, 9, 10	Stanmore Common LNR, Green Belt, all open spaces in the borough	Contact and proper communications at an early stage, answering our queries. Many letters are delayed in answering or not answered at all. Face to face communication - the ability to speak directly to those concerned.		Inform as widely as possible and meet people before planning permissions are put in to get some local input. Don't just listen and ignore, take local people's views and act upon them.	Allow people to really take part in the planning process. Answering our queries. Face to face meetings if necessary out of office hours. Providing information instead of giving the objector's the job of taking time off work to go and look at plans - provide copies.
Hertsmere Borough Council	11				Press adverts, mailshots, summary leaflets, translation and large print	
Hillingdon Chinese Community Organisation	3, 7, 10	Station Road, shopping area	By post			To make available facilities for community use, special rates for leisure and recreational use, meeting place and premises

Appendix 2

Hobart Place Residents Association	11				Council reps at association AGMs or speaking to local groups	Every idea costs money. Cheapest idea might be posters on prominent sites if you have anything of moment to impart	
Holy Trinity Church	1, 4, 6, 10					Focus groups inc. developers	
Home Builders Federation	2				Publish consultation and pre-consultation documents		
Housing 21	2, 3, 5, 7, 8				Focus groups, questionnaires		
Husaini Shia Islamic Centre	11, 12 (community funding)		Planning issues and community funding		Personal contact	Phone call through the office	Major issues for us are the need for a pedestrian crossing, facilitate members needs at the centre and parking issues also leisure facilities for young people
Husayni Madrasah	5, 7, 10				Visiting us	Local meetings at our premises	
India Link International	11		Library services, education, training		Normal survey methods	By post, survey, questionnaire	
Ipsos UK Ltd	11				Research local people's views		
J J McGinley Ltd	11				Face to face, 'white paper' for comment		
Jim Kerr	11		North Harrow		Letter, survey, meetings	Letters, surveys	Blanket 15mph speed limit on all residential roads that are not A or B roads. Roads closed to stop commuter rat running and to force traffic back onto A road network.
John Cobb	11		Hatch End/Old Redding			Suggest you circulate a document summarising what the Central Government is trying to achieve with this process and the potential impact/issues for Harrow people and local decision making.	
Kannada Balaga UK	11		Council should change its policy towards people from abroad		Stop listening to 'yes men' and 'yes women' - listen to radical groups	Rdical rethink - ethnicity and minority community - completely outmoded.	We are all different but equal, Asians especially create wealth and jobs, very few scroungers on social security - their requirements should be met in full.
Kenton Baptist Church	7		Belmont, Kenton, Central Harrow		Questionnaires for comments		

Appendix 2

Kestrel Grove Nursing Home	11	Green belt	Consultation with the Commission of Social Care to establish needs of growing elderly population	Survey elderly population	Green Belt - specifically piece of land on corner of Common Rd and Hive Rd - GB boundary should be moved so it can be released for development
Kingsfield Residents Association	11			Good communication and up-to-date news	
Kodak	1, 3, 4, 7, 8, 9		E-mail summary of proposals at early stage		
Landmark HA	2, 7, 8	Lime Close and Conifer Way			
LB Waltham Forest	11				
Lewel Ltd	2		Focus groups or key groups for developers/landowners/housebuilders	Para 4.4 of PPS12 recognises importance of early discussions with developers	PPS12 expresses that the involvement of developers/landowners is important
Little Common Residents Association	11, 12 (conservation areas, licensing, public footpaths, woodlands and ponds, improvement grants for Conservation Areas)	Stanmore and Little Common	Letter or e-mail	Local meetings	
Lohana Community North London	7, 8, 10		Interactive workshops, meetings		Community participation/involvement
London Ambulance NHS Trust	1, 5		Information on developments; invitations to meetings to discuss where required		
London Arya Association	7	Sports Facilities	Updates, meetings		Sports facilities available at lower costs
London Borough of Brent	11	Areas where the two boroughs adjoin	Formal correspondence, round table discussions		
London Edgware Congregation	11	Available land to build places of worship	Notification of developments (LDF) at early stage		Building halls for sole purpose of worship and meetings
London Fire and Emergency Planning Authority	11		Consultations		

Appendix 2

London Green Belt Council	9	Green belt	Presumably on paper e.g. questionnaires or other submissions of comments in response to plans	Our interest is limited to the Metropolitan Green Belt, national Green Belt policies, any revision to PPG2
London Kalibari, Aid India Forum	11	Kenton, HA3	Group discussion, small write up about q2. To distribute to community members	We as a local community group organise lots of functions from March to November, where Council officers/managers can come and pass their ideas on
Merlin Crescent Residents Association	11	LB Harrow	Public meetings	Major Planning applications, Harrow town centre, Makoni site, Wood Lane, RNOH
Metropolitan Police	11	Designing out crime on all major projects	Contact at the earliest time	
Metropolitan Police, Harrow			In place	
Mind in Harrow	3, 5, 7		Posters, leaflets, mailshots, meetings on specific topics, focus groups	Focus groups with specific groups of residents/service users
Mr and Mrs Metcalf	1, 2, 4, 5, 8, 9		Nice to see Councillors occasionally when required	
Mrs Elton	1	Transport	Too old	
National Playing Fields	7, 9, 10, 11 (land and facilities for sport and play)		Written communications	
Navnat Vanik Association of UK	5, 7, 10		Information, seminars, meetings	
Network Rail	1, 2, 6	Send draft documents for comment		
Newton Park Horticultural Society	8, 9, 12 (allotment issues)	All allotment sites, esp. Newton Park West and East	Communication to secretary, allowing one month response time for committee consideration; Council representative attendance at our committee meetings - contact secretary for details	Greater promotion of allotments on grounds of health benefits, improved community integration, and essential food. Larger budget allocation for allotments.
Nugents Park Residents Association	11	Any planning issues affecting Hatch End and Nugents Park in particular	1) Nomination of a Committee member to attend meetings as required, 2) reviewing drafts of submissions	Preservation of residential roads that reflect the character of Harrow and its historical development

Appendix 2

Oak Lodge Close Residents Association	11	Stammore - cleanliness of streets, traffic control, provision for recycling in flats	By action on the above (q. 3)			
Orley Farm School	11				One-to-one meeting between chairs of organisations and the Council officers	Needs of community welfare groups
Pakistan Society of Harrow	1, 2, 3, 5, 7, 8, 10		Leaflets, brochures and meetings			
Paradigm Housing Group	2					
Peter Rummer	1, 2, 6, 7, 8, 9, 10					
Pinner and Headstone District Scouts	7, 8, 9, 10, 12 (youth)	Pinner, Hatch End, North Harrow, Rayners Lane	Youth forum			
Pinner Association	11	Pinner and Pinner South	Please send letters/documents in good time for any deadlines		We would like officers to contact us when new projects arise	Trees, front gardens, footpaths, parks, open spaces, green belt, pedestrian needs.
Pinner Hill Residents Association	11					
Pinner House Society	2					
Pinner Local History Society	8	Pinner	Circulation of information in writing			Conservation of the character of Pinner
Pinner Methodist Church	7	Pinner	Open forums, interest groups, questionnaires		Community appraisal of existing projects	Representation from all faith communities
Pinner Road & The Gardens Residents Association	2, 8, 9	Pinner Rd, The Gardens, nearby sidestreets				Amenity and standard of living for those already in the Borough
Pinnerwood Park Conservation Area Residents Association	12 (Conservation areas)	Pinnerwood Park	Consultation in a form that could be included in our newsletters		Use of groups such as our Residents Association	Currently in discussions with Conservation re: problems with existing policies
Princes Drive Residents Association	11					
Pynacles Close Residents Association	11		By post			
Rama Court Residents Association	11	Harrow-on-the-Hill, Harrow town centre	Letter/circular		Forums?	

Appendix 2

Roch Avenue Allotments Action Group	11	The ex-Roch Avenue Allotment site. Area surrounding Tenby Clinic building and Tenby Hall	Would prefer to attend meetings or group discussions so that I can relay as much information as possible to my own group	Absolutely crucial that the Council involve residents who would be most affected by planning or environmental issues and not take on board outsider's comments	The Council must learn to be mindful of community views. They will usually know an area far better than they do, after all it is the community who has to suffer their bad judgements.
Rotary Club of Kingsbury and Kenton	11	Education and health	By giving responsible work/job in good committee	Yes please, but when it starts working properly	Nothing new but circumstances will show the real issues to take into account.
Roxborough Road Residents Association	11, 12 (Harrow Post Office site)	Post Office site and Bradstow House, resiting of library, Hunt Kennard site	Leaflets in each household with simple questionnaire, meetings at a suitable venue for the residents, publicity in free newspapers, Council website and noticeboards, on-street canvassing		Ensuring all members of the community can read info in their mother tongue
Royal Association for Deaf People	3, 5, 7	Services provided for deaf people	Consultation meetings, e-mailing information	Public consultation	How deaf people will access the information within
Royal National Orthopaedic Hospital	11			Open forum meetings - advertised in local press, e-mail and website	Public consultation on major developments
RPS	11		Letters, e-mail, website, telephone		Wider consultation only necessary on major developments - 50 dwellings and above
Salvatorian College	1, 3, 5, 7, 8, 10		Direct contact, focus groups		
Sangat Centre	11		Community consultation forum and by post		
Sarojini Patel	2, 5, 8, 10	Herga Road	By post or telephone	Conferences, exhibitions, videos	To stop converted flats
Sheridan Place Residents Association	11				
Showmen's Guild of Great Britain	2, 9		Written communication	No - I am confident you have this covered	The needs of travelling showmen in fulfillment of Circular 22/91
Shravika Satsang Mandal	5, 7	To use community centres for health activities: reflexology, yoga and counselling	For health activities		
SICM	5, 7, 10		Visiting us	Local meetings at our premises	
South Harrow and Roxeth Residents Association	11	South Harrow and Roxeth	Discussion at monthly or quarterly meetings		

Appendix 2

South Hill Estate Residents Association	8, 9, 12 (MOL, Conservation)	South Hill Estate and South Hill Avenue	The Association's interests are in the South Hill Conservation Area and adjacent MOL	Conservation and maintenance of MOL
Spanish Education Office	10			
St Alban's Church Social Club	11	Transport for disabled members, cancellation and delay of hospital appointments	Anything which would ease life for pensioners	Not to ruin local ambience with over-building particularly high buildings
St George's Church	11	Headstone	Relevant newsletters, community planning events and forums	
St Mary the Virgin, Kenton	4, 7, 10			
St. Anselm's Church, Belmont			Do not know how we as a church can be involved in the process. Interested members will probably be involved in other ways.	
St. Dominic's Sixth Form College	11			
St. John the Baptist Church	11		Public meetings - we would be happy to host such events	
St. Michael and All Angels Church	11	Harrow Weald	General information	
St. Paul's Church, South Harrow	2, 5, 7, 8, 10	South Harrow	Simple A4 summary sheets on specific issues	The role of faith communities in providing care in the community - esp. to the young and elderly
St. Theresa of the Child Jesus Church	1, 2, 51, 2, 5, 7, 8, 9, 10			
Stanmore and Harrow Historical Society	9, 12 (Heritage and Conservation)			
Stanmore Chapel	2, 7, 10	Stanmore		
Stanmore Christian Housing Association	2, 6, 7	Stanmore		
Stanmore College	10	Stanmore		
Stanmore Trading Post	1, 2, 4, 5, 6, 8, 9, 10			
Star Planning and Development	1, 2, 3, 8, 9		Contacting me	Need to be focussed - blanket approaches do not yield cost effective results

Appendix 2

Steph Mount	11	Graffiti	Would like a long lease on our voluntary trading hut, also could do with water on the site			Would like the Council to encourage allotment holders - ploughing for new members
Streamside Horticultural Association	11	Horticultural matters, allotments and open spaces	Prior notice on major schemes which may affect our estate in the future			Consult interested parties thoroughly
Sudbury Court Residents Association	1, 2, 9	Area bordering Sudbury Court Conservation Area and Peabworth Estate	Steering committees with experts from the community		Transport and provision of business car parking facilities	
T Dunwoody and Partners	1, 4, 8		To be informed of meetings		Notice of all meetings that may have bearing on our housing situation	Speeding on Sheepcote Road
Tempsford Court Management Company	11	Tempsford Court and adjacent areas	Letter, meetings		Letters, E-mails, internet, meetings, forums	Thames Water are a statutory consultation body, and this should be referred to in
Thames Water Property Services	2, 3, 4, 7, 8, 9, 12 (infrastructure)	Water and waste water infrastructure, housing growth	Notification by post of applications for planning permission, plus parking restrictions/applications			
The Crescent Residents Association	11	Immediate locality of The Crescent, Shaftesbury Avenue (south), Dudley Gardens, Fielders Close, Merton Road, The Chase at Lower Road	Invitation to meetings for planning future community facilities		Passing on information and sharing views genuinely with the diverse make-up of world communities in Harrow	Future sites and facilities for youth. Muslim, Hindu and other new communities are in need of community centres for family and cultural occasions
The Furquan Academy	11	Stanmore, Queensbury, Burnt Oak, Edgware, Belmont, Kenton	Reports and local assemblies, i.e. 'town meetings'		More consultation and acceptance of local views on planning	1) homelessnes; 2) improved pedestrian and cycle facilities and restrictions on traffic
The Homeless and the Church in Harrow (THATCH)	11	Central and west side				
The JTS Partnership	11					

Appendix 2

The London Green Belt Council	9		Green belt issues	Notification of proposals for development in Green Belt or any proposals for change of practice that might affect the Green Belt, internally or externally		Particular attention to the impact of future development on major developed sites in the Green Belt and redundant farmland, especially on sites in close proximity to each other, of which Harrow has many
The Pinner Association	11		Pinner and Pinner South wards	Assurance that credence will be taken of the points made and views expressed. Sufficient time must be allowed for a full consultation, multiple paper copies of consultation documents should be provided and the information should be on the Council website.	Council officers should attend our twice-yearly meetings, and those of other residents associations, and be prepared to speak, or answer questions about the LDF. More power and involvement should be given to local councillors.	See separate sheet attached to questionnaire.
The Planning Bureau Limited	1, 2, 3, 7, 8					
The Salvation Army	11		South Harrow	Consultation	Consultation	Traffic and Parking
Three Valleys Water	2, 4, 8, 12 (water resources)			Consultation papers and reports		
Tithe Farm Social Club	11		Sports Facilities	Meetings	Social	
Transport for London	11		All			
Transport for London	1		Harrow-on-the-Hill	E-mail		Mayor's London Plan
Trinity Church Harrow	1, 7, 8			Community forums, based locally		
Trustees of T G Blackwell Trust	9		Copse Farm, Harrow Weald			
Turley Associates	1, 2, 3, 6, 8, 9			Workshops, focus groups, opportunity for written submissions		
Warden Housing	11		Rayners Lane	Workshops		
Wates Construction Ltd	11		All areas of construction	Being at the front end of consultation procedures		
Watford Borough Council	1, 6					
Welldon Activity Group	7			Formal meetings for discussion on key areas	Involvement before decision making	
West London Business	11					
West London Waste Authority	4					
Widtree Hotels	11		Harrow town centre and its borders	Small forums with dedicated subjects - minutes to be taken and circulated to those interested		Getting new businesses into Harrow and making it easier for those already there to flourish

Appendix 2

Woodlands Community Association	1, 2, 4, 7, 8, 9, 10	Stanmore, Bentley Priory Open Space, Harrow Weald Common	Council representative to address a general or committee meeting. We could print information in our newsletter.		
World Sikh Foundation	5, 7, 10				

*Key to issues of interest codes	
1	Transport
2	Housing
3	Employment
4	Waste/recycling
5	Health
6	Shopping/town
7	Social/community facilities
8	The Environment
9	Green Belt
10	Education
11	All planning issues
12	Other (specified)

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Meeting:	Strategic Planning Advisory Panel
Date:	Tuesday 13 th September 2005
Subject:	Draft London Plan Alterations – Housing Provision Targets; Planning for Waste
Responsible Officer:	Director of Strategy (Urban Living)
Contact Officer:	Dennis Varcoe
Portfolio Holder:	Portfolio Holder for Planning, Development and Housing
Key Decision:	No
Status:	Public

Section 1: Summary

The Mayor in July 2005 published draft alterations to London Plan policies on Housing provision targets, Waste and Minerals. The consultation is primarily aimed at the London Assembly and the GLA Group, but the Mayor is also keen to hear from London Boroughs and other key stakeholders. However, because the deadline is Friday 9th September, the Mayor is to be advised that the Council wishes to make its representations as part of the 3 month public consultation programmed to commence in October.

Decision Required

The Panel is requested to:-

1. Note the publication of draft Alterations to London Plan policies on Housing provision targets, Waste and Minerals; and
2. Subject to confirmation by Cabinet or the portfolio holder, confirm that the Council wishes to respond at the formal public consultation stage in October, and the Mayor be advised accordingly.

Reason for report

The Mayor has provided London Boroughs with the opportunity to comment on the draft Alterations at an early stage. The Council needs to consider whether it wishes to respond at this stage, and advise the Mayor accordingly.

Benefits

The Council has a fundamental interest in the draft Alterations because of the implications for the production of the Local Development Framework, and would therefore wish to submit fully considered comments on them.

Cost of Proposals

The cost of preparing an informed response to the draft Alterations will be contained within current approved Departmental Budget.

Risks

Failure to respond at this stage would not be serious as the Council will be able to respond at the 3 month consultation period starting in October. However, it would be courteous to respond at this stage to explain the Council's stance.

Implications if recommendations rejected

It might be interpreted that the Council has no views or concerns with the Alterations, or the background studies against which they were prepared.

Section 2: Report

Brief History

Although the London Plan was published in February 2004, the Mayor had expressed the intention to bring forward early Alterations on Housing provision and Waste in advance of the first review of the Plan. The Draft Alterations were accordingly published in July 2005. Copies of the draft Alterations have been put into the Members Library.

Members have been advised that officers have participated in the preparation of information for the Borough to be included in the 2004 London Housing Capacity Study. This required extensive work and involved meetings with GLA officers. As with the results from the previous study, information from the capacity study has informed the production of draft housing provision figures. Borough officers have also participated in the collection of information on waste management sites and related activities which has informed the provision and allocation of land requirements at sub-regional level contained in the Draft Alterations on Waste.

Options considered

Members will be aware that the Mayor has also recently published the draft West London Sub-Regional Development Framework (WLSRDF) for consultation. The deadline for responses is significantly later (28th October 2005). Within the draft West London SRDF there are a number of matters relating to the implications of the Housing Capacity Study and housing provision. In addition, under Waste (para 87) the proposed action specifically asks stakeholders to respond to the consultation on the draft Alterations (rather than through the WLSRDF response). A special meeting of the Panel will consider the Harrow and draft West London response to the draft WLSRDF.

Discussions amongst West London boroughs have elicited that Boroughs in general would prefer to wait until they have given full and detailed consideration to both documents and the detailed research studies supporting them, before

submitting any comments on them. This approach is to be supported. Appropriate opportunities will exist for members to comment at the public consultation stage on the draft Alterations programmed for October 2005. Under these circumstances it is suggested that the Mayor be advised that the Council will comment at that stage.

Consultation

No formal consultations undertaken.

Financial Implications

There are no financial implications in preparing this initial response.

Legal Implications.

No comment.

Equalities Impact

The Waste Alterations aim to promote equality of opportunities.

Section 3: Supporting Information/ Background Documents

Draft London Plan Alterations – Housing Provision Targets – July 2005

2004 London Housing Capacity Study – July 2005

Draft London Plan Alterations – Planning for Waste/Planning for Minerals-July 2005

Recycling and Recovery facilities – Sites investigation in London – July 2005

Draft Sub Regional Development Framework – West London – June 2005.

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