

Meeting:	Strategic Planning Advisory Panel
Date:	8 <sup>th</sup> November 2005
Subject:	Responses to the initial consultation on the draft Mobility and Wheelchair Housing Supplementary Planning Document (SPD) and its accompanying Sustainability Appraisal
Responsible Officer:	Director of Property Services (Urban Living)
Contact Officers:	Ali Kashmiri, Access Officer Sukhpreet Khull, Planner
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Public

### **Section 1: Summary**

The Panel at its meeting on 13<sup>th</sup> September 2005 considered an initial report which advised that (a) informal community involvement would be taking place in respect of the content of the Mobility and Wheelchair Housing SPD and (b) initial engagement would be taking place with the four statutory environmental authorities on the content of the sustainability appraisal. This report informs the Panel of the comments received and any necessary changes to the two documents. The Panel are asked to recommend that Cabinet agree the content of the documents which will now be subject to statutory formal public consultation. The Council is also required to publish a summary report on the initial consultation process at the same time as it undertakes the formal consultation.

### **Decision Required**

The Panel is recommended to:-

- (i) Note the Consultation Statement contained within Appendix 1 of this report;
- (ii) Recommend to Cabinet that it agree the SPD and Sustainability Appraisal (SA) Report; and

(iii) Recommend to Cabinet that Council undertake formal public consultation on the SPD and Sustainability Appraisal Report for a period of 4 weeks.

### **Reason for report**

The Panel on 13<sup>th</sup> September 2005 previously agreed that informal community involvement should take place on the content of the Mobility and Wheelchair Housing SPD, and initial engagement take place with the four environmental authorities on the content of the sustainability appraisal. This report informs the Panel of the comments received and seeks its recommendation that Cabinet agree any necessary changes to the two documents. The Panel is asked to recommend to Cabinet that the SPD and Sustainability Appraisal Report should now be subject to statutory formal public consultation for four weeks.

### **Benefits**

The SPD will ensure that access considerations form an integral part of the development process. It will also ensure new residential development and conversions 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**

Initial consultation on the draft Mobility and Wheelchair Housing SPD and its accompanying sustainability appraisal took place for 4 weeks from 16<sup>th</sup> September 2005 to 14<sup>th</sup> October 2005. Only 6 responses were received on the SPD, one of which was on the Sustainability Appraisal. Comments were received from the following bodies:-

## **STATUTORY ENVIRONMENTAL AUTHORITIES REPRESENTATIONS**

### **1. English Heritage**

2. The Countryside Agency

## **EXTERNAL ORGANISATIONS & PEOPLE REPRESENTATIONS**

3. Highways Agency
4. Bellway Homes
5. Greater London Action on Disability (GLAD)
6. Disability Rights Commission (DRC)

## **IN-HOUSE REPRESENTATIONS**

7. Conservation Officer

Of these, only English Heritage suggested any changes to the SA report.

A summary of the responses received and the suggested changes made to the two documents can be seen in Appendix 1- Consultation Statement Draft Mobility & Wheelchair Housing SPD. References to new page numbers are made to demonstrate where the changes have been incorporated.

### Next stages

Having considered the responses and agreed any necessary changes, the draft Mobility and Wheelchair Housing SPD and Sustainability Appraisal Report will now be subject to a statutory period of public consultation. It is open to the Council to choose a period from a minimum of 4 weeks, up to a maximum of 6 weeks. Because of the amount of graphic design work required to produce both this SPD and the Access for All SPD, it will be necessary to consider undertaking the minimum period of consultation on this SPD in order to keep on track with the LDS timetable. In view of the low response at the initial stages, (when most input would be expected to occur), it would be expedient to minimise the consultation period. The formal public consultation is programmed to take place from 2nd<sup>t</sup> December to 30<sup>th</sup> December 2005.

### 2.2 Options considered

The LDS agreed by Cabinet on 23<sup>rd</sup> June 2005 identified production of an SPD as being the most appropriate option in Harrow.

### 2.3 Consultation

The initial community engagement stage for producing this SPD has followed the appropriate procedures and timetable as set down in the approved LDS, and 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

The Panel is entitled to note the contents of the Consultation Statement and to recommend to Cabinet: (a) that it agree the draft Mobility and Wheelchair Housing SPD and Sustainability Appraisal Report; and (b) that Council proceed

to undertake formal public consultation on the on the SPD, and Sustainability Appraisal Report for a period of 4 weeks.

## 2.6 Equalities Impact

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

### **Section 3: Supporting Information/Background Documents**

#### Background Documents:

BOTH THE MOBILITY AND WHEELCHAIR HOUSING SPD AND ACCOMPANYING SUSTAINABILITY APPRAISAL REPORT WILL BE DESPATCHED TO MEMBERS OF THE PANEL PRIOR TO THE SPAP MEETING.

Draft Mobility and Wheelchair Housing Supplementary Planning Document (SPD) and its accompanying Sustainability Appraisal – Report to Strategic Planning Advisory Panel -13 September 2005.