

REPORT FOR: **CABINET**

Date of Meeting:	18 March 2010
Subject:	Accessible Homes SPD
Key Decision:	Yes
Responsible Officer:	Stephen Kelly Divisional Director Planning
Portfolio Holder:	Councillor Marilyn Ashton Portfolio Holder, Planning, Development and Enterprise
Exempt:	No
Decision subject to Call-in:	Yes
Enclosures:	Appendix A: LDF Panel Accessible Homes SPD Report 11 th March 2010 Appendix B: Draft Accessible Homes SPD (2010) Appendix C: Recommendation from the LDF Panel 11 March 2010– To Follow (Due to the size of the appendices, they have been circulated to Cabinet Members and key officers only. A hard copy is available on request. The appendices have been published with the agenda and can be viewed on the website)

Section 1 – Summary and Recommendations

This Report proposes that the Draft Accessible Homes SPD (2010) (“the draft SPD”) at Appendix B be adopted.

Recommendations:

Cabinet is requested to:

1. Adopt the document at Appendix B as the 'Accessible Homes SPD (2010)'; and
2. Authorise the Divisional Director of Planning to make any typographical corrections and any other non-material changes to the SPD that may become necessary prior to final publication of the SPD.

Reason: (For recommendation)

Public consultation on the draft SPD has now concluded, the key issues raised in the consultation have been considered and, where necessary, the SPD has been amended. The draft SPD will, upon adoption, supersede the 2006 Accessible Homes SPD and become a material consideration in the determination of planning applications.

Section 2 – Report

Introduction

1. This report seeks the adoption of the revised Accessible Homes supplementary planning document (SPD). The SPD will replace an existing document, adopted in 2006, and will form part of the Harrow Local Development Framework. Upon adoption it will be a material consideration in the determination of planning applications for development that result in the creation of new homes.
2. By updating and strengthening the Lifetime and Wheelchair Home Standards, the revised SPD will reaffirm the Council's strong commitment to the delivery of accessible homes and contribute to the achievement of stronger communities in Harrow.

Options considered

3. None.

Background to the draft Accessible Homes SPD – 2010 (“the Draft SPD”)

4. The existing Accessible Homes SPD was adopted in 2006 and gave effect to Policy H18 of the Harrow Unitary Development Plan (2004). Following the deletion of a number of UDP policies including H18, the need to revise and re-adopt the SPD became apparent. The proposed, revised SPD will supplement saved UDP policies D4 and C17 and has been updated to reflect the London Plan, the Mayor of London's SPG relating to accessible housing and Best Practice Guidance.

5. The revised SPD has been the subject of two rounds of consultation, the first in 2008 and, more recently, a further round of consultation in January/February 2010. The proposed revised SPD takes into account the outcomes of the consultations, as reported to the LDF Panel meetings of 28th April 2009 and 11th March 2010.

Adoption of the draft Accessible Homes SPD – 2010

6. Regulation 18(2) of the Town and Country Planning (Local Development) (England) Regulations 2004 requires a local planning authority to consider any representations made on an SPD that it has prepared before it adopts the SPD.
7. A detailed report setting out the responses to the most recent consultation and how they have been addressed was reported to the LDF Panel on 11th March and is reproduced at Appendix A. The comments made by LDF Panel will be reported verbally to Cabinet. The draft new Accessible Homes SPD, recommended for adoption, is reproduced at Appendix B.

Financial Implications

8. Upon adoption a number of hard copies of the SPD and related information & statements, as described in this report, will need to be produced. It is expected that the costs of this production can be contained within existing budgets.
9. The SPD will be used by planning officers in consideration of proposals for development, replacing the existing Accessible Homes SPD that was adopted in 2006. It is not envisaged that the adoption of the revised SPD will incur any significant additional staffing resources.

Performance Issues

10. On 1st April 2008 the Greater London Authority (GLA) began monitoring the implementation and delivery of Lifetime and Wheelchair Homes for each London borough. The outcome of this new strand of GLA monitoring, for the period 2008/09, will be published in the GLA's annual monitoring report at the end of February 2010.
11. Initial monitoring indicates that Harrow's performance is amongst the best in London, with 76.1% of new homes achieving Lifetime Homes Standards and 25.4% also achieving Wheelchair Home status during 2008/09. Following the deletion of the UDP Policy H18, the adoption of the Draft SPD will ensure that the Council can maintain this good performance and, in relation to Lifetime Homes especially, make further improvements.
12. By contributing to the achievement of the above targets the SPD will also contribute to the Council's performance, the Council's vision to be

recognised as one of the best London councils by 2012 and the corporate priority to build stronger communities.

Environmental Impact

13. Sustainability Appraisal is no longer a formal requirement for supplementary planning documents, but the legal provisions for Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC still apply. The SPD has been subject to a screening procedure under the terms of the Directive including consultation with the statutory bodies English Heritage, Natural England and the Environment Agency. The screening process concluded that the SPD would be unlikely to lead to any significant environmental effects and therefore that formal strategic environmental assessment would not be required. It is not considered that the post consultation changes to the SPD would alter this conclusion

Corporate Priorities

14. The SPD would contribute to the building of stronger communities by ensuring that new homes are flexible enough to meet occupiers' changing needs over the full life cycle and that 10% of new homes are also suitable for wheelchair users.

Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 26 February 2010		
Name: Izindi Visagie	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 26 February 2010		

Section 4 – Performance Officer Clearance

Name: Liz Defries	<input checked="" type="checkbox"/>	on behalf of the Divisional Director Partnership, Development and Performance
Date: 26 February 2010		

Section 5 – Environmental Impact Officer Clearance

Name: Andrew Baker



on behalf of the
Divisional Director
(Environmental
Services)

Date: 26 February 2010

Section 6 - Contact Details and Background Papers

Contact: Peter Barron, Principal Planning Officer, LDF Team, 020 8736 6086

Background Papers:

None

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

NOT APPLICABLE

*(for completion by Democratic
Services staff only)*