

Harrow Local Development Framework

Core Strategy – Preferred Option

Public Consultation – 12 November 2009
– 11 January 2010

- Provide a brief overview of the role and purpose of the Core Strategy – why it is such an important document
- Set out the context and main drivers for change in Harrow:
 - The existing environment and our emerging evidence base
 - Changes to national policy
 - Changes in the regional planning context
 - Responding to previous consultation
- Outline the preferred option and explain how this was arrived at and how it responds to the main drivers for change
- Seek your initial views on the preferred option
- Briefly outline the next stages

- LDF is a suite of documents with the Core Strategy at its heart
- Sets the context for all other LDF documents
- Sets out where, when and how Harrow will develop and change over the next 15 years
- Provides the strategic objectives and policies to deliver the strategic vision
- Only means by which to:
 - recognise, protect and enhance those aspects of the borough communities value;
 - respond to change and identified needs
 - bring about real change

Harrow is not static

Purpose of baseline studies

- Identify those aspects of our natural environment, our cultural heritage, our economy, location, facilities etc we want to protect or enhance
- Identify short, medium and long-term trends, issues or needs

Existing situation:

- predominantly low-medium density housing
- village centres and inter-war 'Metroland' centres with strong district identity
- wealth of local heritage and character, diverse community
- some large employers and strength in enterprise
- diverse, harmonious resident population
- 'best of city and country' - SCS

A growing, changing population

- London and Harrow's population forecast to grow (natural growth as well as national and international migration)
- Harrow population 219,732 in 2009, projected increase to 223,529 in 2026 (+3,797) based on housing growth
- increasing proportion of older people and increasing ethnic diversity
- social change fuelling smaller households but a backlog of larger affordable housing needs
- Harrow household formation +5,345 over 2009-2026

A growing, changing economy

- economic growth expected to resume with financial services a catalyst for other sectors in London
- 62% of employed residents work outside the Borough
- 30% of local employment provided by offices in & around Harrow town centre
- growth in new business formation & SMEs (9,000)
- need for retail growth to maintain share of expenditure/ safeguarding Metropolitan centre status
- vulnerable sectors in Harrow include public sector and manufacturing
- pockets of deprivation in some wards

A changing climate

- change projections suggest hotter, drier summers and wetter winters in London
- summer overheating, winter flooding and water shortages all key urban climate change issues
- need to reduce CO2 output: use less energy, supply energy efficiently, use renewable energy
- need to build resilience to climate change
- over 70% of households in Harrow own a car
- over 50,000 homes built in 1920/30s
- need to better manage waste and to look at waste as a resource

The impacts of growth and development on infrastructure

- consideration of a broad range of infrastructure from utilities, schools and transport to green infrastructure, public realm, and libraries.
- most strategic infrastructure is outside of the Council's control e.g. power, water, healthcare, public transport, higher education
- local physical infrastructure – energy and water – can be largely met within existing arrangements
- further work underway in respect of the local highway network at key junctions, bus services and open space provision
- dialogue with other departments & NHS in connection with educational & cultural service provision and health
- Arts, culture and green infrastructure contribute to sustainable communities but lack specific service providers, long-term management, capital strategies, funding streams etc

A new focus on quality of life

- affordability of housing and access to appropriate accommodation
- quality of the urban environment
- life expectancy and lifestyle
- crime and fear of crime
- biodiversity
- preserving the best of city and country
- greater need for access to skills, training and employment
- areas for leisure for all ages for sports, recreation, relaxing and health

What are we seeking to achieve:

- A distinctive, unifying *spatial* vision
- A plan for growth to 2026
- Evidence led and informed by consultation
- Meets local needs and circumstance but gives effect to national and regional policy
- Deliverable and supported by service delivery bodies including council and partners (NHS, GLA, HCA)
- The preferred option is the spatial strategy - i.e. the strategic vision, objectives and policies

- Identification of a Harrow and Wealdstone Intensification Area providing:
 - a distinctive new urban form respecting the setting of Harrow-on-the-Hill
 - realisation of the opportunities afforded by Wealdstone's accessibility to Euston and central London
 - industrial areas around Wealdstone to be locations of choice for industry and small and medium enterprises
 - better linkages with local colleges and higher education to deliver the skills to meet labour market needs
 - a much improved Station Road - reinforcing its role as the gateway between and to our main town centres
 - coordinated development providing a coherent built form that reflects strict design principles, high environmental standards and is supported by infrastructure

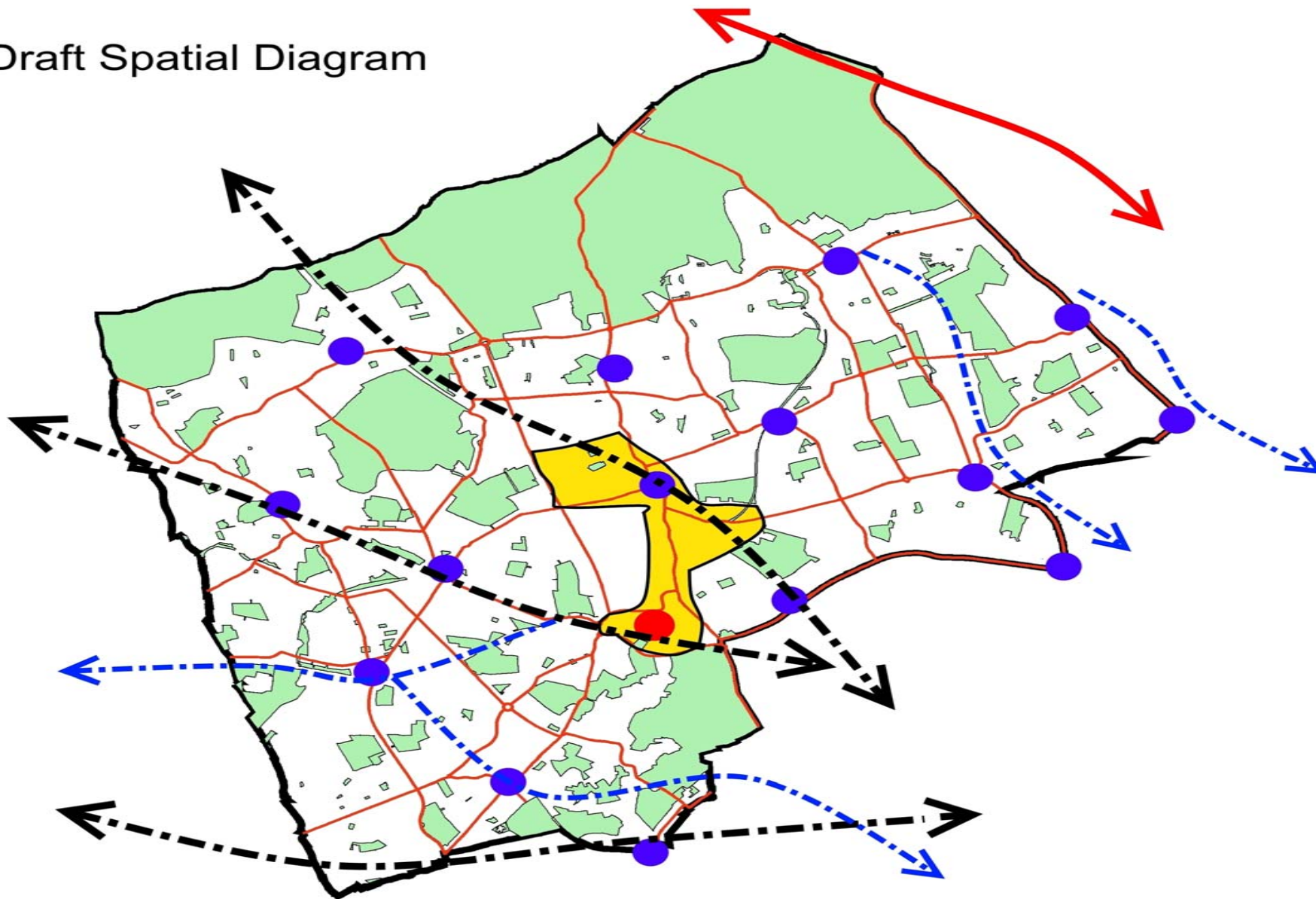
- Harrow town centre to be the focus of retail growth and a consolidated but well supported office offer
- improved accessibility to public transport and transport hubs

Outside the Intensification Area

- opportunities for redevelopment of sites within district and local centres in support of their role and function
- a range of housing that meets identified local needs in the right locations
- valued qualities and the character of suburban areas are safeguarded and infill and back garden development resisted
- network of functional open spaces forming part of an extended green grid that residents enjoy, in which biodiversity thrives, and that addresses the impacts of climate change and intensification
- enhanced public transport links between Harrow, west and central London as part of a transport hub and spoke model

Key Diagram

Draft Spatial Diagram



- Population and diversity
 - Celebrate Harrow's diversity
 - Providing housing and employment to meet growth
 - Access to community and social facilities throughout residents lives
- Economic development
 - Manage stock of business and employment land
 - Support development that provides and promotes affordable and flexible small to medium enterprises
 - Direct housing and employment growth to suitable locations within the Intensification Area
 - Retain Harrow's Metropolitan status
 - Address barriers to employment

- Housing and sustainable communities
 - Meet Harrow’s strategic housing requirement (5,345 between 2009- and 2026)
 - Protect Harrow’s suburban character
 - Address problems of affordable and supported housing
 - Provide a mix of housing types and discourage single tenure housing
 - Ensuring building for life, housing design guide and accessible homes are met
- Climate change and flooding
 - Reduce CO2 by locating development in accessible areas, reducing the need to travel and promoting sustainable transport
 - Maximise sustainable development through buildings designs and layout that improves resource efficiency and makes provision for on-site renewable
 - Promote green roofs and sustainable and natural drainage
 - Enhance and expand the green grid and protect trees and garden space from development
 - Direct development away from areas of high flood risk

- Retail and leisure
 - Maintain Harrow's market share in retail
 - Promote Harrow town centre as location for major retail growth
 - allow retail and commercial development within district and local centres where development meets local needs and is of appropriate scale
 - Respect local historical and cultural context to create attractive vibrant town centres
 - Promote improved public realm and safe public parking
- Open space, sports, recreation and biodiversity
 - Maintain the existing extent of the Green Belt, and MOL
 - presumption against any net loss of open space
 - Promote open spaces as a network of multifunctional green spaces
 - Seek re-provision of open space in new developments on strategic sites
 - Pursue redevelopment of Harrow Leisure Centre and dual use facilities
 - Strengthen the green grid

- Transport, access and movement
 - Secure funding for improvements to town centre transport hubs
 - Re-engineer Station Road as a key transport/public realm corridor
 - Secure deliverable travel plans
 - Support proposals for better orbital links within west London
 - Maintain parking standards and require provision for car clubs/car sharing
- Quality of life, heritage and culture
 - Safeguard Harrow's valued character and distinctiveness
 - Address environmental and sustainable issues relating to growth
 - Ensure adequate infrastructure is in place – proactive not reactive
 - Maintain Harrow museum
 - Support and increase accessibility to, and function of our libraries and other cultural facilities
 - Outside the intensification area, ensure the pattern, design and scale of development reflects the local context

Strategic Policy 1 - Managing Growth in Harrow

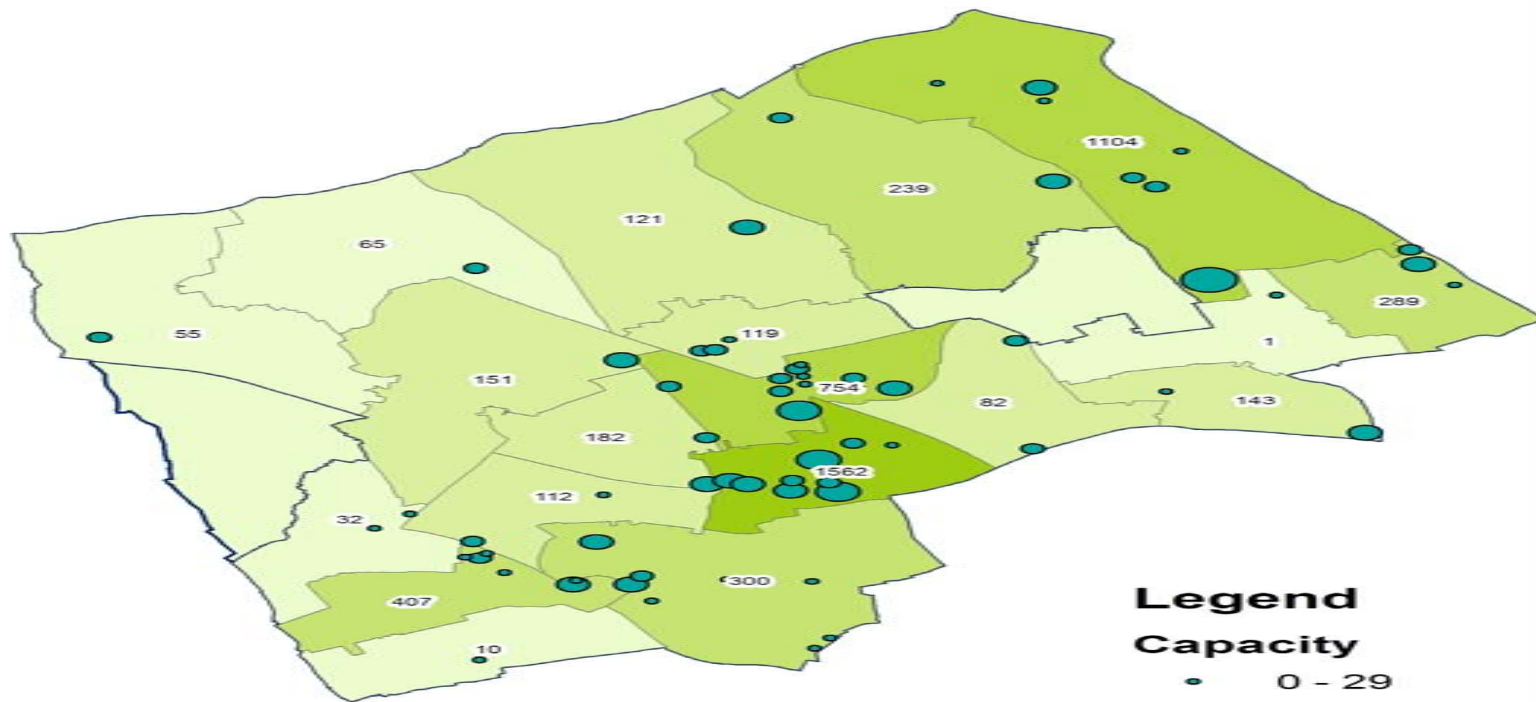
- Harrow Wealdstone Intensification Area
 - Strategic area status in the draft London Plan
 - Circa 2,500 homes between 2009 and 2026
 - Up to 2,000 new jobs
 - Med/high density residential development of high urban and environmental design
 - CHP opportunity (Kodak)
 - Focus for retail growth
 - Specific delivery plan
- Rest of Borough
 - Circa 2,850 new homes to 2026 on strategic brownfield sites
 - Stable or more natural growth focused on centres/PTAL/local context
 - Low/suburban density of high urban and environmental design
 - Enhanced green grid
 - Policy based upon criteria

● Housing

- Meet Harrow’s strategic housing requirement of 5,345 new homes through IA and strategic sites
- Presumption against infill and back garden development
- Apply strict controls to conversions to ensure these result in quality homes of a reasonable size and adequately address impacts
- Secure appropriate levels of affordable housing from developments of 10 dwellings or more in the right location that matches needs
- All new housing to comply with Mayor’s Housing Design Guide
- Make provision for Gypsy and Traveller accommodation

Housing Site Capacity

Draft Strategic Housing Sites Capacity



Legend

Capacity

- 0 - 29
- 30 - 103
- 104 - 236
- 237 - 477
- 478 - 798

- **Employment and Economic Development**

- At least 2,000 new jobs within the IA
- Regeneration and intensification of employment uses within Wealdstone Industrial Area, including Kodak
- Rejuvenation of Harrow town centre as Harrow's preferred office location
- Growth in retail, service sectors, leisure and hotel use within the IA and, having regard to local context, within district and local centres
- Monitor and closely manage the release of any surplus existing employment land, applying criteria
- Seek provision of affordable premises for start-up, small and medium enterprises in new developments
- Seek contributions to employment training

● **Town Centre and Retail**

- Provide some 44,000 sq m of new retail within the Borough to 2020
- Direct large retail and other borough wide services to Harrow town centre
- Promote a more buoyant day and night time economy in Harrow town centre
- Secure enhancements to a secure, safe public realm and efficient public transport network accessing the town centres
- Promote and implement a town centre strategy or BID
- Seek to bring forward significant redevelopment to create gateways to the town centres and an attractive environment that encourages further inward investment

● **Transport**

- Secure enhancements to public transport and transport hubs to and from Harrow and Wealdstone town centres
- Ensure development densities are linked to existing or proposed transport accessibility
- Secure through development the delivery of the projects set out in the Local Implementation Plan, with priority given to sustainable transport such as walking and cycling
- Secure improvements to Station Road and the carriageway/pedestrian interface.
- Ensure appropriate parking provision for the disabled
- Encourage TfL and rail providers to maintain a fast and reliable service to central London

● **Open Spaces, Recreation and Biodiversity**

- Inappropriate development and use of the Green Belt and Metropolitan Open Land is to be resisted, save for strategically important enabling development
- Open spaces to be managed as interconnected environmental resource contributing to off-set the impacts of growth and development
- Promote formation of the green grid to enhance biodiversity and amenity values
- Enhance parks and other public spaces to increase the accessibility to these areas and their use and appreciation by users
- Protect statutory designated site and seek their enhancement and, where possible extension
- Improve biodiversity in new development through provision of trees, communal garden spaces, green roofs and the maintenance of natural water courses.

- **Waste Management**

- Aim to reduce the amount of waste produced in the Borough
- Promote waste as a resource and that it is managed towards the upper end of the waste hierarchy
- Require new development to address waste management
- Safeguard existing waste sites
- In conjunction with partners in west London, allocate sufficient new sites for waste management facilities

● Urban Design

- Within the IA require development to achieve a high quality new urban realm form in accordance with design principals
- Manage the height, form and density of development to ensure impacts of bulk and scale, as well as on view shafts and the local and wider setting are minimised
- Outside of the IA, development to to conform to local context in terms of scale, design, historic or architectural characteristics providing an areas identity
- Encourage the retention and maintenance of scheduled buildings

- **Sustainable Design**

- Buildings and new development to contribute to the energy hierarchy, be designed so as to avoid or be resilient to the impacts of climate change
- Make efficient use of resources, such a water and energy through compliance with Core for Sustainable Homes and BREEAM standards
- Seek opportunities for decentralised energy supply on either site or community wide basis
- Development to implement and maximise renewable energy systems and use

● Infrastructure

- New development to be coordinated and phased with provision of social and physical infrastructure
- Developers will be required to demonstrate sufficient capacity is available or will be provided to serve new developments
- Contributions towards infrastructure will be secured through planning obligations
- Development of infrastructure will be permitted where it is needed to serve existing and new development, provided adverse impacts of provision are mitigated
- Provision of key infrastructure will need to be prioritised
- Coordinated delivery of infrastructure will be managed by the Council through a Delivery Plan.

- Consultation on the preferred option 12 Nov 2009 – 11 Jan 2010
- Continuing internal and external consultation with service providers, delivery partners, developers and key stakeholders
- Prepare 'Pre-Submission' version of the CS for public consultation in March 2010
- Submit final Core Strategy to SoS in September 2010
- Examination Spring 2011
- Adoption of CS Autumn 2011

Any questions?