

# Preface

Harrow Council - Draft Local Development Scheme (version 4)

## Preface

This revision to the Local Development Scheme (LDS) replaces the earlier versions brought into effect in June 2005, November 2006 and November 2007. This revised LDS (version 4) is intended to better take account the changing circumstances of national policy and guidance, and to reflect recent discussions with the Greater London Authority and Government Officer for London regarding the preparation of the Harrow Core Strategy.

The following summarises the main amendments to this version of the LDS:

- amend the time frames for developing the Harrow Core Strategy to ensure further delays are minimised, whilst ensuring the evidence base in support of the Core Strategy is robust and accords with recent changes to planning legislation and guidance;
- revise the time line for the production of subsequent development plan documents (DPDs) (the Development Management Policy DPD, Site Specific Allocations DPD and the proposal map);
- introduce and include the development of three new SPDs (the Harrow Town Centre Design Guide SPD, Allotments and Trees SPD and the Conversions SPD);
- amend the format and some content of the LDS document to clarify and simplify existing sections of the LDS to avoid confusion or unnecessary repetition; and
- to provide an update on the progress of planning documents currently under production.

The LDS will be considered to be 'in effect' or 'adopted', following submission to the Government Office for London (GOL) and the Greater London Authority (GLA) and final approval by the GLA. Until then this document remains in draft format.

**Important Note:** This document replaces all previous versions of the Local Development Scheme previously brought into effect in June 2005, November 2006 and November 2007.

LDS version	Date brought into effect	Date cancelled / superseded
Version 1	June 2005	November 2006
Version 2	November 2006	November 2007
Version 3	November 2007	to be confirmed
Version 4	to be confirmed	not applicable

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# Introduction 1

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## 1 Introduction

### Background

- 1.1** Under the Planning and Compulsory Purchase Act 2004, the Government reaffirmed its commitment to the established principle of a plan-led system. Greater emphasis on planning flexibility and community involvement has resulted in a major shift in the form, content and process for preparing and implementing development plans.
- 1.2** The Harrow Unitary Development Plan (UDP) will remain the statutory development plan until it is replaced by the Local Development Framework (LDF) documents. In accordance with the Planning and Compulsory Purchase Act 2004, policies that either repeat the intent or no longer conformed with national / regional guidance were to be deleted three years after the Act was adopted. Therefore, as of the 28 September 2007 a number of the adopted UDP policies were permanently deleted.
- 1.3** Harrow Council is working towards replacing the UDP with the new Local Development Framework (LDF), which, unlike the UDP, comprises a suite of policy documents called Local Development Documents (LDDs). The LDF for Harrow will comprise the following LDDs:
- Statement of Community Involvement (Adopted August 2006);
  - Development Plan Documents (DPDs);
  - Supplementary Planning Documents (SPDs);
  - Annual Monitoring Report; and
  - the Local Development Scheme.
- 1.4** **Appendix A** contains a full list of the DPDs, SPDs and other documents that are to be prepared. Refer to **Appendix B** or visit the Council website for full details of deleted policies. Key changes to national policy and guidance that has influenced the changes to the existing LDS are included within **Appendix C**. A brief explanation of all important terms is included in the Glossary found in **Appendix D**.

### Aims of Central Government

- 1.5** The intention of the new planning system is to enable the Local Development Framework to remain flexible and responsive to changes in circumstance, such as market conditions or the introduction of new national or regional planning policy. Of particular importance is the need to realise the development potential of the Borough in a sustainable manner whilst also addressing the needs of an expanding population. The LDF is required to deliver the local community's aspirations for the Borough, reflecting the spatial dimensions of the Community Strategy (Harrow's Sustainable Community Plan), and other Council strategies.

### Objectives of the Local Development Scheme

- 1.6** The purpose of the Local Development Scheme is to keep the public informed as to the LDF documents the Council is intending to prepare and when, and at what stage the public can get involved. This is why it is important that the Council maintains and continues to update the LDS where necessary.

- 1.7** The preparation of all LDF documents will involve public consultation and involvement throughout. How the Council intends to engage the community in the preparation of DPDs and SPDs, and also in the consideration of planning applications, is set out in the Statement of Community Involvement, adopted by the Council in August 2006.
- 1.8** In addition to the methods set out in the Statement of Community Involvement, Harrow Council will also engage and consult the community by:
- continuing and strengthening the LDF Project Board, made up of key officers from varying departments within Council and selected external organisations;
  - publications, updating and informing the public of the process, progress and when they can be involved through the Harrow Council publication 'Harrow People';
  - producing an LDF newsletter (periodically), a dedicated newsletter informing the public on the LDF documents and any relevant planning information.
- 1.9** The updated LDS, along with all other LDF documents, will be made available on the Council web site and to view at the Council's main office at the Civic Centre.

### Current Development Plans for Harrow

- 1.10** Planning applications for development in Harrow are considered against the development plan policies contained in:
- the saved policies of the UDP (September 2007)
  - the Mayor of London's London Plan, consolidated with alterations since 2004 (February 2008)
  - other relevant national, regional and local guidance.
- 1.11** This LDS sets out the revised programme for the preparation of LDF planning documents which will eventually replace the policies in the UDP. When adopted these new documents along with the London Plan and relevant national guidance will be used in determining planning applications.

### Changes in National Legislation

- 1.12** The Government has recently made several significant changes to the planning system to ensure that LDF policies are deliverable, based on a sound evidence base. The Council needs to ensure that any future planning documents reflect these new requirements and proposed direction of change in planning legislation and Government guidance. Refer to **Appendix C** for summary of key changes to national policy and guidance.
- 1.13** Key changes in the planning system include:
- changes to the Town and Country Planning (Local Development) (England) Regulations 2004;
  - production of consultation paper on new Planning Policy Statement (PPS), which will update and combine PPG4 (Planning for Sustainable Economic Development) and PPS6 (Planning for Town Centres);
  - production of a supplement to PPS1 (Planning and Climate Change);

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- production of PPS12 (Local Spatial Planning) to replace PPG12 (Development Plans); and
- production of PPS3 (Housing) to replace PPG3 and Circular 6/98 (Planning and Affordable Housing).

### Update on Documents Produced

**1.14** The following documents have been adopted:

- Harrow on the Hill Conservation Area SPD - adopted June 2008
- RAF Bentley Priory SPD - adopted October 2008
- Sustainable Building Design SPD - adopted May 2009

**1.15** The following documents are being produced:

- The Harrow Core Strategy - public consultation on the preferred options has been completed, responses summarised and preparation of the Submission draft for publication is underway;
- Accessible Homes SPD (Revision) - public consultation completed, further consultation on a conversions supplement being finalised;
- Planning Obligations SPD - informal consultation completed, formal public consultation planned for July 2009; and
- West London Joint Waste DPD - public consultation on the issues and options was undertaken in February 2009, the consideration of responses and a call for sites is now underway, with consultation on the Submission draft programmed for December 2009 and formal submission in early 2011.

**1.16** The following new planning documents are proposed:

- Harrow Town Centre Design Guide SPD
- Allotments and Trees SPD
- Conversions SPD

**1.17** In addition to the above, substantial progress is being made to ensure the evidence base is updated, current and complete. A more detailed work plan for each of the above planning documents is included within **Appendix A**.



# Harrow Local Development Framework

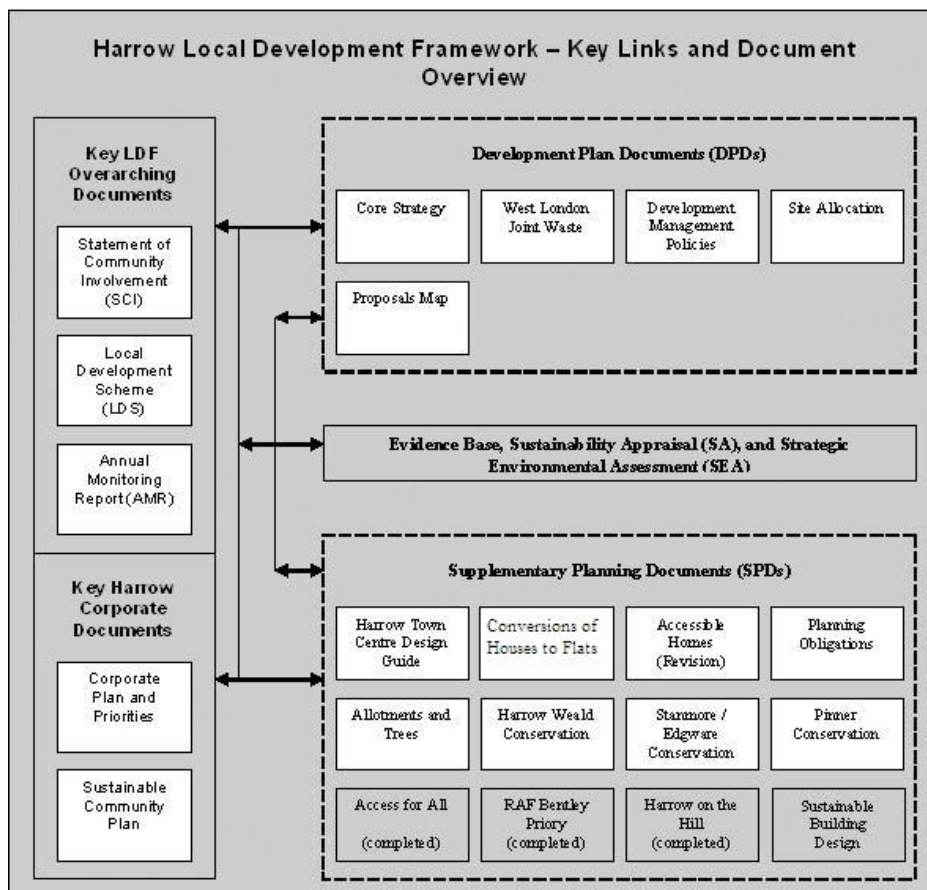
## 2

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## 2 Harrow Local Development Framework

- 2.1** The following figure provides an overview of how the various planning documents of the LDF 'fit together' and form the spatial planning strategy for Harrow. Refer to **Appendix A** for details on the time line for producing the DPD and SPD documents.

**Picture 2.1 LDF Documents**



### General Conformity considerations

- 2.2** All of the LDDs which the Council intends to produce must be consistent with national planning policies and in general conformity with the Mayor's London Plan (unless there is a robust reason why Harrow requires any variation from the approach set out in national or regional policy)
- 2.3** Once the Harrow Core Strategy has been adopted, all subsequent LDF documents must conform to the policy approach set out in the Core Strategy.
- 2.4** The Council is required to identify a clear chain of conformity between documents. The Mayor will provide an opinion on the general conformity of all Development Plan Documents with the London Plan. If his opinion is that the document is not in general conformity with the London Plan, the Mayor will make representations which will be considered at the Examination in Public.

## Statement of Community Involvement (SCI)

- 2.5** The Harrow Statement of Community Involvement (SCI) has been developed by the Council, in consultation with the wider community and statutory bodies, Government Office for London (GOL), GLA, neighbouring local planning authorities and strategic partners. The SCI details how the community and stakeholders will be involved in the preparation, alteration and review of all LDDs, as well as the consideration of planning applications. The SCI is not a DPD, but was subject to public examination.
- 2.6** The Harrow SCI was adopted in August 2006 and is available on the Council's website.

## Development Plan Documents (DPDs)

- 2.7** The Council recognises that the preparation of the Core Strategy and the other DPDs, which will replace the UDP, must take the highest priority. The Core Strategy and other DPDs (and accompanying sustainability appraisals) will further the aim to promote and deliver sustainable development within Harrow. The Council intends that the following DPDs will form a core part of the LDF (once adopted) and, together with the London Plan, will be used in the determination of planning applications:
- Harrow Core Strategy
  - West London Joint Waste DPD
  - Site Specific Allocations DPD
  - Development Management Policies DPD
  - Proposals Map
- 2.8** All DPDs will be submitted to the Planning Inspectorate, who then appoint a Planning Inspector to consider the document. The role of the Planning Inspector is to preside over the examination in public (EIP), which is the public scrutiny process all DPDs are subjected to, and to make a determination, based on the evidence before them, whether or not the planning document is 'sound' <sup>(1)</sup>. The recommendations of the Planning Inspector are binding and any changes required must be incorporated before the document can be adopted.

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1 The tests of soundness are: (i) the DPD has been prepared in accordance with the LDS; (ii) the DPD has been prepared in compliance with the SCI or minimum regulatory requirements; (iii) the plan and its policies have been subject to sustainability appraisal; (iv) it is a spatial plan which is consistent with national planning policy and in general conformity with the London Plan, and proper regard has been had to other plans, policies & programmes relating to the area or adjoining areas; (v) it has had regard to the Authority's community strategy; (vi) the plan policies/strategies are coherent and consistent within and between DPDs prepared by the authority and, where cross boundary issues exist, those of neighbouring authorities; (vii) the plan policies/strategies are the most appropriate in all the circumstances having considered the relevant alternatives and they are founded on a robust and credible evidence base; (viii) there are clear mechanisms for implementation and monitoring; and (ix) it is reasonable flexible to enable it to deal with changing circumstances.

### Supplementary Planning Documents (SPDs)

**2.9** Any supplementary planning documents (SPDs) produced will be approved by the Council following public consultation, but are not subject to independent examination. The Council recognises that the key emphasis in the LDF system is on effective facilitation and delivery of necessary growth and development. The Council has identified the following SPDs as priorities to help achieve sustainable development:

- Conservation areas – Pinner , Stanmore/Edgware and Harrow Weald
- Revising the existing Accessible Homes
- Harrow Town Centre Design Guide
- Planning Obligations
- Allotments and Trees
- Conversions

**2.10** A number of SPDs and specific planning briefs have already been adopted since the first version of the LDS. These documents include:

- Harrow on the Hill Conservation Area
- Development Brief - RAF Bentley Priory
- Sustainable Building Design

### Saved Documents

**2.11** Following the introduction of the new planning system, the UDP (2004) was automatically saved for a period of three years from the date of adoption (up to September 2007). However, in 2007 the Secretary of State directed the Council to save, and in some instances delete, identified policies in the UDP depending on whether they conformed with or repeated national or regional policies. Therefore, 56 policies in the UDP have been deleted on the basis that they either reiterate, are no longer in conformity with or are superseded by existing national and regional policies. Until such time as the Core Strategy and other DPDs are adopted, the Council will use both the remaining policies of the UDP and the London Plan policies to assess planning applications. Refer to **Appendix B** for a summary of the deleted policies.

**2.12** Therefore, the following supplementary planning guidance (SPGs) and SPDs, adopted following extensive public consultation in line with earlier advice in PPG12, will remain operative for at least a further 3 years:

- Extensions: A Householder Guide - revised (linked to saved UDP Policy D4)
- Designing New Development (linked to saved UDP Policy D4)
- Access for All (linked to saved UDP Policy D4)
- Development Brief – 201-9 Northolt Road (linked to saved UDP Proposal Site 21)
- in addition, the following SPGs will remain operative and will be linked to the existing UDP (Policy D14): Little Common, Stanmore Hill, Pinner Hill, West Towers, Canons Park, Kerry Avenue, Old Church Lane, Pinnerwood Park Estate, Rayners Lane, East End Farm, Edgware High Street, South Hill Avenue, Eastcote Village, and Brookshill Drive & Grimsdyke Estate

**2.13** The policies in the development plans and advice in the existing SPGs listed above will continue to be used by the Council to determine planning applications until:

- they are replaced by Local Development Documents:
- they become redundant or are withdrawn by the Council; or
- they are replaced or superseded by further alterations to the policies of the London Plan.

### Linkages with other strategies

**2.14** Government guidance on producing community strategies paved the way for a close integration between community strategies and development plans. The adopted UDP took into account a wide range of Council and partners' strategies, plans and programmes. However, the preparation of the LDF will provide greater opportunity to be more up to date and integrated with wider issues that are important within Harrow, such as education, social inclusion, regeneration, economic development, health, waste, biodiversity, crime prevention and environmental protection. The LDF will represent the spatial planning expression of the Harrow Sustainable Community Plan.

**2.15** All DPD documents proposed through the LDF process require a sustainability appraisal (refer to section 4 of this report for further details). The LDF will be monitored annually through the Annual Monitoring Report (refer to section 6 for further details).

**2.16** Harrow Council is committed to producing DPDs of high quality, in line with Government guidance, best practice and expectations. Scrutiny of other strategies and discussions with partners and the community will help confirm that the LDDs identified are required, as well as their priority. The key Council and partner strategies, plans and programmes which the LDF will link into include:-

- Community Strategy (Harrow Sustainable Community Plan)
- Harrow Vitality Profiles
- Corporate Plan
- Housing Strategy
- Private Sector Housing Renewal Strategy
- Waste Management Strategy & Recycling Plan
- Community Development Strategy
- Crime and Community Safety Strategy
- Local Implementation Plan (Transport)
- Economic Development Strategy
- Best Value Performance Plan
- School Organisation Plan & Reorganisation Plan
- 6th Form Collegiate 14 - 19 Plans
- Culture Strategy
- Biodiversity Action Plan
- Climate Change Strategy
- Contaminated Land Strategy
- Strategic Flood Risk Assessment

# Project Management and Risk Assessment 3

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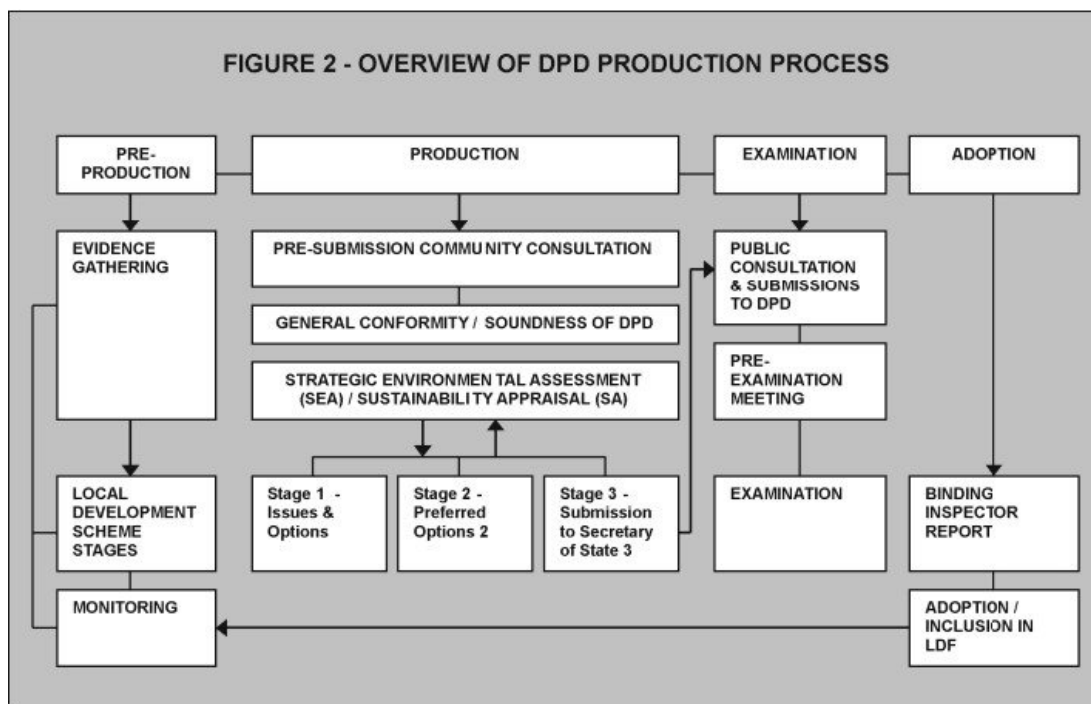
## 3 Project Management and Risk Assessment

### Timetable and Overview of Procedure for LDD Preparation

- 3.1** The programme for the production of the various documents comprising the LDF is shown in the program plan in **Appendix A**. In estimating the time involved to prepare the DPDs, regard has been paid to events which might adversely impact on the timetable (such as the purdah period prior to local government elections in 2010). These 'risks' are set out in detail in the risk assessment section below. The LDS timetable will be monitored and reviewed in order to respond to significant changes in the Council's circumstances, due to national legislation and policy changes and local resourcing pressures. To ensure that, throughout the country, councils produce the DPDs as quickly as possible, the Government has indicated that unless clear reasons beyond the control of the Council can be demonstrated, it may be less inclined to accept amendments to previously agreed LDS timetables.
- 3.2** An Examination in Public (EIP) will be held for all DPDs. An EIP will be presided over by an independent inspector nominated by the Planning Inspectorate, on behalf of the Secretary of State. The timetable for all aspects of the EIP is within the control of the Inspector. The Planning Inspectorate have advised that the Council should allow for a 29 week period from the submission of a DPD to the Inspector's final report directing possible adoption, unless the examination lasts more than 8 days. In this case 37 weeks should be allowed for. Sufficient time has been built into the revised timetable for all DPDs to reflect this.
- 3.3** Within the LDS, the timetable dates (in **Appendix A**) are based on advice and indicative time lines given in PPS12, advice from the Planning Inspectorate (PINS) and Government Office for London (GOL). Also, since the responsibility for strategic planning policy in London lies with the Mayor of London, the Greater London Authority (GLA) are involved in providing advice and ensuring DPDs are in general conformity with policies of the London Plan and the Mayor's other strategies and guidance.
- 3.4** The Council will keep in close contact with GOL, the Inspectorate and GLA to agree examination dates and timetables. Following recent changes in London, the Mayor is responsible for directing whether LDSs come into effect.
- 3.5** Recent changes have been made by the Government to planning legislation and national guidance to help provide more flexibility in the plan making process. This report identifies the changes to the planning system and the level of work the Council is undertaking to ensure that the Core Strategy complies with legislation and meets the Government's prescribed tests for "soundness" at examination in public.
- 3.6** In determining the priority for the production of the various planning documents under the LDF, the Council has weighed up the advantages and disadvantages of staggering DPD and SPD production. The Council, on advice from GOL, will proceed with the Core Strategy DPD as the highest priority. Once the Core Strategy is adopted priority will shift to the production of the Site Specific Allocations DPD, the Development Management Policies DPD, and the Proposals Map. The intention is that these DPDs will be produced in parallel and will be heard at the same EIP. It is hoped that this will ensure the process is cost effective and avoids unnecessary duplication of effort at the



community involvement stage. To view a schematic diagram of the key LDF planning stages, from pre-production to adoption and monitoring of planning documents, refer to **Figure 2**, below. Refer to **Appendix A** for the LDS timetable.



#### Risk Assessment

**3.7** The process of preparing the LDF is not free from risk. The following is a summary identifying the main risks likely to be faced by the Council in the preparation of the LDF documents:

**3.8 The “soundness” of DPDs –** The Council recognises that the current planning system is still bedding in. Therefore, changes by Government to the information requirements and processes are still occurring. Previously, planning guidance for the Core Strategy was to produce a succinct dynamic document that set out a long-term strategic vision and spatial options for where future growth would be promoted. However through recent changes to the planning system, the Government has given a very clear steer that it expects local plans (particularly the Core Strategy) to demonstrate:

- viable growth areas (the Council's two growth options identified in the Core Strategy Preferred Options);
- that growth is deliverable – particularly that strategic sites to be developed are clearly identified and information is provided on the amount of development that could be accommodated, the mix of development and the necessary infrastructure required to support growth;
- that the Council has actively engaged with delivery stakeholders including private land owners, developers, stakeholders and infrastructure providers (TfL, PCT, Police, Three Valleys, Thames Water, etc) and neighbouring boroughs to ensure sites for development are available, the necessary infrastructure is assessed and provided for in future plans and cross boundary issues are taken into account; and
- that the Council has a sound evidence base for policy planning to build on.



- 3.9** The Council hopes to reduce any significant time delays due to documents being found 'unsound' or not in 'general conformity' with higher order planning documents, through the contribution of the Council's legal services, external expertise (such as the Planning Advisory Service and the Planning Officer Society). Additionally, through on going dialogue with GOL, the GLA and the Planning Inspectorate throughout the development of the Core Strategy and other DPDs, the Council aims to ensure any significant and possible issues are identified early on in the plan making process.
- 3.10** A review of current progress on the development of the new DPDs, has been held specifically to assist with supporting the Core Strategy delivery. As a result, the Council intends to instigate the following;
- Further develop the LDF Project Board to engage officers from various disciplines within the Council, raise awareness of the importance of the LDF process, ensure resource needs are identified and factored into other department work programs.
  - Engage the Planning Officer Society (POS) to review the DPDs (particularly the Core Strategy), draft documents and check soundness in accordance with current planning regulations and case law. This initiative will commence throughout the development of the Core Strategy and subsequent DPDs as required.
  - Engage with interested stakeholders on planning issues, through LDF newsletters, updated website and inviting public groups to early planning discussions (where appropriate) or having individual meetings with key groups, developers and stakeholders. This will be in conjunction to the standards of community and stakeholder involvement set down in the SCI (adopted August 2006).
  - Prepare a detailed risk analysis for each DPD at each stage of its development to ensure the potential areas of risk are identified, communicated to stakeholders and a possible mitigation plan developed.
- 3.11** It is expected that the above initiatives will help minimise the scope for delay in producing the DPDs (specifically the Core Strategy), which would be caused if the DPDs were found to be unsound by any future Planning Inspector. However, any impacts from future changes in national policy and the information requirements of a DPD, will be assessed as necessary throughout the process.
- 3.12** **Resources** – the Council recognises the importance of having a dedicated team to deliver the LDF and for this to be properly resourced. Resources within the Council will continue to be made available to support the research, development and production of the LDF.
- 3.13** **Community involvement** – To effectively engage with the community and involve them in the plan making process, the Council will consult with stakeholder groups and the wider public in accordance with the adopted SCI. In addition, the Council will engage the wider public throughout the development of the LDF through newsletters, engagement via the website and inviting public groups to early planning discussions (where appropriate).
- 3.14** **Member engagement** - It is anticipated that Members will be heavily involved in the plan making process, engaging with Officers in the consideration of responses, decisions regarding strategic issues and in the detailed drafting of policies. Flexibility in the political process is sought to ensure that members get sufficient opportunity to influence plans, while the lead in time for the political reporting processes is minimised. LDF documents

will be signed off by the Portfolio Holder for Planning before being sent to Cabinet (and full Council where necessary) before submission to the Secretary of State. However, where necessary, this may require special meetings of the Council to be held to ensure reporting time frames and ultimately DPD milestones are met.

**3.15 Independent examination of DPDs** - the Planning Inspectorate will need to be able to re-programme the independent examination of DPDs in accordance with the revised LDS timetable. To avoid the possibility of unnecessary future delays, regular contact will be maintained with the Inspectorate.

**3.16 Engagement with Internal / External strategies** – Assessing the risk on matters within the Council’s control, and adequately addressing them, specifically about:

- changes in government guidance,
- general conformity and soundness, and
- public consultation and engagement processes.

**3.17** For external strategies, such as the review of the London Plan, the synchronisation of the production of Harrow planning documents, wherever possible, will pose challenges with respect to conformity, particularly where such documents are amended prior to adoption of the Harrow Core Strategy. However, where any changes occur that either identify new emerging issues or update proposed plans, the Council will endeavour to incorporate any changes within the existing LDS time frame.

**3.18** The Council, along with the London boroughs of Brent, Ealing, Hillingdon, Hounslow and Richmond are producing a Joint West London Waste DPD. A memorandum of understanding has been signed by all parties, which detail the working arrangements. However, careful planning will be necessary to ensure that individual borough issues and concerns, political sensitivities, community involvement and decisions making processes are accounted for, to ensure the plan is developed in accordance with the LDS time frame.

**3.19** It has been recognised by all the West London borough partners that the original timetable for completion of this DPD was overly ambitious and has been revised. The new proposed timetable to deliver the Joint Waste DPD is still consistent with that already agreed by other West London borough partners with GOL (through the LDS process). Regular updates will be reported back to Cabinet as to the progress on this project.

# Strategic Environmental Assessment / Sustainability Appraisal 4

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### 4 Strategic Environmental Assessment / Sustainability Appraisal

#### Legislative Requirements

- 4.1** The European Strategic Environmental Assessment (SEA) Directive came into force on 21 July 2001 and requires plans and programmes that allocate land uses to be the subject of an environment assessment. In transposing the requirements of SEA into UK Regulations, the Government broadened the scope of the assessment to include social and economic considerations as well as environmental effects. This assessment is now referred to as Sustainability Appraisal (SA), and all DPDs are subject to these regulations.
- 4.2** The purpose of SA is to guide and inform the content of DPDs through the identification of likely significant environmental, social and economic effects, which may arise as a result of implementing the DPD, and the consideration of how such effects may be mitigated. The aim of SA is to ensure that implementation of development plans results in the protection of the environment and the promotion of sustainable development, and that such matters are considered during formulation of the document.

#### The SA Process

- 4.3** An SA is undertaken in 4 key stages:
- Stage A, Scoping report - published at the pre-production stage;
  - Stage B, Initial Sustainability Appraisal - published at the Issues and Options stage;
  - Stage C, Final Sustainability Appraisal - published at the Preferred Options stage;
  - Stage D, Final Sustainability Appraisal (as amended) - published at the Submission stage
- 4.4** The process for undertaking SA and the production of the DPD are to run in tandem, thereby ensuring the findings of the SA inform the decisions on the formation of the content of the DPD. Therefore, each draft DPD produced within the Council's LDF will need to be supported by a SA. At such times as the draft of a DPD is published for public consultation, it will be accompanied by the SA to both inform the public of the likely significant effects of the plan and to also enable public scrutiny and comment on the assessment itself.
- 4.5** Following adoption of a DPD, monitoring arrangements will be put in place to allow for unforeseen adverse effects to be identified and resolved, and for updated baseline information to be available for future DPD preparation. The findings of the SA in informing each DPD will be a material consideration in determining soundness of the documents at the Examination in Public.

# Managing a Sound Evidence Base 5

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### 5 Managing a Sound Evidence Base

- 5.1** In order to carry out the preparation of the LDF, the Council will endeavour to develop and maintain a sound evidence base. Necessary research has already been identified, and will be supplemented by research undertaken by partners, other organisations, and the community. Providing a sound and comprehensive evidence base is fundamental to developing sound planning documents.
- 5.2** The Council already has a wealth of local knowledge and information which was used to support the UDP, but recognises that providing as much information as possible at the outset of the LDF process is vital. At the Examination in Public the soundness of LDFs will be judged against comprehensive and reliable information and data.
- 5.3** Quality monitoring systems covering all aspects of the social, economic and environmental characteristics of the area should enable the preparation of a 'sound' spatial development plan. Importantly, all appropriate information/data relating to Sustainability Appraisal is included in the evidence base.
- 5.4** All Planning Policy Statements, Planning Policy Guidance, best practice and the London Plan, along with other GLA strategies, have been scrutinised to help identify the full range of information which will be required to support the LDF. To ensure that the LDF is deliverable and sound, the following areas have been identified as requiring additional research and information:
- **Strategic locations** - work is underway to identify strategic development sites to review how "deliverable" the proposed Core Strategy will be, as required by the changes to PPS12. This work will be critical to identify notional development capacity, infrastructure provision and the mitigation of possible constraints to prove that the Council can 'deliver' the growth options
  - **Characterisation study** - the Council is finalising a study of the entire borough, which aims to identify the different characteristics of residential areas. The study has regard to the historical growth, built quality, architecture layout, and relationship to open space, local landmarks, views and topography. The outcome of this study will help to inform opportunities and constraints in relation to the Council's future Core Strategy and also help to inform policies so that they are locally distinct
  - **2004 London Housing Capacity Study** – this is being updated by the GLA following the new requirements under PPS3 to provide a regional housing market assessment and identify a rolling 5 year supply of land for housing. This will ultimately result in revised borough housing delivery targets;
  - **Transport** - work commenced to investigate the impact of future development growth on the existing transport infrastructure network, identify capacity issues and areas for improvement. This will provide evidence that the transport network can accommodate planned future growth
  - **Health** - the Council is working with Harrow NHS to ensure that new health facilities are provided in growth areas identified in the final Core Strategy as well as identify where need is greatest and ensure new facilities are located in areas with good public transport or make arrangements to improve public transport
  - **Flood Risk Assessment** - work on identifying the extent of areas within the Borough subject to existing flood risk and the categorisation of such risk. This assessment is currently in draft.

- **Retail Study** - which will be carried out for Harrow Town Centre and other district centres, which will update existing material has been commissioned.
- **Education provision** - work on the impact increased housing development could have on existing schools completed. This would need to be updated once the Council has decided growth option to promote in the Core Strategy
- **Private Sector Housing Stock Condition Survey** - to be undertaken
- **Employment Land Study** - which includes qualitative and quantitative assessment of employment land and buildings. This study has been commissioned.
- **Sports Facilities Study** - through joint working with Sport England, the Facility Play Model has been used to assess the capacity of Harrow's swimming pool and sports hall offer
- **Waste** - Detailed data and forecasts on waste arisings overall and individual waste streams from GLA (Spring 2005). Information and policy direction from Joint Municipal Waste Management Waste Strategy being produced for West London Waste Disposal Authority Area (June 2005)
- **Joint West London Waste DPD** – joint working underway to appraise the demand for all aspects of waste management, storage and treatment, re-cycling, re-processing and disposal; comparison against current capacity and future supply of site availability, and feasibility of new sites required, and appropriate location of sites to meet forecast need (work being carried out jointly with West London Boroughs).

# Annual Monitoring Report (AMR) 6

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## 6 Annual Monitoring Report (AMR)

- 6.1** In line with Government requirements, and reflecting good project management practice, an Annual Monitoring Report (AMR) is produced by 31 December of each year. The AMR sets out how development taking place in Harrow measures up to policies, indicators and targets in the UDP as well as the progress being made in delivering the LDS. In addition, the Government has requested that its own set of indicators known as 'Core Output Indicators' are monitored and reported on through the AMR process.
- 6.2** The AMR provides a summary of all development and land-use within the Borough, together with a baseline description or 'snapshot' of Harrow's performance against key sustainability indicators to be included as part of the Core Strategy. The AMR will enable the Council to review the effectiveness of planning policies in achieving the LDF's strategic objectives and provide a 'baseline' for undertaking Sustainability Appraisal in line with PPS12 and the EU Directive on SEA.
- 6.3** The AMR will reflect the local situation, any changing conditions as well as local, regional and national policy directives and future public requirements. In summary the AMR enhances the Council's ability to:
- review the effectiveness of the Council's planning policies and proposals in achieving their stated objectives in terms of sustainability indicators;
  - provide an annual description of the state of the Borough's environment, development trends (e.g. housing provision), patterns of land-use, transport and population/ socio-economic trends in order to identify problems;
  - provide a 'baseline' for the purposes of undertaking SA and setting the context within which planning issues/options and draft LDF policies are reviewed;
  - assist in monitoring relevant Corporate/ Best Value targets included in the Corporate Plan;
  - assess development control performance; and
  - identify progress and promote success in particular services and projects.
- 6.4** With regard to each of the proposed documents in the LDS timetable (refer to **Appendix A**), the AMR will be the Council's primary mechanism to monitor the effectiveness of policies of adopted plans, such as providing an overview of the base line indicators in the Core Strategy or the take-up of allocations (in terms of permission and completions) for sites identified in any future Site Specific Allocations DPD.

## Appendix A Harrow LDF Programme Timetable and Priorities

Document Title	Key LDF Delivery Dates			Adoption
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report	
<b>Priority Level 1 Documents</b>				
<b>Core Strategy DPD</b>	Harrow Preferred Option consultation: October - December 2009	March 2010	September - October 2010	April 2011
<p><b>Purpose and Content:</b> To set out a clear spatial vision and strategic objectives for the borough, together with core policies and a monitoring and implementation framework. The GOL has advised the Council to focus on and progress the Core Strategy, before starting work on any other DPDs. Therefore, all other DPDs will be developed once the Core Strategy is submitted for Examination in Public.</p> <p><b>Timetable:</b> Early consultation included:</p> <ul style="list-style-type: none"> <li>● Issues and Options - September 2006</li> <li>● Strategic Options - January 2007</li> <li>● Draft Preferred Options - June 2008</li> </ul> <p>Following the consultation on the Draft Preferred Options, the Council intends to undertake further consultation with the community in October/November 2009 on the submission draft of the Core Strategy, prior to the Core Strategy being submitted in March 2010 to the Planning Inspectorate for the Examination in Public.</p> <p><b>Note:</b> It will be necessary for the Council to revise the existing UDP Proposals Map to take into account the spatial impact of the Core Strategy.</p>				

Document Title	Key LDF Delivery Dates			Adoption
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report	
<b>Harrow Town Centre Design Guide SPD</b>	October - December 2009	not applicable	not applicable	December 2010
	<p><b>Purpose and content:</b> To set out specific guidance to help manage development pressure within Harrow Town Centre and to provide more detailed guidance for development to ensure that building height, density, building design, urban space and the impact on views of Harrow on the Hill are better taken into account. It is expected that the SPD would enable the Council to better integrate other initiatives such as the business improvement district and public realm plans within the forthcoming Core Strategy DPD.</p> <p><b>Note:</b> Although this document will link to existing UDP policies, account will be had to the emerging Core Strategy to ensure the SPD remains applicable once the Core Strategy has been adopted and in the period prior to the adoption of the Development Management Policies DPD.</p>			
<b>West London Joint Waste DPD</b>	Preferred Option consultation: December 2009 - January 2010	February - March 2011	September - November 2011	May 2012
	<p><b>Purpose and content:</b> To provide clear policies for the management of waste, recycling and disposal across the West London sub region. This document will enable Harrow to meet its strategic targets determined by international, national and regional policy and guidance.</p> <p><b>Note:</b> The document is being jointly developed on a West London sub-regional basis by Brent, Hounslow, Ealing, Richmond, Harrow and Hillingdon. Hillingdon are the lead borough. Consultation on the Issues and Options was undertaken in February / March 2009. The later stages of the timetable for adoption of the Joint Waste DPD is subject to the Planning Inspectorate's schedule, so the dates provided above are indicative only.</p>			
<b>Conversions SPD</b>	November - December 2009	not applicable	not applicable	March 2010

Document Title	Key LDF Delivery Dates			Adoption
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report	
	<p><b>Purpose and content:</b> To provide guidance on the design of residential conversions in Harrow and ensure development results in liveable and sustainable dwellings. The Council anticipates that conversions will continue to make a significant contribution to the Borough's housing supply but recognises that residential conversions can, when taken as a whole, represent ad-hoc growth that may impact on existing social and physical infrastructure provision and amenity values.</p>			
<b>Accessible Homes (Revision) SPD</b>	June - July 2009	not applicable	not applicable	March 2010
	<p><b>Purpose and content:</b> To provide guidance on how to make housing more accessible through design, within the Borough.</p> <p><b>Note:</b> This document was originally linked to policy H18 in the UDP. However, this policy was subsequently deleted in September 2007 by the Secretary of State. Therefore, the Council has updated the original SPD and re consulted to link the document to policies remaining in the UDP. Further consultation will take place on a conversion supplement to the SPD.</p>			
<b>Pinner Conservation Area SPD</b>	May - June 2009	not applicable	not applicable	December 2009
	<p><b>Purpose and content:</b> To detail an area appraisal and management plan for the following conservation locations within the wider Pinner conservation Area.</p> <p>This document will apply to the following Pinner conservation area locations - Pinner High Street, Tookes Green, Waxwell Lane, East End Farm, Moss Lane, Pinnerwood Park Estate, Pinner Hill Estate, Waxwell Close, Eastcote Village, West Towers, Pinnerwood Farm and Rayners Lane.</p>			
<b>Planning Obligation SPD</b>	June - July 2009	not applicable	not applicable	December 2009
	<p><b>Purpose and content:</b> To provide guidance on the basis that planning obligations will be sought from developments within the Borough. Planning obligations will specifically be sought to mitigate possible development effects and improve the quality of the wider public realm, infrastructure, services and facilities for all Harrow citizens.</p>			

Document Title	Key LDF Delivery Dates		
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report
	<p><b>Note:</b> Early consultation with key stakeholders will be carried out prior to formal public consultation.</p>		
<b>Annual Monitoring Report (AMR)</b>	<p>AMR document to be submitted annually by the 31 December to the Secretary of State, via Government Office of London. The reporting period for each AMR is based on a financial year (from the 1 April to 31 March), while the report submission date is at the end of the calendar year.</p> <p><b>Purpose and content:</b> To provide an update on Harrow's achievements against national monitoring targets (referred to as core output indicators), local targets in the Unitary Development Plan and policy document development detailed in the Local Development Scheme (LDS), as well as development trends. The AMR will determine the effectiveness and the extent to which planning policies achieve their objectives. This information will be used in the development of new planning documents, to meet the Local Development Framework.</p> <p><b>Note:</b> The core output indicators were amended by the Government between the 2006/07 and 2007/08 monitoring periods.</p>		
<b>Priority Level 2 Documents</b>			
<b>Development Management Policy</b>	Preferred Option consultation: March 2011	May 2012	November - December 2012
<b>DPD</b>	Publication consultation: November -December 2011		July 2013
<b>Site Allocation</b>	<p><b>Purpose and content:</b></p> <ul style="list-style-type: none"> <li>The Development Management DPD will provide Harrow specific detailed criteria based policies to assess development, ensuring that any future development meets the vision and strategic objectives of the Core Strategy and relevant regional and national policies.</li> </ul>		
<b>DPD</b>			

Document Title	Key LDF Delivery Dates			
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report	Adoption
<p><b>Proposals Map</b></p> <p><b>DPD</b></p> <ul style="list-style-type: none"> <li>The Site Allocation DPD will identify and allocate sites for large scale development within Harrow. This document will include policies that will relate to future planning applications on the identified sites.</li> <li>The Proposals Map DPD will illustrate on an Ordnance Survey map the geographical and spatial extent of policies detailed in the Development Management Policies, Site Specific Allocations and any other development plan documents. The proposals map will also identify Green Belt, Metropolitan Open Land, open space, conservation areas, strategic employment areas, retail areas and any other locally specific and distinct areas. The proposals map will be revised as required to reflect spatial changes due to any new or revised DPDs.</li> </ul> <p><b>Note:</b> Informal and early public consultation will be carried out prior to formal preferred option consultation. Sustainability appraisal will be carried out alongside the preparation of these documents and will be the subject of public consultation at the same time as each of the documents.</p>				
<p><b>Stanmore / Edgware SPD</b></p> <p><b>Purpose and content:</b> To detail an area appraisal and management plan for the following conservation locations within the wider Stanmore / Edgware conservation Area.</p> <p>This document will apply to the following Stanmore / Edgware conservation area locations - Little Common, Stanmore Hill, Old Church Lane, Kerry Avenue, Cannons Park Estate, Edgware High Street.</p>	October - November 2010	not applicable	not applicable	July 2011
<b>Priority Level 3 Documents</b>				
<p><b>Allotments and Trees SPD</b></p> <p><b>Purpose and content:</b> To provide detailed guidance for the protection and management of allotments and trees, that may be affected by development within the borough.</p>	October - November 2010	not applicable	not applicable	July 2011



Document Title	Key LDF Delivery Dates			Adoption
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report	
<b>Harrow Weald Conservation Area SPD</b>	October - November 2010	not applicable	not applicable	July 2011
<b>Purpose and content:</b> To detail an area appraisal and management plan for the following conservation locations within the wider Harrow Weald conservation Area. This document will apply to the following Harrow Weald conservation area locations; Brookshill Drive / Grimsdyke Estate and West Drive.				
<b>Completed Documents</b>				
<b>Sustainable Building Design SPD</b>	<b>Completed:</b> May 2009	<b>Purpose and content:</b> To provide guidance to prompt applicants to consider, at the earliest stage, the sustainability measures that may be incorporated, where feasible, into the design and construction of their proposal, and to provide guidance on where applicants can find further more detailed information and advice. This document introduces a sustainability checklist for inclusion with planning applications.		
<b>RAF Bentley Priory SPD</b>	<b>Completed:</b> October 2008	<b>Purpose and content:</b> Provides guidelines for the development of listed buildings and adjacent land on the RAF Bentley Priory site, formerly a Ministry of Defence site. The MOD released this site in 2008. The SPD provides guidelines for development based on the sites status under the UDP as a Major Developed Site in the Green Belt and including advice on the future of the Grade II* listed Priory building and the Listed Park and Garden		
<b>Harrow on the Hill Conservation Area SPD</b>	<b>Completed:</b> June 2008	<b>Purpose and content:</b> This SPD replaced the existing SPGs for the following conservation locations - Harrow on the Hill Village, Harrow Park, Mount Park Estate, Roxborough Park & The Grove, South Hill Avenue, Sudbury Hill and Harrow School.		

Document Title	Key LDF Delivery Dates			Adoption
	Public Consultation	Secretary of State Submission	Examination in Public Including receipt of Inspectors Report	
<b><u>Sustainability Appraisal Scoping Report</u></b>	<b>Completed:</b> November 2006			
	<p><b>Purpose and Content:</b> The Sustainability Appraisal Scoping Report fulfils the first stage of the Strategic Environmental Assessment process by establishing the social, economic and environmental challenges facing Harrow. The Report incorporates 16 overarching objectives to be applied, as relevant, to the preparation of development plan documents in Harrow as part of the sustainability appraisal of individual documents. The Scoping Report was the subject of statutory consultation and external verification prior to adoption in November 2006.</p>			
<b>Access for All SPD</b>	<b>Completed:</b> April 2006			
	<p><b>Purpose and content:</b> This SPD guides designers and developers to create an environment that promotes easy to access buildings, facilities and surroundings. This SPD applies to the whole borough of Harrow and provides detailed design advice and illustrations on how to achieve greater accessibility.</p>			
<b>Overview Comments</b>	<ul style="list-style-type: none"> <li>i. <b>Geographic coverage</b> - Unless otherwise stated, all DPD and SPD documents will apply borough wide.</li> <li>ii. <b>Chain of conformity</b> - The development of all DPD and SPD documents will be in general conformity with national planning policy guidance (PPGs) and planning policy statements (PPSs), the London Plan and relevant UDP policies.</li> <li>iii. <b>Planning document development responsibility</b> - The Council's policy team will lead in the production of all DPDs, with the exception of the West London Joint Waste DPD. The West London Joint Waste DPD is being developed sub-regionally with Hillingdon as the lead authority. The Council's policy team will also lead in the production of all SPDs, with the exception of conservation area SPDs which the conservation team will develop. Other Council departments will be engaged in the development of planning documents as required.</li> <li>iv. <b>DPD</b> - Development Plan Document</li> <li>v. <b>SPD</b> - Supplementary Planning Document</li> </ul>			



## Appendix B Harrow UDP Policies Deleted on 28 September 2007

<b>UDP Part</b>	<b>Policy No.</b>	<b>Policy Name</b>
Part One - Strategic Context	SEP1 (p28)	Energy Use and Conservation
	SEP2 (p29)	Water
	SEP3 (p30)	Waste-General Principles
	SEP4 (p32)	Biodiversity and Natural Heritage
	SEP6 (p33)	Areas of Special Character, Green Belt and Metropolitan Open Land
	SD1 (p34)	Quality of Design
	SD2 (p34)	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
	ST1 (p36)	Land Uses and the Transport Network
	ST2 (p37)	Traffic Management
	SH1 (p40)	Housing Provision and Housing Need
	SH2 (p43)	Housing Types and Mix
	SEM3 (p46)	Proposals for New Employment- Generating Development
	SR1 (p47)	Open-Air Leisure and Sporting Activities
	SC1 (p49)	Provision of Community Services
SI2(p50)	Monitoring and Review	
Part Two - Chapter 3 Environmental Protection and Open Space	EP7 (p57)	Renewable Energy
	EP8 (p59)	Energy Conservation & Efficiency
	EP9 (p60)	Water Quality, Supply and Disposal
	EP10 (p61)	Sustainable Urban Drainage
	EP17 (p69)	Waste Generating Activities
	EP18 (p69)	Land filling
	EP19 (p70)	Aggregates
	EP24 (p74)	Air Quality

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UDP Part	Policy No.	Policy Name
	EP33 (p87)	Development in the Green Belt
Part Two - Chapter 4 Design and the Built Environment	D6 (p111)	Design in Employment Areas
	D8 (p112)	Storage of Waste, Recyclable and Reusable Materials in New Developments
	D13 (p117)	The Use of Statutorily Listed Buildings
	D17 (p121)	Article Four Direction
	D26 (p128)	Advertisements & Signs on Buildings
	D27 (p129)	Free-Standing Advertisements
	D28 (p129)	Advertisement Hoardings
Part Two - Chapter 5 Transport	T8 (p141)	Rail Freight Transport
Part Two - Chapter 6 Housing	H4 (p159)	Residential Density
	H5 (p159)	Affordable Housing
	H6 (p163)	Affordable Housing Target
	H9 (p165)	Conversions of Houses & Other Buildings to Flats
	H12 (p168)	Houses in Multiple Occupation
	H18 (p172)	Accessible Homes
Part Two - Chapter 7 Employment, Shopping and Town Centres	EM8 (p186)	Enhancing Town Centres
Part Two - Chapter 8 Recreation, Leisure and Tourism	R3 (p213)	Public Open Space
	R6 (p215)	Informal Recreation
	R9 (p217)	Indoor Sports Facilities
	R10 (p218)	Arts, Culture and Entertainment
	R12 (p219)	Change of Use Above Ground Floor Level to Arts, Culture, Entertainment and Leisure
	R14 (p220)	Tourism

<b>UDP Part</b>	<b>Policy No.</b>	<b>Policy Name</b>
Part Two - Chapter 9 Community Services and Accessibility	C4 (p229)	Nursery Provision in other Premises
	C5 (p230)	Nursery and Childcare Facilities
	C6 (p230)	First and Middle Schools
	C9 (p234)	Community Protection and Emergency Services
	C12 (p237)	Community Protection and Emergency Services
	C13 (p237)	Statutory Bodies and Utility Companies
Part Two - Chapter 10 Implementation, Resources and Monitoring	13 (p247)	Planning Obligations and Legal Agreements
	14 (p249)	Enforcement
	16 (p250)	Supplementary Planning Guidance and Planning Briefs
	17 (p251)	Public Consultation

Note - all 2004 Plan unless otherwise stated

### Appendix C Key Changes to National Policy and Guidance

- C.1** Specifically the Government has revised the Town and Country (Local Development)(England) Regulations 2004 and Planning Policy Statement 12. The changes to the 2004 Regulations and PPS12 came into force on the 27 June 2008 (after the Council had started the consultation on the Harrow Core Strategy Draft Preferred Options).
- C.2** Planning Policy Statement 12 (PPS12) sets out (in more detail than in the Planning and Compulsory Purchase Act) the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities. The main changes to PPS12 are summarised as:
- a single requirement to consult public and stakeholders before submission to the Secretary of State (the Council is no longer required to prepare and consult on issues & options or preferred options stages in a continuous process of community engagement prior to document submission);
  - new emphasis on the primacy of Core Strategy, specifically to be more specific, detailed, spatial and focused on the local area in order to ensure they are deliverable. There is now the opportunity to allocate strategic sites in the Core Strategy, in order to prove how the growth can be delivered and what support and infrastructure is needed within the plan period;
  - local authorities have been given more flexibility and encouragement to produce other plans, in addition to the core strategy, that are really needed for the borough (such as supplementary planning documents and best practice guidance). This will also help to identify 'local distinctiveness';
  - supplementary planning documents (SPDs) can now supplement not only policies in development plan documents (DPDs) but also policies in the Spatial Development Strategy for London (the London Plan) or national policy;
  - repackaging the tests of soundness; and
  - scope for production of non-statutory supplementary guidance by public sector agencies.
- C.3** The Government has also issued Planning Policy Statement 3: Housing (PPS3) key parts of which took effect from 1 April 2007 and replaced Planning Policy Guidance 3: Housing (PPG3) and Circular 6/98 'Planning and affordable housing'. The main points relevant to the LDS are summarised as:
- retaining the emphasis on developing upon brownfield land (the 60% target remains);
  - regional spatial strategies (the London Plan) have the key housing role, assessing demand and need, as well as suitable locations and overall targets. Local authorities need to interpret this into their local development frameworks (LDF);
  - emphasis on LDF to assess provision in the first five to ten years of that 15- year plan period, not including windfall sites. The emphasis is on planning, monitoring and managing housing supply;
  - payments in lieu of on-site affordable housing provision are only allowed where such payments can be 'robustly justified';

- emphasis is on achieving an overall mix of occupancy, which may well have the effect of some sites bearing proportionately more affordable housing to make up for a shortfall elsewhere;
- the overall national density is 30 units per hectare, but the PPS allows a lower threshold, and encourages a range of densities, all at or below the threshold. In reality, this is likely to have the aggregated effect of lowering the overall density of new developments.
- the housing threshold is simply more than 15 units. Local authorities are encouraged to consider lower thresholds if 'viable and practicable'.
- local authorities must consider the 'risks to delivery' of housing, including funding and economic viability.
- targets are to be set in LDF for different types of affordable housing in local area;
- there is new emphasis on achieving a low (ultimately nil) carbon footprint, and quality design;
- the recommendation to local authorities to consider recycling redundant employment land as housing in the 2004 Employment Land Reviews: Guidance Note is reiterated in PPS3.

**C.4** The Government is now consulting on a proposal to merge PPS4 and PPS6 into one new PPS4 called Planning for Prosperous Economies. This draft PPS will achieve three key outcomes:

- update draft Planning Policy Statement 4: Sustainable economic development
- update draft Planning Policy Statement 6: Town centres and
- consolidate national planning policy on economic development into a single streamlined planning policy statement

**C.5** This will advise Boroughs on issues such as to:

- plan positively and proactively to encourage economic development, in line with the principles of sustainable development, and develop flexible policies which are able to respond to changes in economic circumstances.
- use a wide evidence base to understand both existing business needs and likely changes in the market, to prepare policies to support sustainable economic development in their area.
- plan for, and facilitate a supply of land to cater for the differing needs of businesses and the expected employment needs of the whole community, which is flexible enough to be responsive to a changing economy or new business requirements. Local authorities should avoid designating sites for single or restricted use classes wherever possible and avoid carrying forward existing allocations where this cannot be justified.
- seek to make the most efficient and effective use of land and buildings, especially vacant or derelict buildings (including historic buildings)
- seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions .
- adopt a positive and constructive approach towards proposals for economic development, operating within the context of the plan-led system.

**C.6** Some of the main objectives of PPS6 which may be incorporated into the new PPS4 are:

- planning for the growth and development of existing centres
- promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all
- enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups;
- supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity
- improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport.
- promoting social inclusion, specifically to ensure that communities have access to a range of main town centre uses, and that deficiencies of provision in areas with poor access to facilities are remedied
- encouraging investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment
- promoting economic growth of regional, sub-regional and local economies
- to deliver more sustainable patterns of development, ensuring that locations are fully exploited through high-density, mixed-use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use; and
- promoting high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents.

**C.7** In its final form, this PPS will replace Planning Policy Guidance Note 4: Industrial, commercial development and small firms (PPG4, 1992), Planning Policy Guidance Note 5: Simplified Planning Zones (PPG5, 1992) which will be republished as practice guidance and Planning Policy Statement 6: Planning for Town Centres (PPS6, 2005). It will also replace the objectives (i-iv) and paragraphs 1 (ii-vi), 2, 3, 4, 5, 6, 7, 16 (i-ii), 17, 18, 19, 22, 30 (i-ii), 32, 34 (i-ii), 35, 36, 37, 38, 39, 40 of Planning Policy Statement 7: Sustainable development in rural areas (PPS7) and paragraphs 53, 54 and Annex D of Planning Policy Guidance Note 13: Transport.

**C.8** The London Plan is also being revised. As set out in 'A New Plan for London' Proposals for the Mayor's London Plan (April 2009), the key challenges of a growing and increasingly diverse population, a more competitive global economy, and a changing planning climate mean that a new course for London's development over the next 20 years is required.

**C.9** The timetable for the production of the new London Plan is as follows:

- Public consultation on the full draft of new London Plan in Autumn 2009.
- Examination in Public Summer/Autumn 2010.
- Report back Spring 2011, and consider Summer 2011.
- Notice of intent to publish Autumn 2011.

**C.10** The objectives and vision for the new plan set out in the statement of intent published in May 2009 are:

**C.11** Mayor's vision for the years to 2031:

- a London which excels among global cities – expanding opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life and leading the world in its approach to tackling the urban challenges of the 21<sup>st</sup> century.

**C.12** Mayor's six objectives for the revised London Plan:

- a city that meets the challenges of economic and population growth;
- an internationally competitive and successful city;
- a city of diverse, strong, secure and accessible neighbourhoods;
- a city that delights the eye;
- a city that becomes a world leader in improving the environment;
- a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.

**C.13** The major changes resulting from this that are proposed are:

- sub-regional boundaries to be redrawn and a new central sub-region to be created (but Harrow remains in West London)
- consideration to be given to designation of new opportunity and intensification areas
- town centre network and roles to be reviewed
- designation of 'outer London development centres' for major business development
- 50% affordable housing target to be replaced; level of provision on individual proposals to be determined by assessments of viability
- housing density maximisation to be replaced by density optimisation; density matrix to be supplemented to take account of context, social infrastructure etc
- waste management targets to be reviewed independently and revised if necessary
- need for additional runway capacity in south-east accepted but provision of further capacity at Heathrow resisted
- new criteria based approach for road schemes to be developed where benefits can be clearly shown
- locations for tall buildings identified as The City, Canary Wharf & Croydon; other appropriate locations to be considered and identified
- potential for Community Infrastructure Levy to address cross-boundary infrastructure requirements to be considered
- planning obligations funding to prioritise affordable housing, public transport (esp. Crossrail - £200million), climate change, health and child care facilities; may also identify parts of London where other priorities of particular importance

**C.14** As the timetable for these revisions surpasses our LDS objective of submitting the Core Strategy in March 2010, some of the issues that may be incorporated into the new plan such as Affordable Housing targets may have to be included in our subsequent Development Control Policy DPD which will be progressed after the submission of the Core Strategy.



### Appendix D Glossary

**Annual Monitoring Report (AMR):** part of the Local Development Framework, the Annual Monitoring Report will assess progress against the LDS and the extent to which policies in Local Development Documents are being successfully implemented. Produced every year in December (the first AMR was produced in December 2005)

**Community Strategy:** document produced by the Harrow Strategic Partnership identifying the community's social, economic and environmental aspirations for the borough and how these will be achieved.

**Core Strategy:** the Core Strategy Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

**Deleted Policies:** policies in the Harrow UDP that are now superseded or are not in general conformity with the London Plan. (see Saved Plans, Policies and Supplementary Planning Guidance)

**Development Plan:** this will consist of the spatial development plan for London (London Plan consolidated with Alterations since 2004) and the HUDP until such time as the latter is replaced by Development Plan Documents contained within the Local Development Framework.

**Development Plan Documents (DPD):** to be prepared by the relevant plan-making authority i.e. the Council. They will be spatial planning documents and subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

**Harrow Strategic Partnership (HSP):** an initiative aimed at improving local services by bringing together representatives from public, private, business, voluntary and community organisations in Harrow.

**Harrow Unitary Development Plan (HUDP):** the Borough-wide statutory development plan for Harrow, adopted on 30th July 2004, which sets out the Council's policies for the development and use of land.

**Independent Examination:** the local authority must arrange for an independent examination of a submitted Development Plan Document whether or not representations have been received. The reason for this is that the independent examination must consider the "soundness of the plan". In addition, the Statement of Community Involvement (SCI) will be subject to an independent examination.

**Local Development Documents (LDD):** these include development plan documents and supplementary planning documents, and the Statement of Community Involvement (SCI).

**Local Development Framework (LDF):** the LDF will comprise a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

**Local Development Scheme (LDS):** the LDS sets out the programme for the preparation of the local development documents.



**London Plan:** the Mayor's spatial development strategy for London. The most relevant London Plan (consolidated with Alterations since 2004) was adopted in 2008

**Planning Delivery Grant (PDG):** a performance-related annual award to local authorities, intended as a mechanism for improving planning delivery/performance against Best Value indicators. The PDG will be superseded by the Housing and Planning Delivery Grant in 2008/09.

**Planning Inspectorate (PINS):** the agency responsible for processing planning appeals and holding inquiries into development plans. Inspectors appointed by the Planning Inspectorate will conduct examinations into DPDs.

**Planning Policy Statement (PPS):** an expression of Government policy on an individual planning topic e.g. PPS12 deals with local development frameworks. Over time the Government is replacing its set of planning policy guidance notes with planning policy statements.

**Proposals Map:** a graphical illustration of the policies and proposals contained in development plan documents and saved policies.

**Regional Spatial Strategy (RSS):** this is prepared by the regional planning body. The regional spatial strategy sets out the policies in relation to the development and use of land in the region and is approved by the Secretary of State. In London, the spatial development strategy prepared by the Mayor is the equivalent of a regional spatial strategy. GOL Circular 1/2000 provides advice in respect of the spatial development strategy. The London Plan is the Mayor's regional spatial strategy.

**Saved Plans, Policies and Supplementary Planning Guidance:** the transitional arrangements allow for existing adopted plans (and their constituent policies), and related supplementary planning guidance (SPG) not deleted. It is considered that these policies do have general conformity with and are not repeated by the London Plan.

**Site development policies:** this will be a suite of criteria-based policies which are required to ensure that all development within the area meets the vision set out in the Core Strategy.

**Spatial strategy:** the Core Strategy Development Plan Document that will set out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision. Broad locations for development may be set out in a key diagram.

**Statement of Community Involvement (SCI):** the SCI sets out the standards which the plan-making authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in development control decisions. It also sets out how the local planning authority intends to achieve those standards. A consultation statement showing how the local planning authority has complied with its Statement of Community Involvement will be required for all local development documents.

**Strategic Environmental Assessment/Sustainability Appraisal:** a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term strategic environmental assessment. It requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. The sustainability appraisal covers wider objectives than the strategic environmental assessment but in practice both procedures will be combined. These processes feed into and are intended to improve the content of the LDF.

**Sub Regional Development Strategy (SRDF):** the sub-regional implementation document for the London Plan. It provides guidance on issues of more than borough-wide significance. A SRDF has been produced in each of the five London sub-regions. (Harrow is located within the West London SRDF area). The draft further alterations for the London Plan recommend that the sub regional boundaries be amended to incorporate a segment of central London, better linking outer and inner London together, as well as developing a new sub regional strategy to better encompass economic, social development and spatial planning work. It is intended that this will become an 'implementation framework' and will be undertaken by the Mayors office.

**Supplementary Planning Documents (SPD):** these will cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in the adopted HUDP and in Development Plan Documents. They will not form part of the development plan or be subject to independent examination.

**Unitary Development Plan (UDP or HUDP):** the Borough-wide statutory development plan, which sets out the Council's policies for the development and use of land. The Government is to replace unitary development plans with Local Development Frameworks.