

Meeting:	Strategic Planning Advisory Panel
Date:	13 th July 2005
Subject:	Consultation on the West London Sub-regional Development Framework
Responsible Officer:	Graham Jones
Contact Officer:	Dennis Varcoe/Claire Codling
Portfolio Holder:	Keith Burchell
Key Decision:	Approval of consultation process
Status:	Part 1

Section 1: Summary

Decision Required

Approval of the process for the preparation of a Harrow response

Reason for report

Raise awareness of this key GLA document and time frame for generating a Harrow response as well as for contributing to the WL sub-regional response

Benefits

Opportunity to influence the final GLA document and spatial planning and related matters until 2016 and better inform the production of the Local Development framework (LDF) in Harrow.

Cost of Proposals

Costs contained within existing departmental budgets

Risks

No major risks identified

Implications if recommendations rejected

- Harrow views not identified
- Harrow issues not raised with the GLA
- Plans impacting on Harrow not raised with Planners and Members
- Harrow does not contribute to West London Partnership response
- Harrow loses the opportunity to influence the final document

Section 2: Report

2.1 Brief History

The London Plan was finally published in February 2004, it sets out ideas for accommodating population growth for the next eleven years. It is predicted that across West London this will mean an increase of 86,000 jobs (14 percent) and 45,000 additional dwellings (13 percent) by 2015. To help meet these challenges the GLA is publishing a Sub-Regional Development Framework for each of London's sub-regions¹ (SRDFs) to provide a convenient step between the broad policies of the London Plan and their more local implementation within each borough's Local Development Framework.(LDF)

Like the London Plan each SRDF covers a wide range of issues from waste. planning to the co-ordination of social infrastructure and the need to ensure that not just sufficient housing is built but the right mixture of housing is built too. All will be issues of importance in developing a sustainable city and sustainable centres and communities in West London. All issues will also be of importance to each borough and beneficially enshrined in each borough's community strategy. The draft SRDF also suggests developing a sub-regional community strategy as an overarching document.

2.1.1 Update stage 1 - Preparation of the draft West London SRDF Sept 2004- June 2005

Having a Sub-Regional Development Framework is a new approach for planning in London, especially in the participative way the Frameworks were envisaged with support and advice provided from each of the sub-regions. Although the GLA are actually writing all five SRDFs, the West London Alliance has been leading in co-ordinating the West London input and asked by the GLA to advise and comment on the emerging structure and contents of the West London SRDF on behalf of the West London Partnership.

The West London Alliance has therefore carried out a range of consultation exercises to raise awareness of the key issues and to engage a wide range of

¹ East, South, North, Central and West

stakeholders in the development of the West London SRDF in order to provide constructive feedback to the GLA and ensure it reflects West London's priorities.

This process is being overseen by a group of senior planning officers, from the LDF teams of the WLA member boroughs, lead by Graham Jones Director of Strategic Planning at Harrow Council. (SRDF Reference Group) The process has included running two west London-wide forums, meetings with those with a special interest in the plan e.g. Housing Directors, lead members, etc. and a meeting specifically for West London Business members. A dedicated policy officer has been in post since November 2004 supporting the officers involved.

2.1.3 Stage 2 – Launch of the West London SRDF 1st July (Consultation ends 28th October)

The launch of the West London SRDF has been delayed for several months, but it is expected that by the time that SPAP meet on the 13th July that the launch will have taken place.² The boroughs will then have a four month consultation period to develop their own response and also contribute to the West London Partnership response via the West London Alliance.

The GLA has now decided that each draft SRDF is a discussion document and that a final version taking into account issues raised during the consultation will be published in the winter of 2005.

Each borough's emerging response will be posted on the West London Alliance extranet, so that boroughs can flag up relevant cross borough or boundary issues.

To help stakeholders gain an understanding of the key issues and the major actions proposed the WLA will be making available a short analysis and a number of key questions to aid borough and WL wide consultation.

Officers are recommending that the draft Harrow response is brought back to the September SPAP meeting for approval to allow sufficient time for the sub-regional issues flagged up in the Harrow response to become part of the West London response. The West London response will be signed off by the West London Partnership.

2.1.4 Format of the WL SRDF

The actual WL SRDF is expected to be around 70 pages long with another 30 plus pages of appendices. It will contain around 80 plus actions, many of which suggest borough involvement. There may well be resource implications, but no funding has been set aside for this by the GLA.

² This is programmed for the 1st July. This SPAP paper has had to be written ahead of this because of annual leave commitments.

2.1.5 Relationship to other West London strategies

Over a similar time period, the West London Economic Development Strategy (EDS) has also been produced, by West London Business (WLB) WLB have worked in close co-operation with partners within West London, who together form the West London Partnership³ to develop the strategy. Work has started on bringing the two strategies together to both monitor the impact and the progress of the strategy and framework. The SRDF reference group are keen to make sure that existing monitoring systems are used more consistently rather than inventing new ones. e.g. the London Development Database. The group are particularly keen to use systems to keep track of all actual land use changes across the Sub-Region, as the West London SRDF predicts that only 41 hectares of employment land should be released for housing. Any extra monitoring will have resource implications.

2.1.6 Harrow and the WL SRDF

Once the SRDF is released there will be the opportunity for internal meetings to be used to highlight Harrow issues and concerns, and this material will be used to draft a Harrow response that is brought back to SPAP and Cabinet. As there has been wide reaching consultation already, and there is further consultation planned (see appendix 2) it has not seemed necessary for special Harrow forums to be set up.

2.1.7 Role of the SRDF

The SRDF is a non-statutory document but:

- Future borough planning e.g. Local Development Frameworks will need to take it into consideration.
- The Mayor intends to use the SRDF to inform the review of the London Plan which will start in 2006 - this is West London's opportunity to influence the Mayor's agenda.
- It will be used to expand the role of the sub-region in delivering key elements of the London Plan and to present an integrated view of the sub-region
- It will also be used to ensure mechanisms and timetables are in place to deliver key London Plan milestones
- And to co-ordinate the preparation of key integrated planning frameworks for key sites or areas in the sub-region, which may cover more than one borough

³ The London West Learning and Skills Council, West London Alliance (the six local authorities) West London Network (representing the voluntary and community sector and the Strategic Health Authority

2.1.7 The SRDF's major challenges for consideration

The implicit driver behind the SRDFs is that of developing a balanced approach to development in order to achieve sustainable communities in Harrow and West London.

Once the SRDF is launched it will be necessary to analyse it to identify additional points of relevance to Harrow, meanwhile the following WL challenges are set out based on earlier drafts to give an idea of what is expected. However it is also important to check the detail, to ensure that looking at issues in a sub-regional manner doesn't mask any pressures facing individual boroughs. For example some boroughs have very limited land for release, others have far more brownfield sites available.

One of the most important functions for the SRDF is to set out in general terms how the projected growth in population and jobs can be accommodated within London until 2016.

It is expected that this will result in additional pressure on existing commercial land to intensify its use, and to accommodate a greater number of employees per square metre.

A reminder of some of the key tensions that the SRDF has to deal with:

- Managing the rising demand for housing land and balancing this against the need to ensure we have sufficient employment land (industrial and warehousing, office and retail) to meet future needs. This mean managing the release of just 41 hectares of industrial land by 2016 will be difficult. In reality this means only 3 hectares a year released – but there is further scope through intensification, mixed used re-development which could increase industrial capacity and also suggests better use could be made of low-density industrial and warehousing sites.
- West London only has a five year supply of industrial warehousing land, compared to East London's 52 year supply. (London's average as a whole is 19 years supply)
- Office sector – managing the viable commercial office space and reviewing the approach to vacant or marginal sites. Harrow is viewed as part of outer London in this context and as such the SRDF recognises that our office market faces long term structural change due to the decline in traditional occupier demand plus new factors e.g. decentralisation, off-shoring. The WL SRDF suggest tighter office management, tighter estate

management managing the decline by encouraging mixed used development at sites close to town centres.

- Industrial and warehousing sector - maintaining viable industrial and warehousing land and enabling conversion of marginal sites for other uses e.g. housing.
- Housing
The emphasis is on housing targets in terms of number of units. There is concern that this may not help achieve sustainable communities and more emphasis should be given to providing the appropriate mix, tenure and house type to meet sub-regional needs.

Retail and town centre policy

- National and London policy states that retail development remains in town centres. It is suggested that the SRDF could be used as the opportunity to review the current town centre hierarchy and look at more collaboration and less competition across the town centres within the sub-region.

It is hoped that this overview of the major challenges will enable at least a short discussion to take place on 13th July. This overview will later be augmented by a full resume of the key matters which will be available from the West London Alliance w/c 18th July.

2.2 Harrow Consultation plan

- SPAP are asked to use the WLA analysis and resource to discuss the strategic issues that they would like to be developed in the Harrow response.
- Following this meeting and internal meetings a Harrow response will be generated and brought back to the 13th Sept SPAP meeting for approval in order to fit into the West London consultation timetable.
- Following consideration by SPAP a recommendation will be made to Cabinet to agree the Council's formal response.

2.3 Consultation

Please note (2.1.3) that West London wide stakeholder consultation on the development of the framework has already taken place.

There are also several other consultation strands, taking place over the summer (see appendix 1.)

This SPAP meeting marks the first part of the Harrow consultation process. This will be followed by officer level discussions across the broad range of issues, including housing, transport, forward planning, regeneration and the community

strategy. Specific issues e.g. health and education will be raised with appropriate officers. A comprehensive Harrow response will be brought back to SPAP to approve.

Information will also be posted on the Harrow web site and intranet highlighting the document and the questionnaire hosted on the West London Alliance web site, for interested individuals to fill in.

2.4 Financial Implications

Any costs arising from the proposals will need to be contained within existing approved directorate budgets.

2.5 Legal Implications

None

2.6 Equalities Impact

Each SRDF will also be subjected to an Strategic Impact Assessment, carried out by external consultants with support from the boroughs which includes evaluating whether the framework has addressed equalities issues sufficiently.

2.7 The final Harrow response will be forwarded to the GLA, and will also feed into the response submitted on behalf of the West London Partnership.

Section 3: Supporting Information/ Background Documents

A) List of key dates and consultation themes – appendix 1

B) The entire West London SRDF will be downloadable from www.westlondonalliance.org.uk from the 1st of July. Strategic Planning will circulate hard copies to members of SPAP w/c 4th July. If you have any problems receiving your copy please contact the Strategic Planning administrator Noreen Severyn on 0208 420 9440.

C) A short summary document will be available by the end of July and downloadable from the same website.

This will be followed by a questionnaire to collect the views of those individuals and organisations who have not been able to attend or have not been involved in consultation meetings.