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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.