

LONDON BOROUGH OF HARROW

Meeting:	Unitary Development Plan Advisory Panel
Date:	Wednesday 12 th November 2003
Subject:	Harrow Unitary Development Plan – Consideration of The Inspector's Report on the Public Local Inquiry
Key decision	No
Responsible Chief Officer:	Chief Planning Officer
Relevant Portfolio Holder	Portfolio Holder for Planning, Development, Housing and Best Value
Status:	Part I (Public)
Ward:	All
Enclosures:	Appendix A - Schedule of Inspector's Recommendations and Suggested Responses

1. **Summary**

- 1.1 Following receipt of the Inspector's Report, consideration has been given to each of the recommendations. A suggested response is given for each recommendation. Whilst the overwhelming majority of recommendations are accepted, it is proposed that a small number should not be accepted, either in full or in part, for the reasons outlined. For those areas of the Plan where the Inspector has recommended that policies and reasoned justifications are to be substantially re-written, additional reports on these are being prepared. If the Panel agree the suggested responses contained within this report, the Council will later publish them as a Statement of Decisions, alongside the proposed modifications to the Plan that will be required.

2. **Recommendations (for decision by the Cabinet)**

- 2.1 **To agree the Council's Statement of Decisions on the Recommendations contained in the Inspector's Report**

REASON: To expedite adoption of the replacement Harrow UDP after completion of all statutory procedures.

3. **Consultation with Ward Councillors**

None. A copy of the Inspector's Report has been sent to all members of the Panel, and a copy placed in the Members' Library.

4. **Policy Context (including Relevant Previous Decisions)**

The Council is required to publish a statement of decisions on the recommendations in the Inspector's report, following the holding of the Public Local Inquiry into the replacement HUDP. Receipt of the Inspector's Report and a timetable through to

adoption of the new HUDP were considered at the Panel's meeting of 16 September 2003.

5. **Relevance to Corporate Priorities**

This report concerns a key aspect of the Council's statutory development plan, the replacement HUDP, and as such fundamentally concerns the Council's stated priority of enhancing the environment of the Borough.

6. **Background Information and options considered.**

6.1 The Council is required to decide what action to take on each of the Inspector's recommendations (and the two issues on which he has not made a recommendation). Importantly, it must state the reasons for its decision. The Inspector has made a large number of recommendations where he has suggested that no modification be made to the Plan. These have been scrutinised to ensure that their acceptance does not compromise the integrity of the Plan. The same applies to those recommendations made by the Inspector where he has merely endorsed a change to the Plan in line with Council-suggested Pre-Inquiry Changes (PICs). The Inspector has accepted the vast majority of the Council's pre-inquiry changes, whilst examination of those PICs which he has not endorsed has concluded that the Council's position has not been weakened.

6.2 Attention has understandably primarily been focused on those recommendations where the Inspector has suggested modifications to the Plan. Those recommendations which should not be not fully accepted by the Council are highlighted (by shading) in the Appendix to this report, as follows:-

- 1) SD1: Quality of Design (Page 4 of Appendix A / Page 28 of Inspector's Report (IR))
- 2) SEM2 & Para 2.90 : Hierarchy of Town Centres(Page 7 of Appendix A/Page 39 of IR)
- 3) EP46 and Para 3.139: Open Space (Page 16 of Appendix A / Page 78 of IR) *
- 4) D13 and D14: Locally Listed Buildings (Page 19 of Appendix A / Page 89 of IR)
- 5) D26 and Paras 4.81-4.82: Telecommunications Development (Page 20 of Appendix A and Page 94 of IR)
- 6) T13 & Schedule 13: Parking Standards (Page 25 of Appendix A / Page 107 of IR)*
- 7) T14 & Para 5.32: New Development and On-Street Parking (Page 25 of Appendix A / Page 112 of IR)*
- 8) H19: Mobility and Lifetime Homes (Page 30 of Appendix A / Page 136 of IR) *
- 9) R5 & Para 8.28: Outdoor Sports Facilities (Page 34 of Appendix A / Page 155 of IR) *
- 10)R12: Protecting Arts, Culture, Entertainment and Leisure Facilities (Page 35 of Appendix A / Page 157 of IR) *
- 11)C2 (C18 in First Deposit Draft): Provision of Social and Community Facilities (Page 36 of Appendix A / Page 162 of IR)
- 12)C20 (C19 in First Deposit Draft): Access to Buildings and Public Spaces (Page 38 of Appendix A / Page 169 of IR) *
- 13) Proposal Site 6: Harrow on the Hill Station and Land in College Road and Lowlands Road (Page 41 of Appendix A / Page 184 of IR) *
- 14) Site of Nature Conservation Importance – Wood Farm (Page 49 of Appendix A / Page 200 of IR)
- 15) Site Of Nature Conservation Importance- Limes House (Page 49 of Appendix A / Page 201 of IR).

For some of the recommendations, the suggested response sets out fully the reasons why the recommendation should not be accepted, and the suggested re-wording, (if appropriate). For others (indicated by an asterisk *), a fuller explanation will be set out in a future report to the Panel. (Where the Council accepts the Inspector's recommendations, and new policies, or partial changes to policies, and reasoned

justifications are being prepared, these will also be reported to a future meeting of the Panel.)

- 6.3 The Panel is invited to discuss the reasons why the Inspector's recommendations should not be accepted in full, and agree the Council's response to all the Inspector's recommendations to form the Statement of Decisions that the Council must prepare on the Inspector's Report.

7. **Consultation**

- 7.1 All objectors and agents who objected to, or commented on, the first and/or revised Deposit HUDPs were advised of the publication of the Inspector's Report. Subsequently, those people attending the Inquiry, who had not previously been contacted were also advised. The Council's Statement of Decisions, together with the Proposed Modifications to the Plan, will need to be placed on deposit early next year.

8. **Finance Observations**

- 8.1 Costs associated with the procedures for adopting the replacement HUDP can be met from existing budgets. No other financial comments.

9. **Legal Observations**

- 9.1 No comments.

10. **Conclusions**

- 10.1 Consideration of the recommendations in the Inspector's Report is an important stage in the process for adopting the new HUDP. This is particularly so for areas of the Plan where the Inspector has recommended significant changes. In preparing a considered response to the Inspector's recommendations, the Council is also very mindful of the pending publication of the London Plan. In developing revised policies in response to the Inspector's recommendations due regard is being paid to the need for the Replacement HUDP to be in general conformity with the London Plan, and the suggested response in Appendix A reflect these considerations. Accordingly, Counsel's opinion has been sought on the development of appropriate revised policies and reasoned justifications.

11. **Background Papers**

- 11.1 Inspector's Report on Replacement Harrow UDP, the Planning Inspectorate, 13 August 2003.
Revised Deposit Replacement Harrow Unitary Development Plan – March 2002
PPG3 Housing – Influencing the size, type and affordability of housing – Government consultation - July 2003
Draft London Plan – June 2002
London Plan EIP Panel Report – July 2003

12. **Author**

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