

Meeting: Strategic Planning Advisory Panel  
Date: 14 March 2006  
Subject: Harrow Conservation Areas Supplementary Planning Document and accompanying Sustainability Appraisal Scoping Report – Progress report  
Responsible Officer: Executive Director (Urban Living)  
Contact Officer: Amy Burbidge/Tom Wooldridge  
Portfolio Holder: Planning, Development and Housing  
Key Decision: No  
Status: Part I  
Appendices:  
1 Draft Sustainability Appraisal Scoping report  
2. Draft contents list for the HCA SPD

## **Section 1: Summary**

### **Decision Required**

The Panel is invited to:

1. Note the progress of the Sustainability Appraisal Scoping Report (SA) of the Harrow Conservation Areas Supplementary Planning Document (HCA SPD) and the ideas for the development of the HCA SPD.
2. Comment on the contents list for the HCA SPD

### **Reason for report**

To present the progress of the SA Scoping Report and the ideas for the development of the HCA SPD.

### **Benefits**

The Council will be working towards meeting its statutory requirements under PPG15, and English Heritage's "Guidance on Conservation Area Appraisals" and also towards meeting the approved LDS timetable.

## **Cost of Proposals**

The cost of producing the HCA SPD and accompanying SA will be met within the approved Planning and Development Services Departmental budget.

## **Risks**

Failure to carry out the procedures set down in the Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Development) (England) Regulations 2004 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**

Delays to the programme leaving conservation areas without any guidance for longer. This will lead to a failure to meet the approved LDS timetable milestone

## **Section 2: Report**

### **2.1 Brief History**

- 2.1.1 At the SPAP meeting on the 1<sup>st</sup> December 2005, Members recommended that a new approach to the drafting of conservation area appraisals be adopted and this approach was agreed at Cabinet on 15<sup>th</sup> December 2005. This included the production of a single, overarching Supplementary Planning Document (SPD) on all of Harrow's conservation areas and this report explains the progress that has been made since then on the production of the SPD and its accompanying Sustainability Appraisal (SA).
- 2.1.2 The first draft Scoping Report for the SA has been completed (and is attached as Appendix 1) and sets out, inter alia, the draft objectives of the SPD, what the SPD is likely to cover and potential conflicts or synergies with the overarching objectives of the SEA/SA for the LDF. Initial consultation on the Scoping Report of the Sustainability Appraisal with the 4 statutory bodies is underway and the consultation is due to be completed by the end of March 2006.. Any responses received before the meeting will be reported in an addendum.
- 2.1.3 Some consideration on the content of the SPD itself has also been begun. Appendix 2 contains the outlines of what the SPD could include, with short descriptions where this varies from the current policy guidance contained within the HUDP or the Conservation Area Policy Statements/Appraisals.
- 2.1.4 Relationship with the Core Strategy DPD – the production of this SPD and its accompanying SA will take place alongside work being undertaken on the Core Strategy, and later, the Site Specific Proposals and Generic Development Control Policies DPDs. It will be important to ensure that a this SPD is developed in clear recognition of what will need to be included in other DPDs in relation to Conservation Areas. Bringing this report forward will provide an opportunity to explain the relationship between documents.

## 2.2. Options Considered

2.2.1 This approach to adopting an overarching SPD followed extensive consideration of the options for producing such documents, and their eventual status. Following the consideration of options, Members resolved that non-SPD appraisals, which would be linked to an overarching conservation area SPD, would be the best approach.

## 2.3 Consultation

2.3.1 Consultation with the 4 statutory bodies is underway for the SA Scoping Report of the overarching HCA SPD. Informal engagement on the draft HCA SPD will need to be undertaken.

## 2.4 Financial Implications

2.4.1 Costs are contained within the approved Planning and Development Services Departmental budget.

## 2.5 Legal Implications

2.5.1 There are no specific legal implications arising out of this particular report. The outcome of the consultation referred to in paragraph 2.3.1 above will inform the preparation of the documentation for approval in due course by the Panel for public consultation.

## 2.6 Equalities Impact

Conservation areas are open and accessible to all, so their preservation and enhancement benefits all who live in or visit them. One of the objectives of the HCA SPD will be to preserve or enhance conservation areas.

## 2.7 Section 17 Crime and Disorder Act 1998 Considerations

The SA addresses the issue of crime and fear of crime.

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

### Appendices

Attached

### Background Papers:

English Heritage "Guidance on Conservation Area Appraisals".

Report and Minutes of SPAP Meeting 1<sup>st</sup> December 2005