

Meeting:	Cabinet
Date:	15 May 2008
Subject:	Harrow Core Strategy Preferred Options – draft for public consultation
Key Decision:	Yes
Responsible Officer:	Andrew Trehern
Portfolio Holder:	Planning, Development and Enterprise (to be confirmed at Annual Council on 8 May 2008)
Exempt:	No
Enclosures:	Appendix 1 – Draft Harrow Core Strategy Preferred Options Appendix 2 – Recommendation from the Local Development Framework Panel

Section 1 – Summary and Recommendations

This report provides options for how growth will be managed in Harrow up to 2025 in the draft Harrow Core Strategy Preferred Options.

Recommendations:

Cabinet is requested to:

(a) recommend the draft Harrow Core Strategy Preferred Options to the Council for approval for purposes of consultation subject to any comments received from Cabinet Members being incorporated into the document.

Reason:

To comply with the legal requirements for making such a document and to meet the agreed timescales with the Government

Section 2 – Report

A. Background

1. The Core Strategy is the main development plan document within the Local Development Framework. It has been developed as a result of changes to the planning system brought about by the Planning and Compulsory Purchase Act 2004. The Core Strategy will set out the overarching long term spatial vision and objectives for Harrow, as well as the strategic policies required to deliver the spatial vision up to 2025.
2. This is the second stage in the development of the final core strategy. The Council has already consulted with the public and stakeholders on the Issues and Options in September 2006 and the Strategic Priorities in January 2007.
3. These earlier options and the consultation comments have been assessed and further refined in the attached draft Harrow Core Strategy Preferred Options (refer to **Appendix 1**).
4. The Local Development Framework Panel considered the draft Harrow Core Strategy Preferred Options at it's meeting on the 9 April 2008. Comments have been incorporated in the attached version.

B. Proposed Vision

5. The vision for the draft Harrow Core Strategy Preferred Options has been better refined to reflect the key issues facing the future of Harrow.

Refer to **Appendix 1**, Chapter 2 for details.

C. Growth Options

6. In the earlier consultation, the Council promoted 4 options to accommodate a further 10,000 people and at least 4,000 new homes within the Borough. These options have been refined in the draft Core Strategy Preferred Options and consultation will now be proceeding on the 2 options identified in the document namely;
 - Option A - Harrow Central Growth Corridor

This option promotes development within the central part of the borough where public transport accessibility is the highest. This option provides the opportunity to bring about high-density buildings and regeneration for the Harrow Central Growth Corridor.

- Option B - Public Transport Growth Focus
This option promotes development across more of the borough than Option A, while still encouraging a high level of development within the central part of the borough (where public transport is at its highest). This option provides the opportunity to reduce the impact of new development and spread regeneration across more of the borough.

7. Refer to **Appendix 1**, Chapter 3 for more details on both options, strategic policy 1 and the relevant maps.

D. Strategic Policies

8. In addition to the growth options, the draft Harrow Core Strategy Preferred Options also proposes 6 more strategic policies covering the following topic areas;
 - Housing (Refer to **Appendix 1**, Chapter 3, strategic policies 2 and 3)
 - Economy (Refer to **Appendix 1**, Chapter 3, strategic policy 4)
 - Transport and accessibility (Refer to **Appendix 1**, Chapter 3, strategic policy 5)
 - Heritage, culture, recreation and community facilities (Refer to **Appendix 1**, Chapter 3, strategic policy 6)
 - Environment (Refer to **Appendix 1**, Chapter 3, strategic policy 7)

E. Consultation

9. The draft Harrow Core Strategy Preferred Options will be formally consulted on in June 2008 for a 6 week period following approval by the Council for consultation purposes.
10. Comments received following the consultation exercise will be analysed and the draft document revised accordingly. The final Harrow Core Strategy will be submitted to the Government Office for London early

2009 and will be subject to an independent public examination.

11. Depending on the outcome of the independent examination, the Harrow Core Strategy will thereafter be formally adopted.

F. Conclusion

12. This report provides an overview of the development, content and route for adoption of the Core Strategy.

G. Financial implications

13. The ongoing costs of preparing the core strategy will be contained within the current and future approved Planning Budget.

H. Equalities Impact

14. The production of the documents included in the Local development Framework will involve all sections of the community, and the documents will address the needs of the different groups within Harrow's diverse community in line with the Statement of Community Involvement.

I. Legal comments

15. All Development Plan Documents, of which the Core Strategy is a part, must be subject to rigorous procedures of community involvement and consultation to ensure they meet the tests for "soundness" set out in the Town and Country Planning (Local Development) (England) Regulations 2004 as well as national guidance on the subject.
16. The aim of the public consultation on the Core Strategy Preferred Options is to seek comments from the local community and other stakeholders on the identified options in accordance with the Council's Statement of Community Involvement.
17. By Regulation 4 (3)(bb) and Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations, the approval for public consultation of draft proposals associated with the preparation of the Council's Development Plan shall be the sole responsibility of the Full Council.

J. Community safety

18. No specific implications arise out of this report.

K. Performance Issues

19. This document will contribute positively to delivering the Council's corporate priorities.
20. To assess the impacts of the preferred options the Council is undertaking a sustainability assessment on the environmental, economic and social effects of the growth options and strategic policies. This document will be available throughout the consultation period.
21. The Council is committed to a Government approved timetable for delivering the Core Strategy and failure to consult on this document in June 2008 will negatively impact on the money the Council receives through the Planning and Delivery Grant. Therefore due to the timing, Council Officers are unable to provide the sustainability appraisal to members in time for the Cabinet meeting.
22. The following table provides an overview of the possible impact that either growth option may have on the Council's compliance with existing Best Value Performance Indicators (BVPI).

Performance Check Key Questions							
Which performance indicators will be impacted by the proposal ?				What is the current performance of those indicators ?		Potential impact of development options A and B on indicators	
Strategic Policy	Best Value Indicator	Description	Target 07/08	Estimated Actual 07/08	Target 09/10	Option A	Option B
SP1 Managing Growth in Harrow	106	% of new homes built on brownfield land	100	Green	100	Both options continue to promote brownfield development	
	109	% of planning applications determined in line with development control targets	60	Green	60	No specific impact from core strategy identified	
	200 (a) & (b)	Quality of Local Development Scheme	Yes	Green	Yes	Yes, achieves timetable target in Local Development Scheme and funding through the Housing and Planning Delivery Grant	
SP2 Sustainable Housing Provision	106	% of new homes built on brownfield land	100	Green	100	Both options continue to promote brownfield development	
	109	% of planning applications determined in line with development control targets	60	Green	60	No specific impact from core strategy identified	
SP3 Harrow Housing Needs, Mix and Affordability	106	Percentage of new homes built on previously developed land	100	Green	100	Both options continue to promote brownfield development	
SP4 Delivering Economic Growth and Prosperity		No relevant BV indicators identified				Potential to improve economic growth opportunities in Borough	
SP5 Integrating Transport and Development	99a(i)	Number Killed or Seriously Injured (KSI) - all	72	Green	64	Potential to reduce car use and reduce car related deaths and injuries	
	BV178	% of footpaths easy to use	100	Green	100	Potential to improve quality through regeneration of town and district centres	

SP6 Heritage, Cultural, Recreational and Community Facilities	119a	Percentage of residents satisfied with sport and leisure facilities and events (3-yearly survey)	-	Amber	-	Potential to improve facilities in borough reduce areas with accessibility deficiency.
	119e	Percentage of residents satisfied with parks and open spaces (3-yearly survey)	-	Green	-	
	127a	Violent Offences committed per 1,000 population	-	Amber	-	Potential to reduce violent offences if community safety through design is improved
	127b	Robberies recorded per 1,000 population	3.18	Amber	3.18	
	128	Vehicle Crime recorded per 1,000 population	9.35	Amber	9.35	
	219a	The number of Conservation Areas in the local authority area	28	Green	28	Conservation areas already exist – no negative impact expected
	219b	The percentage of Conservation Areas with an up to date character appraisal	50	Green	100	Improved due to rolling update timetables – indicator is not impacted by either option
	219c	The percentage of Conservation Areas with published management proposals	50	Green	100	
SP7 Harrows Resource Use	82bi	Percentage of household waste sent for composting	17	Green	20	Improved as strategic policies emphasises increased energy recovery and reduced waste. Positively supports national targets and reinforces change in public behaviour.
	82bii	Tonnes of household waste sent for composting	17000	Green	20000	
	82di	Percentage of household waste sent to landfill	65	Amber	60	
	82dii	Tonnes of household waste sent to landfill	65000	Amber	60000	
	84a	Kilograms of household waste collected per head of population	482	Green	492	
SP7 Harrows Resource Use continued	84b	Percentage change in kg of household waste collected per head since previous year	1.05	Green	1.03	
	90c	Resident satisfaction with civic amenity site (3-yearly survey)	-	Amber	-	
	91a	Percentage of population served by kerbside collection of recyclables (one recyclable)	90	Green	98	
	91b	Percentage of population served by kerbside collection of recyclables (2+ recyclables)	90	Green	98	

What is the current performance of these indicators ?	The following table shows current year and targets for 09/10. It is expected that the programme will take forward capacity to meet these targets. However, the BVPIs will no longer be measured in the same way.
What impact will the proposal have on those indicators and key lines of enquiry?	1. How much will current performance be improved or other negative effects be mitigated? The adoption of the final Core Strategy will ensure the council has delivered upon these major performance strands; and complies with the Place Shaping agenda.
What is the potential impact on the CAA position?	These indicators are critical to the development of the Place Shaping agenda. They will effect the National Indicator set in 2011

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar



on behalf of
Myfanwy Barrett
Chief Financial Officer

Date: 16 April 2008

Name: Adekunle Amisu



on behalf of
Hugh Peart
Monitoring Officer

Date: 21 April 2008

Section 4 – Performance Officer Clearance

Name: Tom Whiting



on behalf of the
Divisional Director
(Strategy and
Improvement)

Date: 17 April 2008

Section 5 - Contact Details and Background Papers

Contact:

Deborah Ganley, Senior Professional (Policy) - Planning, Development and Enterprise, phone 02087366082

Background Papers:

- Harrow Core Strategy Issues and Options
Harrow website links -
http://www.harrow.gov.uk/downloads/Core_Strategy_Issues_and_Options_Report_Part_1_Consultation_Version_Final.pdf
http://www.harrow.gov.uk/downloads/Core_Strategy_Issues_and_Options_Report_Part_2_Consultation_Version_Final.pdf
- Harrow Core Strategy Strategic Priorities
Harrow website link –
http://www.harrow.gov.uk/downloads/Strategic_Options_Final.pdf
- Report to LDF Panel on Draft Document – Core Strategy Preferred Options, 9 April 2008
Harrow website link –
<http://www2.harrow.gov.uk/ieListDocuments.asp?CId=784&MId=4212&J=1>