

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

4 DECEMBER 2013

Chairman: * Councillor Stephen Greek

Councillors: * Marilyn Ashton * Thaya Idaikkadar
* Keith Ferry † Navin Shah
* Graham Henson (2) * Simon Williams

* Denotes Member present
(2) Denotes category of Reserve Members
† Denotes apologies received

RECOMMENDED ITEMS

121. Authority's Monitoring Report

The Panel received a report of the Corporate Director of Environment and Enterprise which set out the Authority's Monitoring Report (AMR) for the period 1 April 2012 to 31 March 2013. An officer tabled an updated version of the report and highlighted the following areas:

- the draft AMR 2012/13 had been prepared in accordance with requirements of the Planning and Compulsory Purchase Act 2004 and was the 9th report of its kind. It was the first to monitor Harrow's Core Strategy monitoring indicators which had been adopted in February 2012;
- the purpose of the AMR was to monitor the effectiveness of implementing local planning policies. Existing indicators from previous reports which monitored saved Unitary Development Plan policies

had been included where relevant to the monitoring of the new Local Plan;

- a total of 162 indicators had been used but these would reduce over time as targets were achieved;
- new requirements for capturing data had resulted in some teething problems. As a result, officers had underestimated the time frames and level of resources that would be required for completing the AMR, which was largely complete, however, some data was yet to be finalised;
- the indicators had been Rag Rated green, amber and red to indicate those targets which had been met, were under-performing or not being met, respectively. He added that most targets had been met;
- 736 net new homes had been completed last year, which was substantially above the target of 350 per annum;
- the level of vacant office space was likely to increase significantly in the next monitoring period due to the Office to Residential Permitted Development coming into effect in May 2013.
- Harrow's Biodiversity Action Plan Green grid projects were key initiatives that would aim to deliver improvements qualitative improvements in open spaces;
- further data relating to health and wellbeing targets were still to be collated;
- a number of transport and infrastructure accessibility targets had been met.

Following questions and comments from Panel Members, the officer advised that:

- the Economic Development Fund has contributed to the reduction in the number of vacant retail units in North Harrow, and the vacancy rate in the area had been reduced from 20% to 6% - which was the borough average;
- the figures relating to pedestrian footfall in Harrow's Metropolitan, District and Local Centres were calculated by monitoring footfall in a particular location, over a period of three different days of the week at three different times of the day. Footfall and vacancy rates were key in determining whether the mix of premises in a particular area was appropriate or whether some areas should be consolidated in order to ensure a good catchment and retail core;
- it was unlikely that the classification of the shopping district in Stanmore would change from a District Centre to a higher order centre,

as the threshold for a Major Centre as set out in the London Plan required it to consist of over fifty thousand square metres of retail floorspace.

Resolved to RECOMMEND: (to Cabinet)

That the Authority's Monitoring Report 2012/13, as attached at Appendix 1 of the officer's report be approved for publication on the Council's website.