

## Harrow Council - Local Development Scheme (Version 4)

1. Introduction	3
2. The Development Plan for Harrow	4
3. Components of the Local Development Framework	5
4. Managing the LDF Process	9
Appendices	
A. Harrow LDF Programme Timetable	13
B. Harrow LDF Evidence Base	24

### Preface

This revision to the Local Development Scheme (LDS) replaces all early versions brought into effect in June 2005, November 2006 and November 2007. This revised LDS (version 4) is intended to better take into account the changing circumstances of national policy and guidance, and the opportunities afforded by the production of the replacement London Plan.

To ensure the Council stands the best possible chance of the Core Strategy and other planning documents being found sound by the Planning Inspectorate at an examination in public, the following summarises the main amendments to this version of the LDS:

- revise the timeframes for the production of both development plan documents (DPDs), specifically the Core Strategy, the joint West London Waste Plan DPD, as well as the future start date for the Development Management Policy and Site Specific Allocation DPDs;
- provide the time necessary to completed a robust evidence base in support of the Core Strategy and subsequent DPDs that accords to recent changes to national planning legislation and policy guidance;
- introduce and include a Harrow and Wealdstone Area Action Plan DPD, that will give effect to the new Harrow Intensification Area designation proposed by the replacement London Plan;
- 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
- to provide an update on the progress of planning documents adopted or currently under production.

This LDS will not be considered to be 'in effect' or 'adopted' until such time as the Council has received confirmation of its 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LDS version	Date brought into effect	Date cancelled / superseded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

## 1 Introduction

### Introduction

- 1.1** This Local Development Scheme (LDS) sets out Harrow Council's revised programme for preparing its Local Development Framework (LDF). The LDF seeks to give effect to national and regional policies and the local community's aspirations for the Borough, as set out in the Harrow Sustainable Community Plan (2009) and other Council strategies. Its purpose is to guide the quantity, quality and location of new development in Harrow and ensure it is delivered in a sustainable manner by being matched by social and physical infrastructure.
- 1.2** The LDF is a suite of planning documents, known as Local Development Documents (LDDs). These must include the following documents:
- Core Strategy;
  - Statement of Community Involvement (SCI);
  - Annual Monitoring Report (AMR); and
  - Local Development Scheme (LDS).
- 1.3** It can also include other documents, either area or topic based, which can be Development Plan Documents (DPDs) with full development plan status, or Supplementary Planning Documents (SPDs) that provide detail on how DPD policies are to be interpreted and are therefore a material consideration when determining planning applications (see section 3).
- 1.4** This LDS supersedes the Council's adopted LDS published in November 2007. The adopted 2007 LDS set out a programme to prepare several DPDs and a raft of SPDs. The Council has to date prepared and adopted the following LDF documents:
- Access for All SPD (April 2006)
  - The Statement of Community Involvement (August 2006)
  - RAF Bently Priory SPD (October 2007)
  - Harrow on the Hill SPD (May 2008)
  - Sustainable Building Design SPD (May 2009)
  - Pinner Conservation Area SPD (December 2009)
  - Accessible Homes SPD (March 2010)
- 1.5** Of the DPDs commenced, the West London Waste Development Plan: issues and options, was published in February 2009. Since then progress has been delayed to take account of the GLA's latest waste arising projections and the need to ensure the assessment of potential waste sites is sufficiently robust. Work is currently underway on drafting the preferred options, which will be the subject of public consultation towards the end of November 2010.
- 1.6** In November 2009 the Council published its preferred option on the emerging Core Strategy. The end of this important stage of the plan's production has offered the opportunity to take stock of the need for further refinement of the strategy's policies,

taking account of the review of the comments received, the supporting documents required to be prepared, the evidence base, and the commitments to be secured from our delivery partners.

- 1.7** The Council has been addressing these issues. This LDS has been prepared in light of a fresh look at priorities and the Council's commitment to resource and deliver the LDF. It also takes account of revised regulations that govern the plan-making process<sup>(1)</sup>, further revisions to national policy governing the content of LDFs<sup>(2)</sup>, and the challenges and opportunities that arise from the production of a new regional plan for London.

## 2 The Development Plan for Harrow

### The Development Plan for Harrow

- 2.1** Planning applications for development must be determined in accordance with the development plan for the area unless material considerations indicate otherwise<sup>(3)</sup>. The development plan for Harrow currently comprises:

- the regional spatial strategy for London, Mayor of London's **London Plan (February 2008)**. The current London Plan covers the period to 2016 and was published in 2004 but some chapters have been the subject of alterations since 2004. The current London Plan can be accessed at <http://www.london.gov.uk/thelondonplan/thelondonplan.jsp> but will be replaced by the emerging replacement London Plan, which undergoing examination in public between June to October 2010 and is likely to be adopted in early 2011. For further information on the replacement London Plan go to <http://www.london.gov.uk/shaping-london/london-plan/>
- the 'saved' policies of the **Harrow Unitary Development Plan (UDP) (July 2004)**. The policies of the UDP were automatically saved for three years from September 2004 when the Planning and Compulsory Purchase Act commenced. An application was made to the Secretary of State to save these policies beyond the three year period. Most, but not all of the policies have been saved beyond the automatic three year saved period. A list of the saved policies can be accessed at [http://www.harrow.gov.uk/downloads/file/2026/deleted\\_udp\\_policies](http://www.harrow.gov.uk/downloads/file/2026/deleted_udp_policies)
- **Development Plan Documents (DPDs)** in Harrow's LDF will replace saved policies in the Harrow Unitary Development Plan and, once adopted, will form part of the development plan for the area (see section 3).
- other relevant national, regional and local guidance, including supplementary planning documents and guidance, as well as planning briefs (see section 3).

### General Conformity considerations

- 2.2** All of the Local Development Documents which the Council intends to produce must be:

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1 Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008  
2 PPS12: Local Spatial Planning (2008); PPS4: Planning for Sustainable Economic Growth (2009); PPS9: Planning for a Natural and Healthy Environment (2010); PPS5: Planning for the Historic Environment (2010); PPS1: Planning and Climate Change (2010)  
3 Section 38(6) of the Planning and Compulsory Purchase Act 2004

- consistent with national planning policies (unless there is a robust reason for why Harrow requires any variation to those policies);
- in general conformity with the adopted Mayor’s London Plan; and
- all of the DPDs and subsequent SPDs must conform with the Core Strategy.

**2.3** 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.

### 3 Components of the Local Development Framework

#### Components of the Harrow Local Development Framework

**3.1** In contrast with the UDP, the LDF will comprise a portfolio of Local Development Documents (LDDs), which will provide the framework for managing development and growth within Harrow to 2026 and beyond. The LDF policies and programmes will extend beyond the traditional physical land use remit of UDPs and encompass economic, social and environmental issues. For Harrow, the LDF will comprise the documents set out below. Refer to **Appendix A** for details on the time line for producing these DPD and SPD documents.

#### Development Plan Documents (DPDs)

**3.2** **Core Strategy.** This DPD is the Council's top priority for the LDF. It will comprise the long-term vision for Harrow to 2026, strategic planning objectives and planning policies on key issues. It will include a delivery strategy for achieving the strategic objectives and will be the foundation for specific policy development in other DPDs. It will be closely integrated with the Sustainable Community Strategy (2009) and the Council's Corporate Plan.

**3.3** Harrow published a Preferred Option document in November 2009. The next stage of the Core Strategy's production is the Pre-Submission stage, which the Council intends to consult on in February 2011. The full revised timetable is set out at **Appendix A**. The key milestones have been amended in accordance with the revised Regulations that govern the process for preparing DPDs. This new process is set out in **Figure 1** below:

**Figure 1: Key Stages of Development Plan Document Preparation**

Stage	Description
Consult on sustainability appraisal scoping report	The SA scoping report sets out the sustainability objectives used to appraise the economic, social and environmental effects of the DPD. The SA scoping report is subject to consultation.
Public participation (Regulation 25)	Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. Community engagement on the emerging DPD is

Stage	Description
	undertaken in accordance with the regulations and the adopted Harrow Statement of Community Involvement (see section 3.12)
Pre-Submission Publication (Regulation 27)	The Council publishes the DPD which is followed with a minimum 6 week period when formal representation can be made to the DPD.
Submission (Regulation 30)	The Council submits the DPD to the Secretary of State with the representations received and Council's summary of those representations.
Examination in Public	The Planning Inspector appointed by the Secretary of State hears evidence from invited parties to inform his consideration of the soundness of the DPD.
Receipt of Inspector's Report	The Council receives the Inspector's report, which is binding on the Authority.
Adoption	The Council can formally adopt the DPD and use it for the purpose of development control.

**3.4 Harrow and Wealdstone Area Action Plan** is to be prepared jointly with the GLA and other partners. It will set out a comprehensive set of policies, proposals and site allocations for development within the Harrow and Wealdstone Intensification Area, which includes the town centres of Harrow and Wealdstone, the corridor between them, and the business land surrounding Wealdstone. It will include major redevelopment opportunities and supporting social and physical infrastructure, and will set out the planning framework promoting significant change, and where applicable detailed development management policies.

**3.5 West London Waste DPD.** This is a Joint Waste Development Plan Document being prepared by the six west London Boroughs of Harrow, Brent, Ealing, Hillingdon, Hounslow and Richmond, which once adopted, will form part of each Borough's LDF. The West London Waste Plan (WLWP) will identify and safeguard sufficient sites for waste management facilities in the area to deal with West London's own waste up to 2026. The Plan will also contain policies to support site development and awareness of sustainable waste management. It will give priority to waste reduction, recycling and composting.

**3.6 Site Specific Allocation DPD** will set out the allocated sites except for those set out in the Area Action Plan. It will identify the locations and sites for specific types of development in order to ensure the vision, objectives and strategy of the Core Strategy are implemented. The broad parameters for development of each site will be listed covering land use and development criteria.

**3.7 Development Management Policies DPD** will contain detailed policies that planning applications for development or land use will be assessed against. The policies will generally be criteria based and will focus on giving effect to the strategic objectives and

policies of the Core Strategy. As set out in Government guidance, it will not necessary to repeat or re-interpret national or regional policy, other than where local circumstance and robust evidence might justify the adoption of an alternative approach.

**3.8 Proposals Map.** This will identify site allocations and areas of planning constraint, such as the Green Belt and other local and national environmental designations. The proposal map will be updated as new DPDs are prepared or revised so as to illustrate, graphically, the application of the policies of the DPD. Where it would be of assistance to show greater detail, some areas may be included in larger-scale Insert Maps, forming part of the Proposals Map and keyed to it.

**Supplementary Planning Documents (SPDs)**

**3.9** These do not have the same weight as DPDs but will be a material consideration in the determination of planning applications providing detailed guidance to support development plan policies. Supplementary planning documents (SPDs) are published for public consultation, but are not subject to independent examination. The key stages of SPD preparation are set out in **Figure 2** below:

**Figure 2: Key Stages of Supplementary Planning Document Preparation**

Stage	Description
Undertake and consult on strategic environmental appraisal screening opinion	SEA screening opinion in accordance with EU Directive on environmental assessment to determine whether a proposed SPD requires full appraisal. The SEA screening opinion is subject to consultation.
Publish draft SPD for consultation (Regulation 17)	Representations invited on a draft SPD, in accordance with the regulations and the adopted Harrow Statement of Community Involvement.
Adoption	The Council makes necessary amendments to the SPD to take account of comments made and adopts the SPD for use as material consideration.

**3.10** The Council has already adopted a number of SPDs, which are available at [http://www.harrow.gov.uk/info/856/local\\_development\\_framework\\_policy/1504/harrow\\_spds](http://www.harrow.gov.uk/info/856/local_development_framework_policy/1504/harrow_spds), and is considering preparing the following additional SPDs:

- Conservation areas – Stanmore/Edgware and Harrow Weald
- Residential Design

**3.11** A draft Planning Obligations SPD was published for consultation in July 2009. However, changes to the regulations governing the use of planning obligations has rendered further progression of the SPD redundant.

- 3.12** In addition to SPDs, the Council may choose to prepare Planning Briefs setting out the planning policies and constraints applying to a particular site to guide potential developers. It is likely that once the key DPDs are adopted under the LDF system, such as the Core Strategy, existing SPDs and Planning Briefs may need to be reviewed and updated to better fit with the new planning policies.

### **Statement of Community Involvement (SCI)**

- 3.13** The Harrow SCI was adopted in August 2006 and is available on the Council website at [http://www.harrow.gov.uk/site/scripts/download\\_info.php?fileID=2368](http://www.harrow.gov.uk/site/scripts/download_info.php?fileID=2368). 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 minor and major planning applications. The SCI is not a DPD, but was subject to public examination.

### **Annual Monitoring Report (AMR)**

- 3.14** The AMR is prepared for submission to the Secretary of State by the end of December each year. Its purpose is to assess:

- The state of the Borough's environment, identifying development trends, patterns of land-use, as well as transport and population/ socio-economic trends in order to provide a 'baseline' for sustainability appraisal, the identification of issues or problems and the context reviewing development plan policies or policy omissions;
- The implementation of the Local Development Scheme and whether revisions to the scheme are necessary;
- The extent to which the development plan policies are being achieved; and
- Development management performance.

- 3.15** Harrow's Annual Monitoring Reports are available on the Council's website at [http://www.harrow.gov.uk/info/856/local\\_development\\_framework\\_policy/1922/annual\\_monitoring](http://www.harrow.gov.uk/info/856/local_development_framework_policy/1922/annual_monitoring).

### **Sustainable Appraisal (SA) & Strategic Environmental Assessment (SEA)**

- 3.16** Sustainability Appraisal (SA) is required for all DPDs. It is an integral component of all stages of plan preparation. The purpose of a SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The SA embraces economic, environmental and social objectives, and therefore has a wider scope than Strategic Environmental Assessment (SEA), which is required by EU Directive (2001/42/EC) and only concentrates on environmental effects.

- 3.17** An SA/SEA is undertaken in 4 key stages:

- Stage A, Scoping report - published at the pre-production stage;
- Stage B, Interim Sustainability Appraisal - published at the Issues and Options stage;
- Stage C, Interim Sustainability Appraisal - published at the Preferred Options stage;
- Stage D, Final Environmental Report published at the Pre-Submission stage.



- 3.18** Work on producing a DPD cannot proceed without corresponding work on the SA/SEA. Therefore, each draft DPD produced within the Council's LDF will be supported by an SA. The Council has been undertaken an SA of the Core Strategy, up to stage C above. This will form the basis of the SA of the three DPDs that the Council is to commence shortly. Both the draft documents and the SA will be made publicly available for consultation at the same time and comments invited on both. 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.

### Linkages with other strategies

- 3.19** 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 (2009).

- 3.20** There are a number of other strategies that have land-use implications and these will be taken into account in the preparation of the LDF. In particular, the following key Council and partner strategies and plans will be relevant in preparing the LDF:

- Harrow Vitality Profiles
- Corporate Plan
- Housing Strategy
- Private Sector Housing Renewal Strategy
- Community Development Strategy
- Crime and Community Safety Strategy
- Local Implementation Plan (Transport)
- Economic Development Strategy
- School Organisation Plan
- Biodiversity Action Plan
- Climate Change Strategy

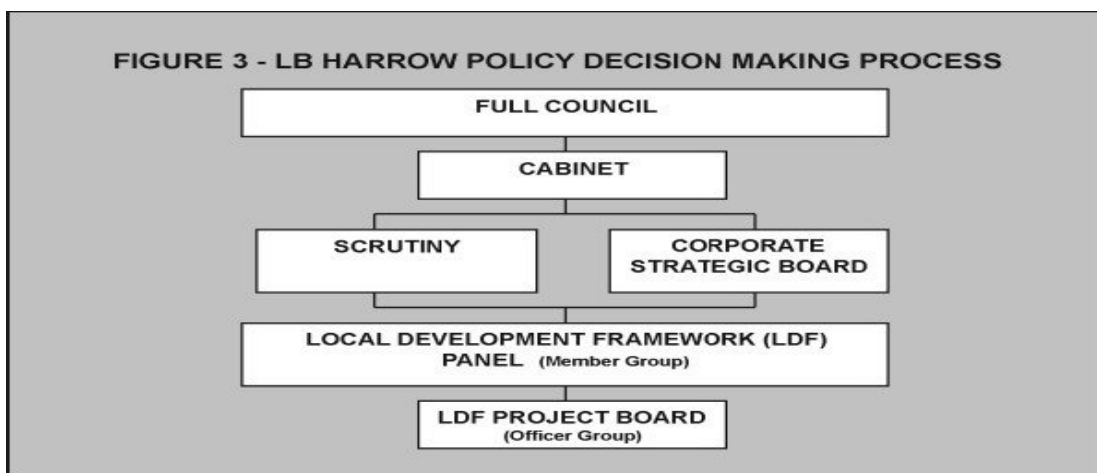
- 3.21** Additionally, the Mayor of London has also published a series of strategies, supplementary planning guidance and best practice guidance which will be taken into account.

## 4 Managing the LDF Process

### Governance

- 4.1** The effective implementation of this LDS will require the consideration of the most effective governance support procedures. According to the Council's constitution, full Council approval is required prior to any consultation or submission of all DPDs. Harrow Council operates a Cabinet Structure (refer to **Figure 3** for structure diagram). Prior to documents being agreed by full Council, all DPDs must first be report to the Local Development Framework Panel (Member panel), before being recommended to Cabinet

and ultimately full Council. The Local Development Framework Panel is charged with overseeing the preparation and implementation of the LDS and making recommendations to the Cabinet.



**4.2** On occasion the Council's Overview and Scrutiny Committee may 'call in' decisions from the Local Development Framework Panel, prior to being considered by Cabinet. The Overview and Scrutiny Committee is charged with ensuring the Council is accountable for its policies and actions.

**4.3** The timeframe necessary to comply with the Council's in house processes and procedures has been included within timeline given for each DPD, although where necessary this will include special committee meetings.

**Staff and Resource Allocated to the Local Development Framework**

**4.4** The LDF Team will take the lead on preparing all LDF documents. This includes the DPDs and most SPDs but also the SA/SEA, thematic studies, and the preparation of evidence base studies to support the LDF.

**4.5** The Planning Policy Team currently consists of five positions, including the Team Leader who will act as overall project manager for the production of the LDF. The other four positions comprise a Principal Policy Planner, a Senior Planner and two Assistant Policy Planners.

**4.6** In addition, the LDF Team will be supported by the Development Management, the Design & Conservation, and the Economic Development, Enterprise & Research teams. It will also be necessary to use consultants on various elements of the LDF.

**4.7** Overall management responsibility for the LDF will be with the Divisional Director of Planning. It will be the responsibility of the Divisional Director to allocate sufficient staff from within the Planning Service and to negotiate for corporate staff resources where necessary.

**Evidence Base**

**4.8** 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. **Appendix B** outlines the key evidence base documents considered necessary to inform the LDF.

- 4.9** 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 operative, the Site Specific Proposals, Development Management Policies, and the Harrow and Wealdstone Area Action Plan will be produced in parallel. It is expected that all three DPDs will be heard at the same public examination. It is hoped that this will ensure the process is cost effective and avoids unnecessary duplication of effort at the community involvement stage.

## Risk Assessment

- 4.10** 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:

- 4.11** **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 core strategies) to demonstrate:

- viable growth areas;
- that growth is deliverable – particularly that strategic sites to be developed are clearly identified and information is provided on the amount of development that is to 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, infrastructure providers, 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;
- that the Council has a sound evidence base for policy planning to build on.

- 4.12** 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, thorough 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 and appropriately addressed.

- 4.13 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.
- 4.14 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 any other means considered appropriate to elicit community and stakeholder engagement.
- 4.15 Member engagement** - To ensure members are involved in the plan making process, all planning reports will first be circulated to the Local Development Framework (LDF) Panel (a member group) for information and initial comment, prior to final Cabinet sign off and public notification. 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.
- 4.16** 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. Therefore, in some instances it may be necessary to hold additional LDF Panel meetings or circulate draft reports / amendments via email to ensure Cabinet reporting timeframes and ultimately DPD milestones are met.
- 4.17 Independent examination of DPDs** - the Planning Inspectorate will need to be able to re-programme the independent examination of DPDs (specifically the Core Strategy) in accordance with the revised LDS timetable. To avoid the possibility of unnecessary future delays, regular contact will be maintained with the Inspectorate.
- 4.18 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.
- 4.19** For external strategies, such as the review of London Plan and synchronisation of the production of Harrow planning documents, wherever possible, will be challenging. 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 timeframe.
- 4.20** The Council, along with the five other West London waste boroughs 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 consistent to ensure the plan is developed in accordance with the revised LDS timeframe.

**Monitoring and Review**

**4.21** The Council published its latest Annual Monitoring Report (AMR) in December 2009. A key part of the AMR is to assess of how the timetable outlined in the LDS has been successfully implemented and achieved. Where the targets have not been met, an explanation of why and what action the Council proposes to take will be made. More generally, the AMR will include an assessment of:

- Whether the Council is meeting, or is on track to meet, the targets set out in local development documents and if not the reasons why;
- What impact local development document policies are having on other targets set at national, regional or local level;
- Whether any policies need to be amended or replaced because they are not working as intended or are not achieving sustainable development objectives; and
- What action needs to be taken if policies need to be amended or replaced.

**Appendix A Harrow LDF Programme Timetable**

**DEVELOPMENT PLAN DOCUMENTS**

**CORE STRATEGY**

<b>Document Profile</b>	
Role and Subject	To provide a clear spatial vision for the borough to 2026 and beyond. The Core Strategy will include, strategic objectives and policy strategy to deliver the objectives. It will also include a monitoring and implementation framework. The Core Strategy will reflect the spatial aspirations of the Harrow Sustainable Community Strategy.
Geographic Coverage	Borough wide
Status (e.g. DPD, SPD etc)	DPD
Chain of Conformity	National Planning Policy (PPSs & PPGs)  London Plan consolidated with amendments (2008)  Draft Replacement London Plan (2009)
UDP Replacement	The Core Strategy will replace Part 1 of the existing UDP and those that will no longer be in conformity with the strategic policy direction of the Core Strategy.
<b>Key Milestones</b>	
Consulting on the scope of the Sustainability Appraisal	September 2006

<b>Document Profile</b>	
Regulation 25: Public participation in the preparation of the DPD	Issues and Options - September 2006 Strategic Options - January 2007 Draft Preferred Options - June 2008 Preferred Option - November 2009
Regulation 27: Pre-Submission publication (minimum six week period for representations)	February 2011
Regulation 30: Submission of DPD and representations to Secretary of State	May 2011
Pre-Examination Meeting	July 2011
Independent Examination	August 2011
Receive Inspector's Report (fact check)	November 2011
Receive Inspector's binding report	December 2011
Adoption	February 2012

<b>Core Strategy Timetable</b>																																														
2009				2010								2011								2012																										
J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J									
						D	D																P				S													A						
D = Draft Preferred Option    P = Pre-Submission    S = Submission																																														
I = Pre-Examination Meeting    E = Examination in Public    A = Adoption																																														

**DEVELOPMENT MANAGEMENT POLICIES DPD**

<b>Document Profile</b>	
Role and Subject	To provide criteria-based policies to assess applications for new development and change of use, ensuring that any future development meets the vision and strategic objectives of the Core Strategy and relevant national and regional policy.
Geographic Coverage	Borough wide
Status (e.g. DPD, SPD etc)	DPD

<b>Document Profile</b>	
Chain of Conformity	National Planning Policy (PPSs & PPGs) London Plan consolidated with amendments (2008) Draft Replacement London Plan (2009) Harrow's Core Strategy
UDP Replacement	The Development Management Policies DPD will replace the Part 2 policies of the existing UDP.
<b>Key Milestones</b>	
Consulting on the scope of the Sustainability Appraisal	July 2010
Regulation 25: Public participation in the preparation of the DPD	April 2011
Regulation 27: Pre-Submission publication (minimum six week period for representations)	November 2011
Regulation 30: Submission of DPD and representations to Secretary of State	March 2012
Pre-Examination Meeting	April 2012
Independent Examination	June 2012
Receive Inspector's Report (fact check)	October 2012
Receive Inspector's binding report	November 2012
Adoption	November 2012

<b>Development Management Policies Timetable</b>																																					
2010												2011												2012													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
						C										D	D						P	P						S	I		E				A
D = Draft Preferred Option   P = PreSubmission   S = Submission																																					
I = Pre-Examination Meeting   E= Examination in Public   A = Adoption																																					

**SITE SPECIFIC ALLOCATIONS DPD**

<b>Document Profile</b>	
Role and Subject	To identify and allocate sites for large scale development and set out policies planning applications will need to take into account for any future development on the identified sites.
Geographic Coverage	Borough wide
Status (e.g. DPD, SPD etc)	DPD
Chain of Conformity	National Planning Policy (PPSs & PPGs)  London Plan consolidated with amendments (2008)  Draft Replacement London Plan (2009)  Harrow's Core Strategy
UDP Replacement	Will replace the Proposal Sites and other strategic designations set out in the current UDP.
<b>Key Milestones</b>	
Consulting on the scope of the Sustainability Appraisal	July 2010
Regulation 25: Public participation in the preparation of the DPD	April 2011
Regulation 27: Pre-Submission publication (minimum six week period for representations)	November 2011
Regulation 30: Submission of DPD and representations to Secretary of State	March 2012
Pre-Examination Meeting	April 2012
Independent Examination	June 2012
Receive Inspector's Report (fact check)	October 2012
Receive Inspector's binding report	November 2012
Adoption	November 2012



Site Specific Allocations Timetable																																			
2010												2011												2012											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
						C																													
D = Draft Preferred Option    P = Pre-Submission    S = Submission																																			
I = Pre-Examination Meeting    E = Examination in Public    A = Adoption																																			

**HARROW AND WEALDSTONE AREA ACTION PLAN DPD**

Document Profile	
Role and Subject	<p>The Area Action Plan will set out a comprehensive set of policies and proposals for development in the Harrow and Wealdstone Intensification Area (H&amp;WIA). It will include major redevelopment opportunities and physical and social infrastructure changes. It will set out the planning framework for significant change to be managed through detailed development management policies. The H&amp;WIA is planned to be the subject of considerable development and managed change over the next 15 years, with the Council aiming to improve both Harrow and Wealdstone centres standing within the London-wide town centre hierarchy and to provide substantial new housing, retail and leisure/recreational development. The extent of change envisaged makes it essential that a detailed and locationally specific planning document is in place to guide and manage future changes and to maximise the benefit derived from the expected development.</p> <p>The Area Action Plan is intended to stimulate development interest and hence encourage regeneration projects whilst protecting those areas sensitive to change. It will have a strong implementation focus providing the framework for implementing regeneration initiatives.</p>
Geographic Coverage	The area designated by the Harrow and Wealdstone Intensification Area
Status (e.g. DPD, SPD etc)	Joint DPD
Chain of Conformity	<p>National Planning Policy (PPSs &amp; PPGs)</p> <p>London Plan consolidated with amendments (2008)</p> <p>Draft Replacement London Plan (2009)</p> <p>Harrow's Core Strategy</p>

<b>Document Profile</b>	
UDP Replacement	The AAP will replace the Part 2 UDP policies and proposal sites, as they relate to the area of the H&WIA.
<b>Key Milestones</b>	
Consulting on the scope of the Sustainability Appraisal	July 2010
Regulation 25: Public participation in the preparation of the DPD	April 2011
Regulation 27: Pre-Submission publication (minimum six week period for representations)	November 2011
Regulation 30: Submission of DPD and representations to Secretary of State	March 2012
Pre-Examination Meeting	April 2012
Independent Examination	June 2012
Receive Inspector's Report (fact check)	October 2012
Receive Inspector's binding report	November 2012
Adoption	November 2012

Harrow and Wealdstone AAP Timetable																																			
2010												2011										2012													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
						C									D	D						P	P			S	I	E							A
D = Draft Preferred Option    P = Pre-Submission    S = Submission																																			
I = Pre-Examination Meeting    E = Examination in Public    A = Adoption																																			

**WEST LONDON WASTE PLAN DPD**

<b>Document Profile</b>	
Role and Subject	To provide clear policies for the management of waste, recycling and disposal across the relevant West London sub-region. Enabling Harrow to meet its strategic requirements as determined by international, national and regional waste policies and guidance

<b>Document Profile</b>	
Geographic Coverage	West London wide
Status (e.g. DPD, SPD etc)	Joint DPD
Chain of Conformity	National Planning Policy (PPSs & PPGs) London Plan consolidated with amendments (2008) Draft Replacement London Plan (2009) Harrow's Core Strategy
<b>Key Milestones</b>	
Consulting on the scope of the Sustainability Appraisal	July 2008
Regulation 25: Public participation in the preparation of the DPD	February 2009
Regulation 27: Pre-Submission publication (minimum six week period for representations)	January 2011
Regulation 30: Submission of DPD and representations to Secretary of State	September 2011
Pre-Examination Meeting	February 2012
Independent Examination	April 2012
Receive Inspector's Report (fact check)	January 2012
Receive Inspector's binding report	July 2012
Adoption	October 2012

<b>West London Waste DPD Timetable</b>																																			
2010												2011										2012													
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
												P	P							S					I	E									A
D = Draft Preferred Option    P = Pre-Submission    S = Submission																																			
I = Pre-Examination Meeting    E = Examination in Public    A = Adoption																																			

**PROPOSAL MAP**

<b>Document Profile</b>	
Role and Subject	To provide visual illustration of the policies contained in the Local Plan, which will include adopted LDF policies as well as extant and 'saved' UDP policies, until such time as the latter is replaced by emerging LDF policies.
Geographic Coverage	Borough wide but will also contain insert maps, where appropriate, for specific areas of the Borough
Status (e.g. DPD, SPD etc)	DDP
Chain of Conformity	National Planning Policy (PPSs & PPGs)  London Plan consolidated with amendments (2008)  Unitary Development Plan  Harrow Core Strategy

**SUPPLEMENTARY PLANNING DOCUMENTS**

**RESIDENTIAL DESIGN SPD**

<b>Document Profile</b>	
Role and Subject	To give greater effect to 'saved' UDP policies that seek to manage the design and amenity matters relating to new residential development in the Borough.
Geographic Coverage	Borough wide
Status (e.g. DPD, SPD etc)	SPD
Chain of Conformity	National Planning Policy (PPSs & PPGs)  London Plan consolidated with amendments (2008)  Draft Replacement London Plan (2009)  'Saved' policies of the Harrow Unitary Development Plan (2004)
<b>Key Milestones</b>	
Consultation on the SEA Screening Opinion	April 2010
Stakeholder Meeting	May 2010
Regulation 17: Publish draft SPD for public consultation	September - October 2010
Adoption by Cabinet	December 2010

<b>Residential Design Guide SPD Timetable</b>																																			
2010												2011												2012											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
			C																																
C = Commencement    D = Consultation    A = Adoption																																			

**HARROW WEALD CONSERVATION AREA SPD**

<b>Document Profile</b>	
Role and Subject	To provide supplementary guidance to manage development within the conservation area, having regard to the findings of the character appraisals.

<b>Document Profile</b>	
Geographic Coverage	The area designated by the Brookshill Drive & Grimsdyke Estate, and West Drive conservation areas.
Status (e.g. DPD, SPD etc)	SPD
Chain of Conformity	National Planning Policy (PPSs & PPGs) London Plan consolidated with amendments (2008) Draft Replacement London Plan (2009) 'Saved' policies of the Harrow Unitary Development Plan (2004)
<b>Key Milestones</b>	
Consultation on the SEA Screening Opinion	June 2011
Stakeholder Meeting	August 2011
Regulation 17: Publish draft SPD for public consultation	November 2011
Adoption by Cabinet	March 2012

Harrow Weald Conservation Area SPD Timetable																																			
2010												2011												2012											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
																	C					D	D				A								
C = Commencement    D = Consultation    A = Adoption																																			

**STANMORE AND EDGWARE CONSERVATION AREA SPD**

<b>Document Profile</b>	
Role and Subject	To provide supplementary guidance to manage development within the conservation area, having regard to the findings of the character appraisals.
Geographic Coverage	The area designated by the Little Common; Kerry Avenue; Stanmore Hill; Cannons Park Estate; Old Church Lane; and Edgware High Street conservation areas.
Status (e.g. DPD, SPD etc)	SPD

<b>Document Profile</b>	
Chain of Conformity	National Planning Policy (PPSs & PPGs) London Plan consolidated with amendments (2008) Draft Replacement London Plan (2009) 'Saved' policies of the Harrow Unitary Development Plan (2004)
<b>Key Milestones</b>	
Consultation on the SEA Screening Opinion	June 2010
Stakeholder Meeting	February 2011
Regulation 17: Publish draft SPD for public consultation	April 2011
Adoption by Cabinet	September 2011

Stanmore / Edgware Conservation Areas SPD Timetable																																			
2010												2011												2012											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
						C										D	D																		
C = Commencement    D = Consultation    A = Adoption																																			

**COMPLETED LDF DOCUMENTS**

<b>Document</b>	<b>Purpose and Content</b>
Access for All SPD (April 2006)	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.
The Statement of Community Involvement (August 2006)	Sets out the standards and the different approaches the Council will adhere to when undertaking community engagement on DPDs and SPD, and in the consideration of major and minor planning applications.
RAF Bently Priory Conservation Area SPD	Provides guidelines for the development of listed buildings and adjacent land on the RAF Bently Priory site, formerly a Ministry

Document	Purpose and Content
(October 2007)	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
Harrow on the Hill Conservation Area SPD (May 2008)	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.
Sustainable Building Design SPD (May 2009)	To provide guidance on how to integrate environmental sustainable initiatives within new and existing development. This document introduces a sustainability checklist for inclusion within the validations process for planning applications.
Pinner Conservation Area SPD (December 2009)	To detail an area appraisal and management plan for the following conservation locations within the wider Pinner conservation Area. 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.
Accessible Homes SPD (March 2010)	To provide guidance on how to make housing more accessible through design, within the borough.

## Appendix B Harrow LDF Evidence Base

The following sets out the main baseline documents being produced in support of the LDF and, in particular, the Core Strategy. It should be noted that the list does not include all relevant documents that may be relied upon to inform LDF policy, such as national and regional strategies and guidance, or the Council’s strategies for Green Belt Management, Biodiversity, Climate Change etc. A comprehensive list of all studies and relevant documentation will be prepared prior to pre-submission of any DPD. As each of the evidence base studies are completed, these are made available to view on the Council's website [http://www.harrow.gov.uk/info/856/local\\_development\\_framework\\_policy/1923/ldf\\_evidence\\_base](http://www.harrow.gov.uk/info/856/local_development_framework_policy/1923/ldf_evidence_base).

### Key Evidence Base Studies

Topic	Status	Commentary
Housing and Demographics		
Housing Needs Assessment	Completed in 2006	Study focuses on the requirement/need for affordable housing, taking account of existing backlog and projected future needs, including tenure type and house size. Further studies currently underway by Housing Dept regarding adult care housing.



<b>Topic</b>	<b>Status</b>	<b>Commentary</b>
GLA Housing Capacity Study - Strategic Housing Land Availability Assessment	Published in October 2009	Lead by the GLA, with the support of all boroughs, considers the availability and residential capacity of strategic sites as well as past completions performance to derive an overall strategic requirement. The baseline figures were signed-off by the Council in August 2009, subject to borough-level viability testing. Final Report was published by the GLA in October 2009.
Strategic Housing Market Assessment	Completed in August 2010	Joint study being prepared by ORS on behalf of the six west London borough's regarding market trends, movements and housing demand. This has been the subject of slippage due to the need to get agreement of the six LPAs to the emerging figures.
Harrow Vitality Profiles 2009/2010	Completed in May 2010	Updates the 2006 Vitality Profiles, providing a range of facts and figures at the lower Super Output Area level, which builds up a picture of Harrow - its people and the environment.
Development Appraisals and Viability Testing	Commissioned and to be completed by September 2010	This study will provide a general understanding of the ability of development to meet proposed policy requirements, including affordable housing and other contributions, and remain viable.
Technical Paper 1: Housing & Demographics	Underway, to be completed by October 2010	Pulls together information and findings from the above reports, supplemented with national and regional policy requirements and other relevant data (e.g. most recent GLA mid-year and ONS projections, AMR trends) and studies (e.g GLA viability assessment, Mayor's London Housing Strategy, Harrow's Supported Housing Strategy, 3D model of IA, SA findings etc) into one report, drawing conclusions as to LDF policy approach.
<b>Retail and Employment</b>		
Retail Study	Completed in March 2006	Donaldsons undertook retail study in 2005/2006. However, by late 2008 - early 2009, the findings of this study were considered to inconsistent with likely projections following the recession.
Employment Land Study	Completed in November 2006	Undertaken by URS and GVA Grimley. Study was completed and signed off but was done undertaken in a buoyant market so the findings of the study were, by late 2008 early 2009, considered to inconsistent with likely projections following the recession.
Retail Study Review and Update	Completed in September 2009	Nathaniel Lichfield undertook to peer review the 2006 Retail Study and determined a new full retail study was

<b>Topic</b>	<b>Status</b>	<b>Commentary</b>
		warranted, which was undertaken by them and completed in September 2009.
Employment Land Review	Completed in August 2010	Undertaken by Nathaniel Lichfield which included a stage 1 peer review of the strengths and weaknesses of the original study, and where further work is required and a full review as part of stage 2.
Local Economic Assessment	Underway to be completed by December 2010	The assessment is to provide a clear narrative about Harrow and its current economic position. The document will describe the economic opportunities, issues and challenges facing Harrow now and over the coming decades.
Technical Paper 2: Harrow's Economy	Underway, to be completed by October 2010	Pulls together the above evidence base, having regard also to PPS4, the Mayor's EDS and the West London EDS, to draw robust and supported conclusions as to the policy approach to be taken forward in the LDF.
<b>Environment, Leisure and Culture</b>		
Sports, Recreation and Open Spaces Study	Completed in March 2005	Undertaken by Strategic Leisure on behalf of the Council. A peer review of the study highlighted several weaknesses that questioned the robustness of the findings.
Sport/Leisure Assessment	Completed in January 2009	Facilities Modelling via Edinburgh University undertaken by Sport England and Genesis in November 2008, dealing with swimming pools and sports halls only.
Strategic Flood Risk Assessment Level 1	Completed in June 2009	This was carried out by the consultants MWH in 2008/09 and was subject to consultation with the Environment Agency. The final report was published in June 2009.
Open Space, Sports and Recreation Study Review	Completed in August 2010	Ashley Godfrey and Associates undertook to peer review the 2005 PPG17 Study and determined a new study was warranted, which was undertaken by them and completed in May 2010.
Strategic Flood Risk Assessment Level 2	Commissioned and should be completed by September 2010	MWH, in consultation with the Environment Agency has been commissioned to undertake the SRFA Level 2 focusing primarily on flooding risk within Wealdstone town centre, given its role in the delivery of the Intensification Area.
Character Study	Underway to be completed by September 2010	Survey of neighbourhood character including housing types/styles and SWOT analysis of each area. This work is being done in-house and requires further assessment.

<b>Topic</b>	<b>Status</b>	<b>Commentary</b>
Technical Paper 3: Harrow's Environment	Underway, to be completed by October 2010	Draws on the findings of the above evidence base, supplemented with PPS5 and Council's other strategies (e.g. Sustainable Community Strategy, Green Belt Strategy, Biodiversity Action Plan etc), and the SA, to build a robust picture in support of the policy approach to be taken forward in the LDF.
Transport and Infrastructure		
Transport Audit	Completed in August 2010	An assessment undertaken by consultants Mouchell to consider the growth implications on existing public and private transport across the Borough.
Technical Paper 4: Infrastructure Assessment and Delivery Plan	Underway, to be completed by the end of November 2010	This work is being done in-house by the LDF Team. It will draw on all of the evidence based studies being produced, and will establish levels of existing and required infrastructure provision, covering a broad range of physical, social and environmental infrastructure and services, supported by the development of a delivery programme to be agreed by Harrow's delivery partners.
Consultation		
Technical Paper 5: Consultation Audit	Underway, to be completed by the end of November 2010	Draws together the consultation undertaken on the Core Strategy since 2006 to demonstrate compliance with the SCI and how the document has changed in response to public and stakeholder engagement.