

**REPORT FOR: MAJOR DEVELOPMENTS PANEL**

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<b>Date of Meeting:</b>	6 <sup>th</sup> January 2011
<b>Subject:</b>	Costs of LDF
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Andrew Trehern Corporate Director Place Shaping
<b>Portfolio Holder:</b>	Keith Ferry Portfolio Holder for Planning and Enterprise
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	No
<b>Enclosures:</b>	None

## **Section 1 – Summary and Recommendations**

This report informs the Panel of the costs associated with the preparation of the Development Plan Documents by the Council. It sets out both the staffing resources applied to the preparation of Harrow's LDF, including the Harrow and Wealdstone AAP and outlines the budget set aside for completion of the LDF in accordance with the recently approved timetable (Local Development Scheme).

**Recommendations:**

It is recommended that the Panel note the costs identified for the delivery of the Harrow LDF

**Reason: (For recommendation)**

To inform the Panel of the costs associated with the preparation of the LDF documents in accordance with the Local Development Scheme adopted by the Council.

## **Section 2 – Report**

### **1. Introduction**

At the meeting of the Panel in November, following presentations from consultants supporting the preparation of the Core Strategy and the Harrow and Wealdstone Area Action Plan, members of the Panel requested a report setting out the resource implications associated with preparing the Local Development Framework.

#### **1.1. Local Development Framework**

Work on the replacement of the Harrow UDP has been progressing since 2006. The replacement to the Harrow UDP comprises a suite of documents known as the Harrow Local Development Framework (LDF). The suite of documents comprises:

- Core Strategy
- Harrow and Wealdstone Area Action Plan
- Joint West London Waste Plan
- Site Specific Allocations DPD
- Development Management Policies DPD
- Accessible Homes SPD (March 2010)
- Access for All SPD (April 2006)
- Sustainable Building Design SPD (May 2009)
- Residential Design SPD (Dec 2010); and
- Various conservation area SPDs

The LDF is being prepared by the Planning division within Place shaping and is being overseen by the Divisional Director of Planning. The LDF team comprises 3 full time professional officers plus a professional planning officer secured through the Council's agency staffing contract. In addition to the LDF team staff resource, the work on the production of the Harrow and Wealdstone Area Action Plan is being project managed by the Head of Major Projects. Support on specific matters is being provided by other offices in the Council, as required, including:

- Development Management
- Climate Change
- Public Realm
- Biodiversity
- Highways/Transportation
- Conservation
- Education
- Housing
- Legal advice

The core staff resource in the LDF and Major projects teams are funded through revenue allocations within the existing service plans. The availability of expertise provided by staff from other teams may change over time as resources across the Council are re-assigned. This is not considered to render the programme at risk at the present time because the inputs required are, in most cases, strategic and relate to core areas of service delivery and planning.

## 1.2. Consultant resource

In addition to the expertise available to the project team from within the Council and statutory consultees, the preparation of some of the documents has required specific expertise from consultants. This is either because of the specialist area involved (such as sports or retail planning) or because of the temporary nature of such expertise required. In the report to Cabinet in October, officers highlighted the future costs of bringing forward the LDF in the table below. The costs associated with each document include allowances for specialist consultants and the costs of independent examination, publication and consultation/publicity.

	2011/12 '000	2012/13 '000
Core Strategy	£80	-
Harrow and Wealdstone Area Action Plan	£90	£40
Joint West London Waste Plan	£65	-
Site Specific Allocations DPD	£20	£30
Development Management Policies DPD	£15	£25
Annual costs (Limehouse, Proposal Map, travel, training etc)	£12	£12
<b>Total</b>	<b>£282</b>	<b>£107</b>
<b>Minus Annual LDF Project Budget</b>	<b>- £63</b>	<b>- £63</b>
<b>Total shortfall</b>	<b>(£219)</b>	<b>(£44)</b>

Since the report to the Cabinet in October, the Place Shaping Directorate has reviewed its budget and has identified resources to fully address the shortfall highlighted. This has involved targeted savings elsewhere across the Planning Division and the assumed deployment, in 2012/13 of Planning Delivery Grant accrued during recent years. Discussions with the GLA, who are joint sponsors of the Harrow Wealdstone AAP, are ongoing and aimed at securing some additional financial support for that document, in an attempt to offset some of the required savings if possible.

## 2. Options considered

None

## 3. Financial Implications

See above.

## 4. Risk Management Implications

The budget for the completion of the LDF is met largely through core funding. The recent review of budgets within Place Shaping to meet public spending constraint had full regard to the costs of the LDF and has safeguarded the necessary staffing and revenue budgets.

## 5. Equalities implications

Not required, the report is for information.

## 6. Corporate Priorities

The development of the LDF is consistent with the draft vision promoted at Cabinet on 7<sup>th</sup> October and with three of the four associated Council priorities; "Keeping neighbourhoods clean, green and safe," "Ensuring united and involved communities: a Council that listens and leads" and "a town centre to be proud of."

## Section 3 - Statutory Officer Clearance

Name: Divya Assani	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 21 <sup>st</sup> December 2010		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 20 <sup>th</sup> December 2010		

## **Section 4 - Contact Details and Background Papers**

**Contact:** Stephen Kelly Divisional Director - Planning Tel 020 8736 6149. Email [Stephen.Kelly@harrow.gov.uk](mailto:Stephen.Kelly@harrow.gov.uk)

**Background Papers:** October Cabinet Report on the revised Local Development Scheme:  
<http://www.harrow.gov.uk/www2/mgConvert2PDF.aspx?ID=60257&T=10>