



# **HARROW CONSERVATION AREAS**

## **Supplementary Planning Document**

# **SUSTAINABILITY APPRAISAL SCOPING REPORT (WORKING DRAFT)**



**FEBRUARY 2006**

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## How to Comment on the Report

Comments relating to this Sustainability Appraisal [SA] or the 'Harrow Conservation Areas' Supplementary Planning Document [SPD] should be sent to:

The Conservation Team  
Harrow Council  
Planning & Development Services  
5 St. John's Road  
Harrow HA1 2EE

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 Tom Wooldridge on 020 8424 1467 or [tom.wooldridge@harrow.gov.uk](mailto:tom.wooldridge@harrow.gov.uk)

Copies of both reports are also available via the planning pages on the Council's website at [www.harrow.gov.uk](http://www.harrow.gov.uk)

Comments from this informal consultation must be received by 5.00 pm on **xxx**.

# 1 Sustainability Appraisal Background and Purpose

## Introduction

- 1.1 This Draft Sustainability Appraisal has been prepared by the Conservation Team in collaboration with the Planning Policy team at Harrow Council in December 2005. It has been prepared using the Central Government Guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, November 2005).
- 1.2 This Harrow Conservation Areas document concerns all of Harrow's Conservation areas and will become a Supplementary Planning Document (SPD) to the saved Harrow Unitary Development Plan and the developing Harrow Local Development Framework (LDF). Under the Planning and Compulsory Purchase Act 2004, it is a legal requirement that all SPDs carry a Sustainability Appraisal (SA). The purpose of the SA is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of planning documents. The Sustainability Appraisal incorporates a Strategic Environmental Assessment (SEA), in order to comply with EC Directive 2001/42/EC. The sustainability criteria that make up the SEA are highlighted in the relevant table.
- 1.3 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 Harrow Conservation Areas (HCA) Supplementary Planning Document (SPD). SPDs provide additional guidance expanding upon policies in the Harrow Unitary Development Plan (HUDP). The SPD conforms with higher level planning documents and seeks to avoid duplication by developing the policy in greater detail – with specific policies for the local area.

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

- 2.1 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.
- 2.2 The European Directive 2001/42/EC requires an 'environmental assessment report' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is referred to commonly as 'strategic environmental assessment' (SEA).
- 2.3 An Environmental assessment report has to be included as part of this SA report (Appendix 1), under the Strategic Environmental Directive (2001/42 EC), and this has been achieved by combining the two document requirements, in accordance with Annexe 7 of the ODPM guidance as the SEA guidance requirements have been incorporated into the Draft SA guidance<sup>1</sup>. This SA Report therefore uses an approach that addresses the requirements of SEA and SA simultaneously, by giving full consideration to environmental issues in compliance with SEA, whilst also addressing the spectrum of socio-economic concerns as required by SA.

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

### **3 Policy Context**

- 3.1 The HCA SPD will provide supplementary guidance for Harrow's conservation areas. There are 28 conservation areas in Harrow and the Council has a statutory duty to preserve or enhance their character. In Harrow, the character of the conservation areas is quite diverse; ranging from rural and semi-rural areas to more urban areas.
- 3.2 The Council produces character appraisals of each conservation area. These appraisals are essentially analyses of what makes a conservation area special and highlight proposals and plans to enhance or preserve those qualities. These documents provide the evidence base about the individual conservation areas. The HCA SPD will provide policy support for the individual appraisals of each conservation area and provide the link between the higher level policies contained within the HUDP and LDF by providing more generic policy guidance which is applicable across the conservation areas. It is therefore critical that the SPD and the relevant individual conservation area appraisal are read together.
- 3.3 The HCA SPD is supplementary to the Harrow Unitary Development Plan [HUDP] and will form part of the Local Development Framework [LDF]. The SPD amplifies the following specific policies within the HUDP:

#### **Conservation Areas**

##### **D14 THE COUNCIL WILL SEEK TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS BY:-**

- A) SEEKING TO RETAIN BUILDINGS, TREES AND OTHER FEATURES WHICH ARE IMPORTANT TO THE CHARACTER OR APPEARANCE OF THE AREA;**
- B) ALLOWING REDEVELOPMENT ONLY WHEN THE NEW BUILDING WOULD CONTRIBUTE TO THE AREA BY PRESERVING OR ENHANCING ITS CHARACTER OR APPEARANCE;**
- C) WHERE APPROPRIATE, USING ITS POWERS UNDER THE TOWN AND COUNTRY PLANNING ACTS TO SECURE AN ENHANCEMENT OF DERELICT BUILDINGS OR LAND;**
- D) PREPARING SPECIFIC POLICIES AND PROPOSALS FOR EACH CONSERVATION AREA, WITHIN THE FRAMEWORK OF THE PLAN; AND**
- E) PREPARING SUPPLEMENTARY PLANNING GUIDANCE TO BE APPLIED TO EXISTING OR PROPOSED DEVELOPMENT WITHIN CONSERVATION AREAS OR OTHER AREAS REGARDED AS HAVING TOWNSCAPE IMPORTANCE.**

**THERE WILL BE A PRESUMPTION AGAINST THE DEMOLITION OF BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA. IF A BUILDING MAKES A NEUTRAL CONTRIBUTION, ITS VALUE WILL BE ASSESSED AGAINST ANY PROPOSED REDEVELOPMENT.**

#### **Extensions and Alterations in Conservation Areas**

##### **D15 PROPOSALS FOR NEW DEVELOPMENT AND FOR THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS IN CONSERVATION AREAS SHOULD COMPLY WITH THE FOLLOWING CRITERIA:-**

- A) THE POSITION OF THE BUILDING ON ITS SITE SHOULD PROPERLY RELATE TO SURROUNDING BUILDINGS AND/OR SPACES;**
- B) MATERIALS AND DETAILING SHOULD BE APPROPRIATE TO THE AREA AND IN KEEPING WITH SURROUNDING BUILDINGS;**
- C) THE DEVELOPMENT SHOULD BE IN SCALE AND HARMONY WITH SURROUNDING BUILDINGS AND**

- THE AREA;**
- D) THE DESIGN SHOULD ENSURE THAT THE PROPORTIONS OF THE PARTS ARE IN SCALE WITH EACH OTHER AND PROPERLY RELATE TO ADJOINING BUILDINGS;**
  - E) THE DEVELOPMENT SHOULD NOT ADVERSELY AFFECT THE STREETScape, ROOFscape, SKYLINE AND SETTING OF THE CONSERVATION AREA, OR SIGNIFICANT VIEWS IN OR OUT OF THE AREA; AND**
  - F) THE DEVELOPMENT SHOULD NOT ADVERSELY AFFECT OPEN SPACES OR GAPS IN THE TOWNScape WHICH CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.**

**Conservation Area Priority**

**D16 THE PRESERVATION OF THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS MAY BE CONSIDERED TO OVERRIDE OTHER PLAN POLICIES AND BUILDING CONTROL STANDARDS IN APPROPRIATE CASES.**

**Article 4 Directions**

**D17 THE COUNCIL WILL SEEK ARTICLE 4 DIRECTIONS WHERE DEVELOPMENT OR USES, ALLOWED BY PERMITTED DEVELOPMENT, WOULD ADVERSELY AFFECT THE CHARACTER AND SETTING OF CONSERVATION AREAS OR LISTED BUILDINGS.**

- 3.4 It should be noted however that other relevant policies in the HUDP will be referred to in the development of this SPD.
- 3.5 A literature review of the other plans, policies, programmes, strategies and initiatives (PPPSIs) that will influence the SPD will be set out in Section 4 of this document.

**Section 4: Supporting Information/ Background Documents**

**Policy Review/Background Documents**

4.1 The Harrow Conservation Areas SPD will be influenced in various ways by other PPPSIs operating on a number of levels. The relationships between these and the SPD need to be identified so that potential links can be exploited and conflicts and constraints can be resolved. Therefore a review of the key documents has been undertaken to identify these and to help develop the appropriate social, environmental and economic objectives for the HCA SPD.  
 These documents fall into two groups – those that influence the content of the SPD and those that influence its method of production. They are analysed in the 2 tables below.

**4.2 PPPSIs which influence the Content of the SPD**

<b>Policy/Document</b>	<b>Policy/Document Purpose</b>	<b>Impact on the SPD</b>
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Name		
Planning Policy Statement 1	PPS 1 sets the overarching policies on the delivery of sustainable development through the planning system.	Sets framework for SPD aims -protecting and enhancing the natural and historic environment -ensuring high quality development and the efficient use of resources -advancing wider economic, social and environmental objectives for the conservation areas.
Planning (Listed Buildings and Conservation Areas) Act 1990	This is the primary legislation which sets out the Council's duties in regard to conservation areas.	The SPD will set out its policy in regard to the designation of conservation areas, and to their review in line with the 1990 Act. It must also provide information about how it will assess the character of the areas and draw up proposals for their future management.
PPG15: Planning and the Historic Environment	PPG15 is government guidance which advises the council on how conservation areas should be managed for their preservation and enhancement	The SPD will apply this to Harrow's conservation areas and set out policies in regard to the preservation and enhancement of the areas along with explaining the link between the SPD and the individual character appraisals and management plans for each area.
PPG16 Archaeology and Planning	This PPG sets out the government's policy on archaeological remains on land and how they should be preserved or recorded.	The SPD will address archaeology, in so far as how it has an impact in the conservation areas.
Town and Country Planning (General Permitted Development) Order 1995	Single family dwelling houses have a number of permitted development rights under this order so that certain works can be carried out without requiring planning permission. The designation of a conservation area reduces these rights and the Council is encouraged in PPG15 to further restrict rights for damaging small scale alterations through the service of Article 4 directions.	The SPD will address what generally requires consent in conservation areas, the implications of article 4 directions, the Council's position regarding the wider use of Article 4 directions as well as guidance on why such alterations may be damaging the character of conservation areas.
English Heritage: Guidance on the Management of Conservation Areas	This document provides advice on developing policies for conservation areas and is fundamental to this SPD. The guidance sets out the role SPDs should have in conservation areas.	The SPD will need to address all the key topics covered in this document such as designation of areas, character appraisals, management and enhancement of areas and regeneration.
English Heritage "Guidance on	This document is aimed at helping Local Authorities draft	The appraisals are intrinsically linked to the SPD. They form the evidence base

Conservation Area Appraisals”	the individual character appraisals for each conservation area. It develops the guidance provided in Conservation Area Appraisals (English Heritage, March 1997)	describing the character of the area which should be preserved and enhanced, while the SPD provides the policies and guidance which allow such preservation and enhancement to take place.
The London Plan	This is the Mayor of London’s spatial development strategy and the relevant regional planning document. Policies 4B.10 London’s Built Heritage, 4B.11 Heritage Conservation and 4B.12 Historic conservation-led regeneration are directly relevant.	The SPD will help to: <ul style="list-style-type: none"> <li>• Enhance the contribution of built heritage to London’s environment;</li> <li>• Use historic assets to accommodate growth in a sustainable manner;</li> <li>• Base protection of historic assets on understanding of special character;</li> <li>• Identify opportunities for enhancement;</li> <li>• Use the protection of historical assets to advance wider regeneration objectives.</li> </ul>
Community Strategy for Harrow	<p>The Community Strategy sets out a vision for Harrow and identifies 8 priority issues relating to improving the wellbeing of people, the quality of the environment in Harrow and enhancing public sector performance. These priority areas have individual targets and mission statements but all work towards the overall vision which is expressed as:</p> <p><b>“A borough that is safe, clean, healthy and prosperous, with equal life opportunities for all – a friendly and vibrant place to be”.</b></p> <p>The 8 priority issues are:  Empowering local communities  Children and Young People  Greener Harrow  Healthy Harrow  Learning for All  Making ICT work for Harrow  Regenerating Harrow  Safer Harrow</p>	Key issues for the SPD will be how it can contribute to sustainable development and regeneration objectives as well as facilitating the preservation and enhancement of the streetscene, open spaces and quality design to make Harrow greener. In addition, it will help empower local communities through the spread of knowledge and pride about the areas where they work and live as well as involving them in the production of the character appraisals and management plans for their area.



	Stemming from these priorities, the Council develops Corporate Objectives each year.	
Harrow Unitary Development Plan	Many UDP policies affect development in conservation areas. However key policies are D14, D15, D16 and D17	These policies will be amplified in the SPD. Furthermore, since some of the detailed guidance contained within the HUDP will not, in future, be transferred across into the Core Policy of the LDF, this SPD will effectively replace and build upon the detailed guidance contained within these policies
Harrow Local Development Framework	The Harrow LDF is being developed	This SPD sits within this framework, as part of the development plan.
Harrow Local Development Scheme Agreed by Cabinet 23rd June 2005	The LDS sets out what the Council is seeking to produce as part of the LDF on a rolling 3 year programme.	The LDS sets out the Council's intentions to produce this SPD along with a programme for the production of the individual appraisals.

<p>Conservation Area Policy Statements and Appraisals and Management Plans</p>	<p>These documents flow from the SPD. They form the evidence base describing the character of the area which should be preserved and enhanced, while the SPD provides the policies and guidance which allow such preservation and enhancement to take place. Historically these documents were known as Conservation Area Policy Statements (CAPS) and were adopted as SPG. However, to align with the Local Development Framework, the documents are now being developed as Appraisals and Management Plans which are not part of the development plan, but which are formally adopted documents detailing the special character of each area. They will be analysed in detail later in this section.</p>	<p>The SPD will provide the overall generic guidance which must be read alongside the specific analysis of character as detailed in the appraisals. The management plans will identify opportunities for enhancement, requirements for additional controls and will identify which of the generic policies within the SPD are applicable in that individual conservation area.</p>
<p>Harrow Cultural Strategy</p>	<p>This is the local framework for cultural planning including both arts and leisure. The cultural strategy includes the historic environment as part of the wider cultural resource and focuses chiefly on Council owned historic sites, but conservation areas have a part to play.</p>	<p>The SPD will address the cultural value of conservation areas from a strategic angle, while the individual appraisals will provide the detailed analysis of the value of each area.</p>
<p>Harrow Tourism Strategy</p>	<p>This is a new initiative aimed at increasing the scope of tourism within the Borough. The historic environment in Harrow is a key draw for tourists particularly certain conservation areas such as those in Harrow on the Hill and around Grimsdyke.</p>	<p>The SPD will, in examining the economic impacts of conservation areas, also examine the role of conservation areas in meeting the tourism strategy.</p>
<p>New Harrow Project</p>	<p>This is a major Council initiative which works towards meeting the Strategic Objective of making Harrow's environment better. This is achieved through area management and delivery of services related to the public</p>	<p>The streets and pavements of the Council's conservation areas are integral to their character and high quality maintenance and design is essential in safeguarding their special character. The public realm will therefore be addressed in some detail in the SPD including how it is maintained, enhancement opportunities</p>

	realm and through significant investment in the public realm.	and design guidance.
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**4.3 Some of the most relevant procedural documents reviewed for the production of the 'HCA' 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. The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004.
5. PPS 12: Local Development Frameworks 2004
6. English Heritage: Guidance on the Management of Conservation Areas 2005

**5 Baseline Data – to be completed**

5.1 A baseline data review was undertaken to identify local social, economic and environmental issues that would be relevant to the production of the HCA SPD. The most important task in carrying out a SA of the HCA SPD was to establish the likely significant effect of the content of the SPD against social, economic and environmental factors, in accordance with the requirements of the SEA Directive and the Planning and Compulsory Purchase Act 2004. Environmental factors have the closest links, given the topic, but other factors are important too.

5.2 National Data about Conservation Areas

There are currently some 372,038 listed building entries, 19,717 scheduled monuments and 9,374 conservation areas in England (English Heritage, Heritage Counts 2005).

5.3 London wide data on Conservation Areas

As of August 2005, there were 949 conservation areas across London with an average of 29 per Borough. Harrow, with 28 of its own, is therefore absolutely average compared with other boroughs (Heritage Counts London 2005). In London during the year 2001/2 there were 1005 substantial planning applications in conservation areas. This equates to 1.1 major applications per conservation area per year in London, compared with the national average of 0.6 per year.

5.4 Harrow data

The Borough of Harrow contains 28 conservation areas. 7.6% of land of the Borough is contained within a conservation area, equating to 384 hectares. The conservation areas have been designated over time, with the earliest conservation areas being designated in 1968 and the most recent in 2002. The conservation areas are located throughout the Borough, although they are generally clustered around the historic settlements of Harrow on the Hill, Pinner, Stanmore and Edgware. The conservation areas vary significantly in character from commercial centres such as Pinner and Edgware High Streets to rural enclaves such as Pinnerwood Farm and Brookshill Drive. Most of the conservation areas contain a number of listed and locally listed buildings. Some also include nationally or locally registered historic parks and gardens, scheduled ancient monuments and archaeological priority areas. There are over 3400 dwellings situated in conservation areas, containing approximately 8750 residents. Conservation areas tend to have higher property rental and sale values. This is often a by-product of the designation of areas. Conservation area related planning applications account for x% of all planning applications received by the Local Planning Authority (**TBC**). %of planning applications then go on to be appealed **TBC**. The % of those that are dismissed is x, while those that are allowed is y (TBC). There is therefore significant development pressure in Harrow's conservation areas and proposed works in conservation areas affect a significant number of people who live there, as well as those working in or visiting the areas. Four of the ten District Centres in Harrow contain conservation areas and so they form part of this important local resource, however, there are no conservation areas within Harrow town centre which is the major shopping destination within the Borough. All trees receive special protection in conservation areas but in addition, the Council has the option of serving Tree Preservation Orders (TPOS) on those it considers are of particularly high quality. Harrow's conservation areas contain 15% of all the trees in the Borough with Tree Preservation Orders showing the high environmental quality within the conservation areas.

- 5.5 This SPD is concerned with all of the conservation areas, so it is useful to review them, as they provide the background detailed information. In many instances, this is contained within the published conservation area appraisals or conservation area policy statements. However, where these are not available, the original designation statements have been reviewed along with in house knowledge about the issues and pressures in each conservation area to provide a snap shot of each conservation area in this document.

**FIGURE 1: Baseline data on each conservation area:**

	<b>Conservation Area Title and description</b>	<b>Designation date Appraisal Other controls</b>	<b>Key issues</b>
<b>1</b>	<b>Little Common</b> conservation area varies from one part to another, with the principal road, Stanmore Hill, for example, being more densely built and urban. In contrast, other areas have a more rural, peaceful air. The trees and open spaces provided by Stanmore Common surround and interact with the attractive groups of buildings in Little Common, imparting much of the special landscape and qualities of the conservation area. Originally common land, dwellings would have developed in a piecemeal fashion but once the larger estates were established, smaller scale houses were built as accommodation for servants who worked there.	Designated in 1970 and extended in 1987 and 2003 Article 4 direction SPG Conservation Area Policy Statement adopted 2003	Occasional inappropriate developments involving buildings of intrusive, scale bulk or design, or the alteration and extension of existing historic buildings in an obtrusive and unsuccessful manner The installation of inappropriate modern materials, such as plastic windows, or loss of historic features such as decorative ridge tiles or poorly executed repairs The poor design, quality and siting of some elements of street furniture and pavement surfaces The lack of maintenance/use of some buildings
<b>2</b>	<b>Stanmore Hill</b> conservation area is composed of a mix of residential and commercial property. The linear settlement along Stanmore Hill developed to serve travellers along this major route. Stanmore Hill and the top of Green Lane have a dense, urban character, while further down Green Lane, large detached houses in spacious grounds dominate. The sloping nature of the roads, but also the mix of interesting buildings in attractive groups and small areas of public open space create much of the townscape quality of the area.	Designated 1975, extended 1980, 1991 and 2003 Article 4 direction Conservation Area Policy Statement adopted 2003	Occasional inappropriate developments involving buildings of intrusive, scale bulk or design, or the alteration and extension of existing historic buildings in an obtrusive and unsuccessful manner The installation of inappropriate modern materials, such as plastic windows and intrusive modern shopfronts. Parking/traffic on Green Lane Quality of the public realm – particularly the open spaces

3	<p><b>Old Church Lane</b> conservation area contains an unusual mix of very old and important buildings and 1930s development in an "Old-World" style which attempts, and succeeds, in mimicking the historic buildings around it. Although there has been some more recent development and the area is close to the hustle and bustle of Stanmore town centre, it still retains its picturesque charm, which is quite different in character to the rest of Stanmore.</p>	<p>Designated 1975, extended 1991, 1996 and 2003 Appraisal due for adoption March 2006 Article 4 direction Archaeological Priority Area</p>	<p>Poor repair of Bernays Garden and Cowsheds Churchyard on Buildings at Risk list Pressure for small scale alterations, but new Article 4 direction imposed</p>
4	<p><b>Pinner High Street</b> is a remarkable survival. It is essentially a medieval village, with one of the largest concentrations of timber framed buildings in Greater London, which has been surrounded, yet not obliterated by, 20<sup>th</sup> century suburban development. Though the true nature of many of these buildings is hidden by later alterations and many early buildings have been replaced the area still retains its distinctive village character.</p>	<p>Designated 1968, extended 1991 and Draft appraisal under revision Article 4 direction Archaeological Priority Area</p>	<p>Pressure for development behind the frontage properties Small scale alterations to non listed buildings Quality of public realm materials and maintenance Shopfronts and signage alterations</p>
5	<p><b>Tookes Green</b> is a residential area comprising many fine examples of houses dating from the 16<sup>th</sup> century until the first half of the 20<sup>th</sup> century. It has built up along the ancient rural lanes that have long been associated with the medieval village of Pinner. The focal point of the area is a small triangular green with its distinctive granite drinking fountain.</p>	<p>Designated in 1971 and extended in 1988</p>	<p>Some inappropriate modern development Small scale alterations to non listed buildings Quality of public realm materials and maintenance.</p>
6	<p><b>Roxeth Hill</b> conservation area's character is derived from a mixture of architectural styles combined with significant tree masses and the steep gradient of the Hill itself. The lower reaches of the conservation area have a small scale modest character in terms of size, height and frontage, with terraced buildings built directly onto the pavement or behind small front gardens. Higher up the Hill there are more large institutional buildings or individual large houses such as West Hill Hall and Byron House which are set within larger plots.</p>	<p>Designated in 1969</p>	<p>Some inappropriate modern development Small scale alterations to non listed buildings Parking and traffic pressure on Roxeth Hill.</p>

7	<p><b>Harrow School</b> is a unique part of Harrow and contains buildings that are some of the most well known in the area. St Mary's Church which sits atop the hill is visible from all over the Borough. Just below it, the rooftops of Old Schools and Harrow School chapel are also visible. Large dramatic buildings almost exclusively fill the conservation area. Open space downhill of the buildings acts as a setting and buffer to the conservation area, separating it from other parts of the Hill. The topography and quality of the buildings combine to make this area particularly striking. The use of the area by the School is key to its character.</p>	<p>Designated 1968. Appraisal due for adoption March 2006</p>	<p>Balancing the needs of the School to expand and operate with the qualities of the area. The School is integral to the area's character and generally an excellent curator of the area. Cars and traffic cause problems for road safety, visual clutter and there is local pressure for speed reductions. Quality of the public realm does not meet the high standards of the buildings</p>
8	<p><b>Harrow Park</b> comprises 13 houses and outbuildings within extensive grounds. Its character is derived from the open nature of the grounds of the golf course and the very low density of the development. Extensive planting and tree cover combine with these factors to provide an almost rural setting.</p>	<p>Designated 1969, extended 1990 Article 4 direction SPG Conservation Area Policy Statement adopted 1991 Registered Historic Park and Garden</p>	<p>Protection of sense of openness – limit extent and amount of extensions although development pressure in the conservation area is low as the houses are generally very large in any event Importance of views to and from the area. The area has changed very little in the years since the production of its conservation area policy statement.</p>
9	<p><b>Harrow on the Hill Village</b> has a compact townscape that follows the contours of the Hill. The higher density buildings clustered around West St and Crown St make up the core of the village, whilst more prominent buildings, reflecting their commercial use and association with the School, line the High Street. This compact townscape reflects the medieval origins of the settlement. The topography, tight knit grain combine to create a unique character. This is further enhanced by the adjacent open spaces, which help to divorce the area from the surrounding suburban sprawl.</p>	<p>Designated 1968 Article 4 directions SPG Policy Statement adopted 1992 and a number of design guides</p>	<p>Traffic flows over the hill and parking detract from its character. Small householder alterations Enhance vitality of area through retaining commercial uses Pressure for large redevelopments</p>
10	<p><b>Sudbury Hill</b> conservation area's form is dictated to a great extent by the road, which provides a linear focus. The diversity of the architecture, together with a rich</p>	<p>Designated 1969 and extended 1992 SPG Conservation Area</p>	<p>Occasional inappropriate large developments and small scale alterations to dwellings Traffic and parking</p>

	landscape setting and backdrop combine with the gradient and changes in direction of the roads to create an attractive varied townscape.	Policy Statement adopted 1994	
11	Grimsdyke Estate and Brookshill Conservation Area has a rural character and is sited on the Harrow Weald Ridge.	Designated in 1980 and extended in 1986, 1991 and 1997 Draft and management plan appraisal underway	Lack of use for agricultural buildings presents a problem Small scale alterations and extensions to the buildings. Ensuring that the rural character of the road, which is not surfaced and has no pavements, is retained. These elements will be addressed in detail in the appraisal and management plan for the area
12	<b>West Drive</b> conservation area represents the remnants of a large estate and includes some former service buildings associated with the main house. It is laid out in an informal manner with buildings dotted throughout the area. This coupled with the substantial amounts of open space which surround the conservation area give it a semi rural character.	Designated in 1978 and extended in 1991.	Some inappropriate infill development exists Small scale alterations to dwellinghouses Need to keep informality of streetscene.
13	<b>Kerry Avenue</b> conservation area is primarily residential consisting of mainly interwar, modern movement architecture, with some post war homes of quality. The existence of the area is due to the extension of the Underground to Stanmore, and Kerry Avenue's symmetrical layout, on the axis of the station, represents a very good example of the formal estate layout of the 1930s.	Designated in 1980 and extended in 1991 and 1998 Article 4 direction SPG Conservation Area Policy Statement adopted 1999	Replacement of original windows and doors with those of non traditional materials/styles Addition of rough cast/pebble dashing to the elevations Unsympathetic alterations to front gardens – boundary walls and hardsurfacing.
14	<b>Pinnerwood Park</b> conservation area comprises a number of inter war houses situated in a mature, landscaped setting and designed in the Garden City tradition. The area has a distinctive and rather cosy character derived from the uniformity and style of the buildings, their layout and the extensive, mature trees and planted areas which exist throughout the area.	Designated in 1989 Article 4 directions SPG Policy Statement adopted 1990 and a number of specific design guides	Pressure for small scale alterations to replace windows, doors and hard-surface front gardens for additional off street parking. Limited proposals for large extensions, roof alterations. Some problems with traffic and maintenance of the public realm.



15	<b>Edgware High Street</b> Conservation Area contains some of the oldest surviving buildings in Edgware, with semi-rural timber framed buildings on the High Street and a Victorian terrace on Whitchurch Lane. The area forms a large part of the remaining portion of the old village of Edgware centred on the old Roman road of Watling Street, before suburban growth and road widening from the late 19 <sup>th</sup> century onwards considerably altered the area's appearance	Designated 1980 and extended 1991 Draft appraisal and management plan underway	Poor treatment of streetscape, with poor surfacing, signage, furniture etc The location – busy and congested with traffic Ad hoc building projects that have detracted from any historical unity Shop fronts largely unsympathetic
16	<b>Waxwell Lane</b> conservation area in Pinner has a mixed character. It contains some fine listed timber framed buildings as well as some modest Victorian buildings. It reflects the linear settlement along Waxwell lane and Bridge Street, and has a fairly compact townscape. This is contrasted by the openness of the park, behind the frontage, which provides additional greenery as a setting for the area.	Designated in 1980 and extended in 1988 and 1991	Repair and upkeep of the park Pressure for small scale alterations to the houses
17	<b>Waxwell Close</b> is a small group of inter-war houses set around a central open space. The quality and uniformity of the architecture gives the area a harmonious character. Mature trees and landscaping contribute significantly to the area, and give it a sense of seclusion from the street.	Designated in 1980	The houses retain their uniformity at present, but without an Article 4 Direction, this is at risk. The uniformity of the buildings is essential to the area's character.
18	<b>East End Farm</b> is a remarkable survival of a hamlet of medieval origins, which was grouped around a farm. The farmhouse, barns and outbuildings survive grouped around the farmyard, along with other historical houses. Remnants of open space still exist. It represents the very rare survival of a farmstead in Greater London.	Designated 1980 Article 4 direction SPG Conservation Area Policy Statement adopted 2002 Archaeological priority area	Lack of use of the agricultural buildings and their inclusion on the Buildings at Risk list Pressure for new housing development on the open space within the area and on its boundaries Loss of rural character through alterations of hedgerows and hardsurfacing – controlled by Article 4 direction
19	<b>Pinnerwood Farm</b> conservation area is a small group of buildings of character with gardens, ponds and trees grouped around Pinnerwood Farm. It forms an enclave in	Designated in 1980	The area is given significant protection by its Green Belt location which helps to secure the openness, which is integral to the character of

	the Green Belt, isolated from the suburban development around it. The scene has changed little in the last 100 years and the area is full of interest as an example of an earlier, rural life.		the area, is retained. Rural uses (stabling) still exist in the area and add to its character, but these uses are under threat throughout the Borough. The loss of an appropriate use such as this would be detrimental to the character of the area.
20	<b>South Hill Avenue</b> has an open character with a varied and often informal layout. It was developed as a garden suburb and so is low in density with a leafy and open townscape. Its topography creates attracts views within the area, which is mainly residential and relatively tranquil. Its architecture falls into 2 broad categories – Victorian and Edwardian houses of some size and scale and houses built between 1910-35 which are often in an Arts and Crafts style.	Designated 1980 and extended 1982 and 1990. Article 4 direction SPG Conservation Area Policy Statement adopted 1991	Examples of erosion in the character of the area are relatively few and the character and feel of the area remain intact. Pressure for hardsurfacing and more urban boundary treatments exists but is controlled through article 4 directions and enforcement. Pressure for extensions to the smaller dwellings and new buildings and loss of openness about the houses exists throughout the area.
21	<b>Mount Park</b> is characterised by large houses, set in extensive plots supporting large forest trees. Little hard urban form intrudes into this, at some points, almost rural setting. The area comprises late Victorian and Edwardian houses of architectural quality with a few inter war houses. Examples of erosion in the character of the area are relatively few and the character and feel of the area remain intact.	Designated 1980 and extended in 1982 Article 4 direction SPG Conservation Area Policy Statement adopted 1989	Pressure for subdivision of houses and plots to build new houses along with extensions to existing buildings Pressure for harder, more urban boundary treatments resulting in the loss of hedgerows along with increased hard surfacing for car parking. Traffic and parking associated with St Dominic's College. Small scale alterations to doors and windows, which are not currently controlled by the Article 4 Direction.
22	<b>Roxborough Park</b> contains a number of areas of different character. There is significant open space and footpaths criss cross the area. Roxborough Park is a residential	Designated 1980 and extended 1991 SPG Conservation Area	Small scale alterations (replacement windows, doors, rooflights) currently not controlled as no Article 4 direction in place.

	area of large mid Victorian, Edwardian and modern houses. Peterborough Road and Grove Hill have detached large Victorian houses. All of these areas are unified by having plenty of open space, mature trees and planting. Landsdowne and Whitehall Roads are more urban with tighter plots and less open space.	Policy Statement adopted 1993	Problems identified with on street parking now resolved by controlled parking zone. Major roads run through the area. Major developments in the town centre and above railway line likely to affect its character and views in and out of the area. Pressure for redevelopment of large houses as flats. As a large residential area, it is important to ensure that householders are aware of their responsibilities and understand why their homes are considered special.
23	<b>Moss Lane</b> conservation area contains largely Edwardian houses set in mature landscaped settings. The road has numerous twists and turns, and this, combined with a lack of pavements and kerbs, help to retain its original rural character.	Designated in 1988	Pressure for small scale developments to the houses and hardsurfacing front gardens, which would reduce the semi rural character. Pressure for extensions to the side and rear of buildings would reduce the openness. Pressure for institutional uses, at odds with the residential, peaceful character.
24	<b>Pinner Hill Estate</b> is entirely within residential use apart from the Golf Club and course. It has a rural character derived from the large, open plots, tree cover, soft grass verges and low density of development. Much of the estate was laid out in the 1930s with the houses having a cottage style despite their size, however a wide variety of architectural styles exist on the estate. It is the landscaping and setting which ties the area together to make a cohesive whole.	Designated 1990 Article 4 directions SPG Conservation Area Policy Statement adopted 1990 Part Scheduled Ancient Monument	Hardsurfacing gardens for parking and new accesses to drives has a detrimental impact on the soft landscaped setting. This is controlled through enforcement and Article 4 directions. Targeted by thieves as a wealthy area and consequent pressure for security measures. Pressure for extensions to houses – Green Belt designation and conservation area design guidance help to overcome this.
25	<b>West Towers</b> is a typical, though outstanding, example of 1930s Metroland. While there are many areas in Harrow of a similar style, this area merits conservation status because of its quality of architectural detailing which has remained largely unaltered. It also represents a group of	Designated 1990 Article 4 directions SPG Conservation Area Policy Statement adopted 1990	Pressure for extensions to the houses in the form roof extensions, single and double storey side and rear extensions which can prejudice the character of the area. The appraisal provides design guidance to help overcome this.

	buildings of a distinct physical identity and cohesiveness.		The houses are now over 70 years old and pressure for replacement windows, doors and tiles exists, although this is controlled by article 4 directions. Design guidance and maintenance advice is contained within the policy statement. There is pressure for houses to be re-developed as flats outside the conservation area, but thus far this has not been proposed within the area itself. As a large residential area, it is important to ensure that householders are aware of their responsibilities and understand why their homes are considered special.
26	<b>Canons Park</b> includes a large part of the original Canons Estate – a substantial 18 <sup>th</sup> century mansion built for the Duke of Chandos. Some of the parkland setting, landscape features, estate roads and buildings survive within the area, much of it now a public park. In the 1930s residential development took place on the Estate creating a well-designed residential area with a ‘romantic appearance’ with traditionally designed buildings hidden amongst abundant trees and shrubs. Despite some new buildings, the character of the area has not changed greatly from its original designation.	Designated 1990 Register of Historic Parks and Gardens Article 4 direction SPG Policy Statement adopted 1990 Archaeological Priority Area	Loss of front gardens to parking – controlled via article 4 directions and enforcement Small scale changes to houses – controlled in part by Article 4 direction but this does not include changes to windows and doors Some inappropriate infill development – gradually being replaced with more appropriate houses Degradation of park – increasing Council investment and grant aid principally from the Heritage Lottery Fund Public Parks Programme aimed at restoring the park. Pressure for extension of the area
27	<b>Eastcote Village (part)</b> Following a Boundary Commission in 1993, the boundaries between Hillingdon and Harrow were varied so that Harrow inherited a small portion of the conservation area. The entire conservation area is quite large, however, the area in Harrow’s jurisdiction is very small, and covers only two houses on Cuckoo Hill and four on Birchmead Avenue. Eastcote conservation area as a whole is epitomised more by its	Designated 1972/3 Shared with LB Hillingdon	Small scale alterations to dwellings and pressure for side extensions would reduce the openness of the area.

	open spaces than the buildings themselves, although there are some very good historic survivals. The area in Harrow's jurisdiction benefits from open space to the South and south west, giving a sense of openness, providing greenery and because of its informal scrub nature, acting as an interesting foil to the suburban development. .		
28	<b>Rayners Lane</b> is an area of classic Metroland that developed around a Tube Station. The conservation area is of interest as it is forms the centrepiece of a large 1930s residential development with fine groups of buildings in the Modernist and Art Deco style surrounded by a distinctive group of shops and flats in the house style of the developer.	Designated 2002	Small scale changes to shopfronts and flats Problems with street clutter Former cinema is on Buildings at Risk list.

## 6 Reason for the Production of the HCA SPD

- 6.1 In the past, the Council has relied upon the policies within the HUDP together with the individual character appraisals of each area to provide an analysis of their character, strengths and weaknesses and policies and plans to safeguard and enhance conservation areas. These appraisals were known as Conservation Area Policy Statements (CAPS) and, following public consultation, were adopted as Supplementary Planning Guidance (SPG). The Council decided not to undertake individual SPDs for each conservation area, but rather to undertake one overarching SPD which would be generic to all the conservation areas. This new HCA SPD document was therefore conceived to both act as a link between the HUDP/LDF higher level policy, and the detailed local guidance contained within the area appraisals.
- 6.2 The decision to follow this approach was developed on the basis of 2 English Heritage (EH) statements, "*Guidance on the Management of Conservation areas*" and "*Guidance on Conservation Area Appraisals*" issued in August 2005. EH advocated that the existing Conservation Area Policy Statement SPGs be replaced with conservation area appraisals and management plans. The guidance also suggested that a small number of SPDs in relation to conservation areas should be produced, to provide the policy basis for the appraisals – either as (a) a single overarching SPD for all the conservation areas, (b) individual SPDs on specific issues within conservation areas, or (c) grouping similar areas together to be assessed within one SPD. These options are considered in more detail in section 5 below.
- 6.3 The SPD is also required to be produced as it is set out in the Council's LDS. It is important that this SPD be produced early in the process because preparation of the appraisals, which flow and draw weight from this SPD are very important at appeals. In addition, the Government has also recently introduced Best Value Performance Indicator (BVPI) 219 (effective from 1<sup>st</sup> April 2005), which focuses on the production of conservation area character appraisals and their frequent review (every 5 years) and so having the overarching SPD in place early, allows a timely programme for the production of these appraisal documents. This BVPI may be part of the consideration for assessment of future Planning Delivery Grant.

## 7 Options:

## **A) Appraisals as SPDs:**

This option would involve drafting individual SPDs for each conservation area, which would give the appraisal and management plan itself maximum weight as it would be part of the development plan. This would be beneficial because often it is what needs to be preserved that is a matter of argument at appeal, (i.e. the appraisal), rather than the principle of preserving key features (i.e. the policies) itself.

However, this would not follow the English Heritage guidance which says that “*A conservation area character appraisal, with or without a related management strategy, cannot itself be an SPD*”. In addition, SPDs are much slower to produce because of the need to undertake scoping work and Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA), meaning that many areas would be left unprotected for longer and the Council would have difficulty meeting its BVPI target unless significant additional resources were to be provided.

## **B) Appraisals annexed to a small number of Conservation SPDs**

While EH are clear that appraisals cannot specifically be an SPD, they do say that for complex or major conservation areas, or for parts of the Borough, separate conservation SPDs could be drafted. So for instance, the Council could produce one SPD for all eight Harrow on the Hill conservation areas and include the individual character analyses and management plans for each area within that one document. Similarly an SPD on 1930s conservation areas across the Borough could be drafted with individual appraisals for Kerry Avenue, West Towers etc annexed within that. This approach would have the benefit of having the analysis of character within the SPD and therefore would afford the appraisals the same weight as the policy.

However, this approach would be quite slow as sustainability appraisals and environmental assessments would need to be carried out on the group SPDs. It would also mean a fundamental rearranging of the programme because, for instance, all the Harrow on the Hill studies would need to be completed together in order for publication within an SPD. Therefore areas such as Harrow Park and Sudbury Hill, which have relatively recent guidance, could potentially be prioritised above areas such as Pinner High Street, which has no adopted guidance at all. How many conservation areas were contained in any one SPD and the mix therein would also be a matter for debate. Again this slower production method would have implications for the BVPI performance and would leave some conservation areas without appraisals for longer.

## **c) Appraisals as supporting documents ie not SPDs**

As outlined above, English Heritage suggest an approach where one generic policy document for all conservation areas would become adopted SPD, thereby having the greatest weight. This would complement the conservation area policies in the Core Strategy DPD. The appraisals would be supporting documents, outside the development plan, but linked to the SPD. Provided that the new overarching conservation area SPD is carefully drafted to provide a link to appraisals/management plans, (and vice versa that the appraisal and plan cross refer to the policies in the SPD and Core Strategy DPD), then this would afford considerable protection to the conservation areas. The SPD would replicate all the policies currently held in the appraisals, and also add more. It might provide policy guidance on, for example, important views and vistas, demolition, securing good design quality and other common conservation area issues. Additional individual SPDs could be produced in time on specific design issues or development briefs such as Borough wide guidance on shopfronts/signage in historic areas. The appraisals themselves would be subject to substantial public consultation in line with EH advice, and the emerging Statement of Community Involvement. This third option has the benefit of being the least time consuming as it involves, initially, just one SPD and therefore one SA/SEA. It would allow the appraisals to be undertaken separately to the SPD and to an agreed timetable (set out below). However, the appraisals would have less weight than they do at present, although the policies would have more, being contained within the overarching document.

On balance therefore, and in view of ODPM and EH guidance, the Council agreed that third approach (c) should be adopted in Harrow.

## **8 The HCA SPD aims to ensure:**

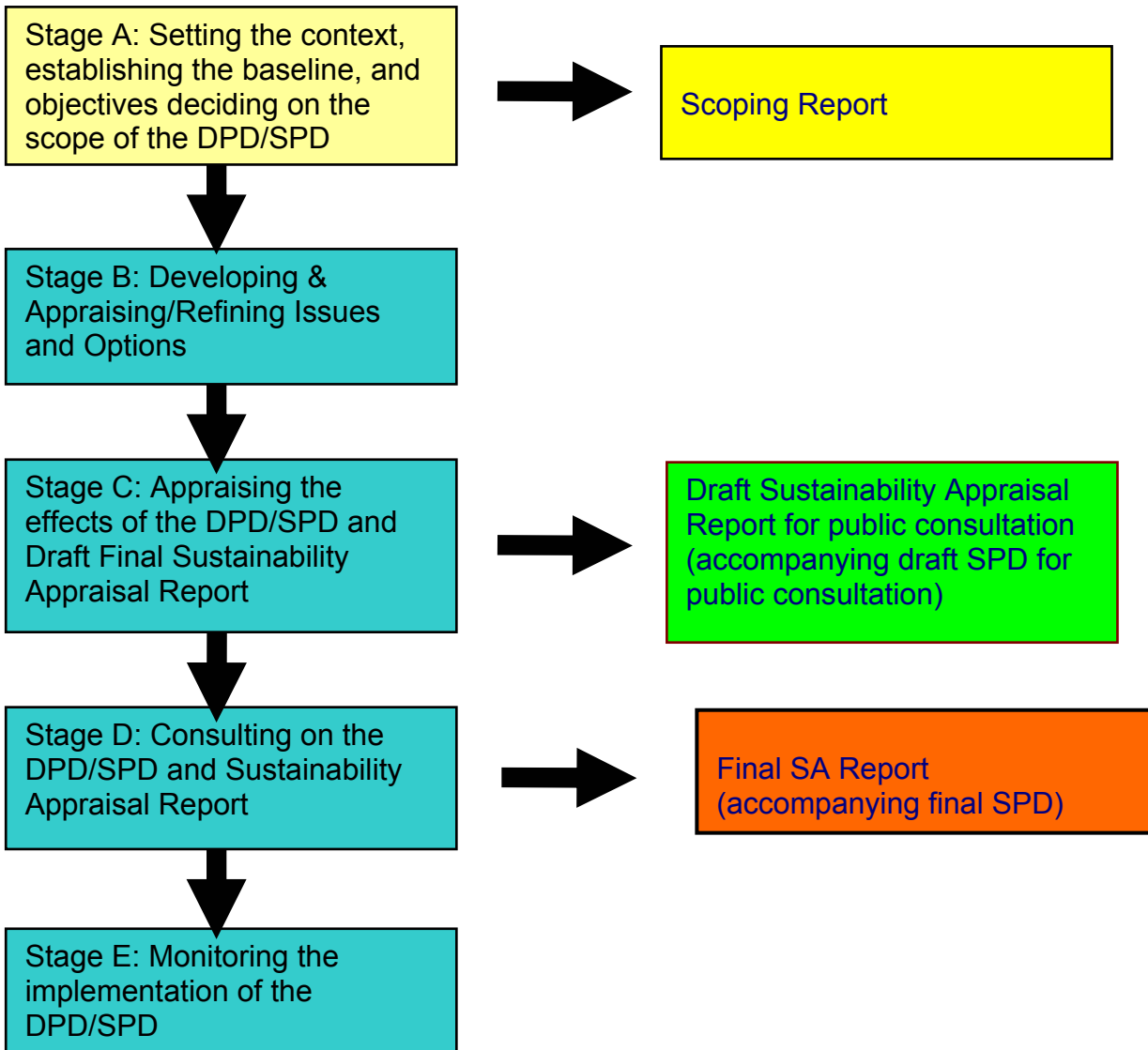
- The overall objective that the Borough's conservation areas are preserved and enhanced
- That conservation areas are designated and reviewed where appropriate
- That conservation areas receive individual character appraisal and management plans

## **9. Sustainability Appraisal Methodology**

9.1 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 2: Flow Diagram to Describe the SA Process Stage by Stage:**



9.2 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 to stage C. 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.

9.3 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 report assessment of the Mobility & Wheelchair Housing SPD (refer to figure 4 and pages 15-19). This Overarching 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 was due to be published in October 2005.

**FIGURE 3: Sustainability Appraisal Process**

Generic SA Stages for Plan making	SA process linkages to the preparation of DPDs and SPDs	Stages and Tasks
<p><b>Stage A: Gathering information to produce an SA Scoping Report</b></p>	<p>Prepared alongside the preparation of the evidence base for the relevant DPDs and SPDs.</p>	<p><b>A1-</b> Identifying other relevant plans, programmes &amp; 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><b>A2-</b> Collecting relevant economic, social and environmental baseline information to provide an evidence base for sustainability issues, effects prediction and monitoring.</p> <p><b>A3-</b> 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><b>A4-</b> Developing the SA Framework to provide a means by which the sustainability of the plan can be appraised.</p> <p><b>A5-</b> 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><b>A6-</b> 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"> <li>1. The Environment Agency;</li> <li>2. The Countryside Agency;</li> <li>3. English Nature; and</li> <li>4. English Heritage.</li> </ol>
<p><b>Stage B: Identify issues and options and prepare for consultation</b></p>	<p>Prepared outside the preparation of issues and options.</p>	<p><b>B1-</b> 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><b>B2-</b> 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><b>Stage C-Appraising the effects of the draft DPD/SPD and SA report</b></p>	<p>Prepared alongside the preparation of the preferred options. Consultation on both DPD/SPD and SA report will take place at the sametime.</p>	<p><b>C1-</b> Predicting the effects of the plan, including plan options- to predict the significant effects of the DPD/SPD and the DPD/SPD options.  <b>C2-</b> 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.  <b>C3-</b> Propose measures to maximise beneficial effects and mitigate adverse effects.  <b>C4-</b>Developing proposals for monitoring- To detail the means by which the sustainability performance of the plan can be assessed.  <b>C5-</b> 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><b>Stage D- Consultation on the DPD/SPD and Sustainability Appraisal Report</b></p>	<p>Prepared alongside the preparation of the submission of DPD/SPD. Consultation on both will take place at the same time.</p>	<p><b>D1-</b> 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.  <b>D2 -</b> 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.  <b>D3 -</b> 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><b>Stage E- Monitoring the Implementation of the DPD/SPD</b></p>	<p>The sustainability of the Core Strategy DPD / SPD Policies will be assessed as part of the Annual Monitoring Report.</p>	<p><b>E1-</b> 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.  <b>E2 -</b> Responding to adverse effects- to ensure that the adverse effects can be identified and appropriate responses/actions developed.</p>

#### 9.4 Stages followed in assessing the Harrow Conservation Areas SPD

This HCA SA report has addressed stages A-C of the SA process as outlined in Figure 2 above. This SA report accompanying the HCA SPD was referred to the four consultation authorities with environmental responsibilities as stated in stage A6 of the SA process. See Figure 2 above. The responses to the consultation were xxxx and have been summarised in the HCA Consultation Statement.

## 10. The objectives of the Harrow Conservation Areas SPD

10.1 In developing the SA, a number of important matters that the SPD should cover have been established. These are:

- Expand and provide guidance on policies contained within the current HUDP and the forthcoming Core Strategy
- Set out the Council's approach on promoting sustainable development in conservation areas
- Provide guidance to the wider public about what conservation areas are, where they are located in Harrow
- Set out the Council's approach to analysing the special character of areas and the production of conservation area appraisals for each area
- Set out the Council's approach in actively enhancing the character of the conservation areas through management strategies for each area and ways of attracting inward investment
- Specific detailed guidance on key issues such as demolition in conservation areas, open space and new uses within conservation areas to aid the development control process
- Set out the Council's approach on the designation of conservation areas and Article 4 directions
- To promote and provide guidance on high quality design solutions within conservation areas
- Identify any areas in need of more in depth conservation and regeneration as part of the Area Action plan process
- Assessing the contribution of conservation areas to the Harrow economy and their cultural value

10.2 However, additional matters may arise through the process of developing and consulting upon the SPD.

10.3 Following the assessment of the relevant background information and baseline data, a number of objectives have been developed for the SPD. These are:

- 1 To secure the preservation of the conservation areas
- 2 To identify enhancements for conservation areas
- 3 Promote awareness, understanding and enjoyment of the Borough's conservation areas

10.4 These Harrow Conservation Areas 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 HCA 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 1). This environmental assessment ensures compliance with the SEA Directive requirements as mentioned earlier in paragraph 3.3.

**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	✓	✓	✓

10.5 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.

## 11. Assessing the Overarching SEA/SA Objectives against the HCA SPD objectives

**FIGURE 5: Compatibility Matrix comparing the HCA SPD Objectives against the Overarching SEA/SA Objectives of the LDF**

		OVERARCHING SEA/SA OBJECTIVES OF THE LDF (by number)															
S P D  O B J E C T I V E S		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	1	+/-	+	+	+					+/-			?				+
	2	+	+	+	+					+/-		+					
	3		?	+	+					+				?			

+	Objectives are compatible
	Objectives have no link
?	Uncertain link
+/-	Potentially compatible and incompatible
-	Objectives are incompatible

**FIGURE 6: Detailed commentary on the compatibility matrix comparing the HCA SPD Objectives against the Overarching SEA/SA Objectives of the LDF**

1	<p>SPD will contain policies about identifying buildings that do not contribute positively to the area and could with benefit be redeveloped. The details will be set out in the appraisals and management strategies that will flow from the SPD.</p> <p>Will provide generic advice about potential extensions/ alteration to existing properties to keep them in active use as well as repair methods which would allow the continued use of existing buildings.</p> <p>Potential Conflict – Preservation of conservation areas where low density is part of their character could conflict with proposals for development.</p>
2	<p>SPD will contain policies about the identification and protection of important open space in conservation areas, as well as gaps between buildings, which may contribute to the sense of openness of an area.</p> <p>The SPD will highlight the importance of enhancing conservation areas and the management strategies which flow from the SPD may be able to help target funding to open spaces through grant aid and enhancement schemes</p> <p>The SPD will set out the Council's views towards serving more Article 4 directions to protect soft landscaped front gardens, which while in private ownership, contribute to</p>



	street side greenery.
3	<p>The SPD will contain policies about the importance of trees and hedgerows to conservation areas and the individual appraisals will identify where they make a particular contribution to the area's character and should be safeguarded.</p> <p>Trees in conservation areas are given additional protection, protection of gardens The SPD will set out the Council's views towards serving more Article 4 directions to protect soft landscaped front gardens which can contribute to local biodiversity.</p> <p>The SPD will highlight the importance of enhancing conservation areas and the management strategies which flow from the SPD may be able to help target funding to open spaces through grant aid and enhancement schemes which while aimed at the historic environment, may have habitat benefits too.</p>
4	<p><b>This is the most directly linked of all the objectives:</b> The SPD will set policies to protect the areas, address design and conservation area issues and streetscape matters. It will assess cultural value of conservation areas as part of the historic environment of Harrow. It, or the appraisals and management strategies that flow from it, may provide educational benefits of guidance and history about people's own areas - in particular by having the potential to renew the interest of local people in heritage and local history and raising awareness of conservation issues, thereby enhancing community identify and participation.</p>
5	
6	
7	
8	<p>The SPD will address issues of sustainable construction in relation to the historic environment. It will discuss the embodied energy that historic buildings represent and that they are a finite resource which themselves need to be managed sustainably.</p> <p>Potential conflict about visual impact of solar panels/wind turbines on historic areas and about double glazing and its impact on historic buildings</p>
9	
10	<p>The SPD will address heritage led regeneration and how this has already contributed economically to Harrow.</p> <p>The SPD will address the links between tourism and heritage and meeting the Borough's Tourism Strategy objectives by better use and education about the historic environment in Harrow.</p> <p>The SPD will highlight that enhancement opportunities may include the potential for grant schemes which would enhance the local economy, although the details of these will be set out in the management strategies.</p> <p>Potential conflict – the designation of conservation areas can cause higher house prices and higher costs of repairs/alterations are associated with historic buildings</p>
11	<p>The SPD will identify policies to encourage high quality development, which may include affordable housing.</p>
12	<p>The SPD and the appraisals, along with their process of adoption and consultation will provide additional information and knowledge about the conservation areas where people live, and which are open to all.</p>

13	
14	
15	The SPD will encourage good design and well-designed schemes should include designing out crime for the public realm and private developments.

11.1 Generally the HCA SPD objectives performed very well against the sustainability objectives in terms of their compatibility, and the majority of effects identified were very positive. There are 3 instances where there are likely potential compatible and incompatible links between the overarching LDF objectives and the HCA SPD objectives identified in the matrix above (figure 6). It is considered that these potential incompatibilities identified do not necessitate the HCA SPD objectives to be re-written since the actual likely impact or effect of the objectives on one another is dependent on the way in which they are implemented

## **12.Next Steps**

12.1 The next stages in the SA process will be completed alongside the development of the HCA SPD and responses received to this SA Report will be taken into consideration. Indicators to monitor the SPD objectives have been devised to enable effective monitoring of the SPD in its implementation. The proposals will be monitored on an annual basis as part of the Annual Monitoring Report for the Local Development Framework. The process of the control of development through planning applications will assist with monitoring along with monitoring the outcomes of appeals. Links to the public in the areas through local residents associations, amenity groups and the Conservation Areas Advisory Committee will also provide monitoring for the SPD.