

SPD SUSTAINABILITY APPRAISAL

Harrow on the Hill Conservation Areas

May 2008



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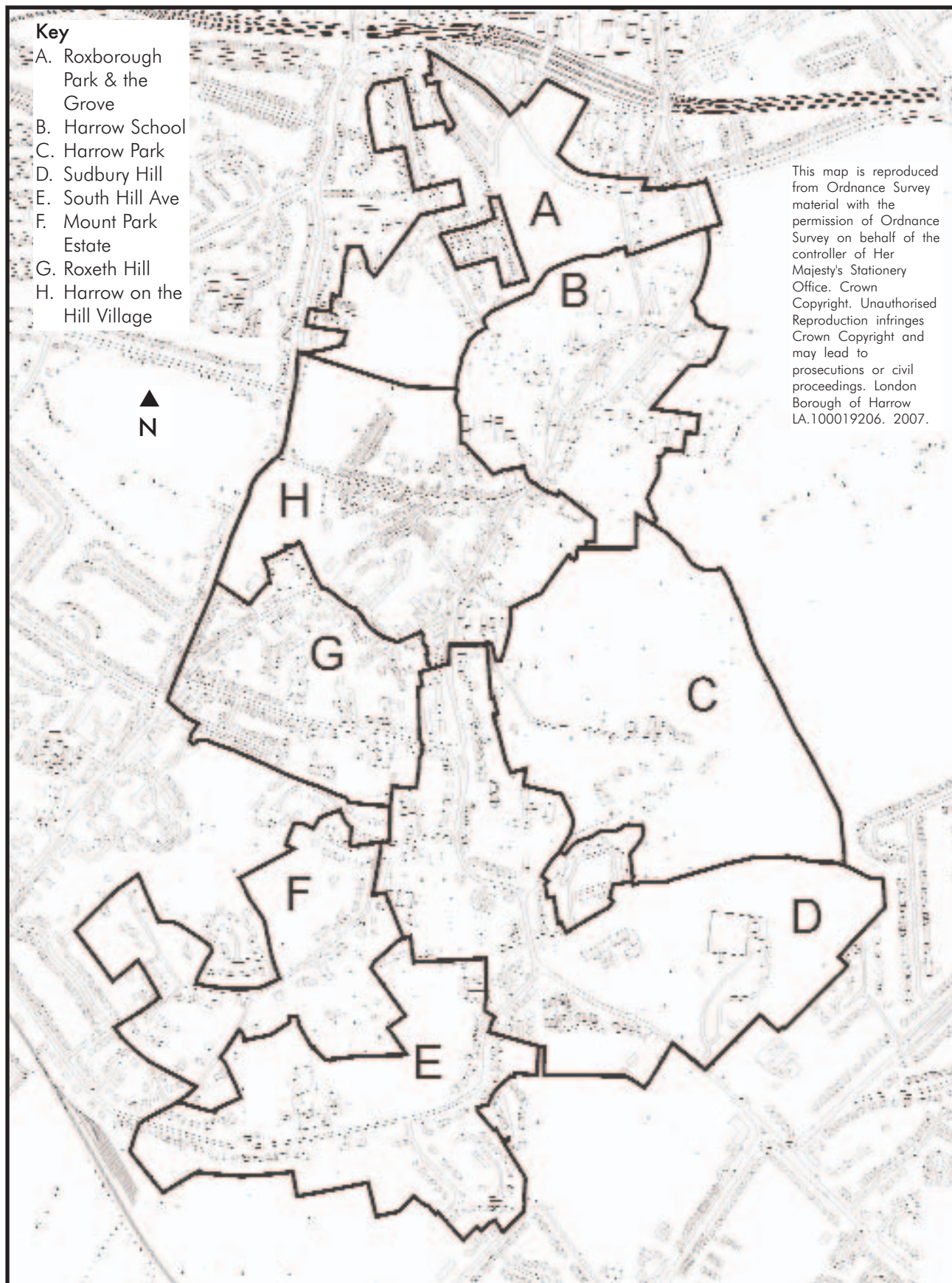
1. Introduction

1.1 This document constitutes the draft Sustainability Appraisal (SA) for the draft Supplementary Planning Document (SPD) for Harrow on the Hill's eight conservation areas (referred to as HOTH SPD throughout this report). This SA has been prepared by the Conservation Team in collaboration with the Planning Policy team at Harrow Council. It has been prepared using the Central Government Guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, November 2005). This SA follows on from the Harrow Conservation Areas SA Scoping Report document that was published for consultation with statutory bodies in May 2006. More discussion on this Scoping Report can be found in Section 2.

1.2 The HOTH SPD concerns all of Harrow on the Hill's conservation areas and will become a Supplementary Planning Document to the saved Harrow Unitary Development Plan (UDP) and the developing Harrow Local Development Framework (LDF). The Local Development Scheme (LDS), brought into effect in June 2005, and revised in September 2007, outlines the programme for preparing and reviewing Local Development Documents. The LDS includes the timetable for the production of the HOTH SPD. SPDs provide additional guidance expanding upon policies in the Harrow Unitary Development Plan (HUDP). The SPD conforms with higher level planning documents and seeks to avoid duplication by developing the policy in greater detail - with specific policies for the local area.

1.3 The structure of this Sustainability Appraisal is as follows: Section 2 provides background information on the development of SPDs for Harrow's conservation areas; Section 3 briefly outlines what a sustainability appraisal is and how it is produced; Section 4 discusses the main policy context and assesses relevant Harrow UDP policies against Overarching SA objectives; Section 5 outlines supporting information whilst Section 6 discussed baseline data relevant to Harrow on the Hill; Section 7 discusses some of the main sustainability issues for the area; Section 8 and Section 9 outline the objectives and content of the HOTH SPD respectively; Section 10 assesses the draft HOTH SPD objectives against the existing relevant Harrow UDP policies and Harrow's Overarching Sustainability Appraisal document. Finally, Section 11 provides conclusions and the next steps. A number of relevant documents are provided as appendices.

Map of all Harrow on the Hill Conservation Areas



2. Background Information to the Harrow on the Hill Supplementary Planning Document Process

2.1 Since the publication of the original SA Scoping Report, the approach to the production of SPDs for Harrow's conservation areas has changed. The Scoping Report can be found at weblink: www.harrow.gov.uk/downloads/scopingreportSAanovember2007-layout1-1-pdf. Harrow Council will no longer be producing a single overarching SPD to encompass all of the borough's conservation areas, but will instead produce a set of SPDs to cover geographical clusters of conservation areas. The four proposed SPDs will cover the following areas:

- (i) Harrow on the Hill
- (ii) Pinner
- (iii) Stanmore & Edgware
- (iv) Harrow Weald

2.2 It is anticipated that the four SPDs will be produced over a six-year period, and will contain character appraisals and management strategies for each conservation area. These appraisals and plans will be annexed directly into the relevant SPD and will be drafted, consulted upon and adopted simultaneously with the SPD. This will ensure that the appraisal and plans carry maximum weight when they are used for planning applications and appeals.

2.3 Despite the revised approach, Harrow Council considers that the original SA Scoping Report remains relevant. This is in accordance with central government guidance which states that "one scoping report can be prepared for several Local Development Documents, provided that it gives sufficient information at the level of detail required for each of the SPDs concerned". Therefore, the original SA Scoping Report has been adapted for the purposes of the conservation area SPD process, with individual sustainability appraisals to be produced for each individual SPD. Furthermore, Harrow Council has recently adopted an Overarching Sustainability Appraisal document, which will be used for the production of all DPDs and SPDs. This SA document refers to both the Scoping Report and the Overarching SA.

2.4 With regards to the Scoping Report consultation process, which took place between 17 May and 21 June 2006, comments were received from the following statutory bodies:

(i) Countryside Agency:

The documents adequately assess the likely significant environmental effects on the Agency's interests in London. The Agency supports and welcomes many of the documents' objectives and the proposed monitoring methods.

(ii) English Heritage:

They are supportive of the documents' rationale and they welcome the inclusion of recently updated English Heritage guidance to inform the work. They acknowledge the revised approach to the production of Conservation Area SPDs will "slow down the process of achieving coverage of all of the Borough's Conservation Areas". They suggest that conservation areas are prioritised, based on those areas suffering the most development pressure or with the most outdated appraisals.

(iii) Environment Agency

They approve of the approach and have no comments to make within their remit.

2.5 The initial feedback from the statutory bodies has been positive, although English Heritage's comments regarding prioritising conservation areas have been noted. The geographical approach to the production of SPDs makes it difficult to prioritise specific conservation areas. However, the order in which the four SPDs will be produced approximately reflects the lack of up to date policy protection. Harrow on the Hill for example contains no up to date (i.e. within the last 5 years) character appraisals or management plans, compared to Stanmore & Edgware, which has a number of recently adopted appraisals and plans.

3. Sustainability Appraisals - Methodology and Rationale

3.1 All DPDs and SPDs will need to undergo Sustainability Appraisal (SA) as required under section 19(5) of the Planning and Compulsory Purchase Act 2004. SA is a systematic process carried out during plan production; its purpose is to assess the extent to which emerging policies, proposals and supplementary information will help to achieve relevant environmental, social and economic objectives, i.e. sustainable development. The European Directive 2001/42/EC requires an 'environmental assessment report' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is referred to commonly as 'strategic environmental assessment' (SEA).

3.2 This SA Report therefore uses an approach that addresses the requirements of SEA and SA simultaneously, by giving full consideration to environmental issues in compliance with SEA, whilst also addressing the spectrum of socio-economic concerns as required by SA.

3.3 The approach adopted to undertake the SA was based on the process set out in the Government Guidance on SA of Regional Spatial Strategies and Local Development Frameworks (2005). Appendix 1 below demonstrates the stage by stage flow of the SA process and Appendix 2 outlines the requirements and tasks to be undertaken within each stage of the SA process.

3.4 It is considered that this draft SA report represents the completion of Stages A - C as outlined in Appendix 1 and 2.

FIGURE 1: SA Objectives for Harrow Council LDF and their likely Economic, Social and Environmental impacts

SA Obj No.	Overarching SA objective from the Scoping Report	Material Assets		
		Econ	Soc	Env
1	To make the most efficient use of land and buildings.			✓
2	To protect the quality, quantity and accessibility of open spaces in the Borough		✓	✓
3	To conserve and enhance biodiversity in the borough			✓
4	To restrict development which can negatively affect the landscape and streetscape and design of historic, archaeological sites (listed buildings and conservation areas) or culturally important features.	✓	✓	✓
5	To ensure air quality continues to improve through reducing air pollution and address the causes of climate change through reducing emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light).		✓	✓
6	To reduce pollution of land (soil) and ensure that contaminated land is remediated.		✓	✓
7	To improve water quality and reduce the risk and impact of flooding		✓	✓
8	To promote development that ensures the sustainable use of energy	✓	✓	✓
9	To discourage the production of waste and promote further the waste hierarchy of minimisation, reuse, recycling and composting			✓
10	To facilitate the development of a dynamic and diverse economic sector which attracts growth.	✓	✓	
11	To improve the education and skills of the Borough	✓	✓	
12	To ensure all groups have access to decent, appropriate and affordable housing that meets the needs of Harrow's residents.	✓	✓	✓
13	To reduce social exclusion and facilitate the development of mixed and balanced communities.	✓	✓	
14	To improve the health and wellbeing of Harrow residents and reduce inequalities in health	✓	✓	✓
15	To improve the competitiveness, vitality, viability and adaptability of town centres in Harrow	✓	✓	
16	To reduce crime, fear of crime and anti-social activity	✓	✓	✓

4. Policy Content

4.1 The HOTH SPD will provide supplementary guidance for Harrow on the Hill's eight conservation areas. Accompanying the SPD will be an individual character appraisal and management strategy for each of the Hill's conservation areas. Character appraisals are essentially analyses of what makes a conservation area special, while the management strategies highlight proposals and plans to enhance or preserve those qualities. These documents provide the evidence base about the individual conservation areas. The HOTH SPD will provide policy support for the individual appraisals and management strategies of each conservation area and provide the link between the higher level policies contained within the HUDP and LDF by providing more generic policy guidance which is applicable across the Hill's conservation areas. It is therefore critical that the SPD and the relevant individual conservation area appraisal are read together.

4.2 The HOTH SPD will be supplementary to the Harrow UDP and will form part of the Local Development Framework. The SPD amplifies and supplements policies D14, D15 and D16 of the UDP (see Appendix 3 for full text of each policy). It is a requirement that when appraising an SPD, the Unitary Development Plan policies being supplemented should themselves be appraised if this has not previously taken place. Figure 1 outlines the Overarching SA objectives, while Figure 2 assesses the relevant UDP policies against the Overarching SA objectives of the LDF.

FIGURE 2: Assessment of relevant Harrow UDP policies against Overarching SA Objectives

		Overarching SA objective															
HUDP saved policy	Short, medium & long term impacts	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
D14	short																
	medium																
	long																
D15	short																
	medium																
	long																
D16	short																
	medium																
	long																

Key: ■ Positive; ■ Positive/Negative Impact; ■ Negative Impact; ■ No Impact

4.3 Assessment of relevant UDP policies

- D14: This policy has a largely strategic focus on the management of conservation areas, providing a theoretical and procedural framework. It has a particularly positive impact on SA Objectives 1-4 to preserve and enhance buildings and spaces within the Borough. Its impact is mainly over the medium and long term, with the production of policy documents and the creation of new and/or revised conservation areas forming the basis for the long-term management of conservation areas. However, this policy also impacts on the short term, as it helps to inform other policies and documents that provide more detailed analysis of proposed developments and changes to a conservation area.
- D15: This policy provides a more detailed list of criteria by which development and change within a conservation area is managed. It has a positive impact on SA Objectives 1-4, but over a mainly short and medium term impact. This is because it responds directly to specific development proposals and can influence change within a conservation area. There is also potentially a short term conflict on SA Objectives 8, 11, 12 and 14, because the policy may initially resist schemes that relate to these objectives (e.g. installation of solar panels or the provision of access ramps) if such schemes fail to preserve or enhance the character of the conservation area. However, it is felt that through negotiation, these conflicts can be overcome. With any development, waste management will be an issue, whether within a conservation area or not. There may be a conflict around the visual intrusion of refuse storage on the streetscene, but this should be able to be overcome through negotiation on specific schemes.
- D16: This policy argues that the preservation of conservation areas may override other policies and concerns where appropriate. This has a short, medium and long term positive impact on SA Objective 4, which clearly stresses the importance of conserving historic features throughout the borough. However, as with policy D15, there is a potential short and possibly medium term conflict with SA Objectives 8, 11, 12 and 14 and with all the other policies as it places the emphasis on conservation matters. Again, this can be resolved through negotiation and changes in technology and policy direction.
- In summary, the existing Harrow UDP Conservation Policies are largely supportive of the overarching SA Objectives. There are some areas of potential conflict, but these can normally be resolved through negotiation. The implantation of the HOTH SPD should also help to reduce any negative impacts that may exist with current conservation policies. Change is inevitable in most conservation areas; the challenge is to manage change in ways that maintain and, if possible, reinforce an area's special qualities

5. Supporting Information / Background Documents.

5.1 The HOTH Conservation Areas SPD is influenced in various ways by a number of policies, programmes, strategies and initiatives operating on a number of levels. The relationships between these and the HOTH Conservation Areas SPD have been identified so that potential links can be exploited and conflicts and constraints can be resolved. Therefore a review of the key documents has been undertaken to identify these and these have helped develop the appropriate social, environmental and economic objectives for the HOTH SPD. The results of this review can be found in Appendix 4.

5.2 Some of the most relevant procedural documents reviewed for the production of the HOTH SPD and this SA Report are listed in Appendix 5.

6. Baseline Data

6.1 A baseline data review was undertaken with the original Scoping Report to identify local social, economic and environmental issues that would be relevant to the production of the overarching Harrow Conservation Areas SPD. Much of this review data remains relevant for this draft Sustainability Appraisal and is summarised in the following paragraphs.

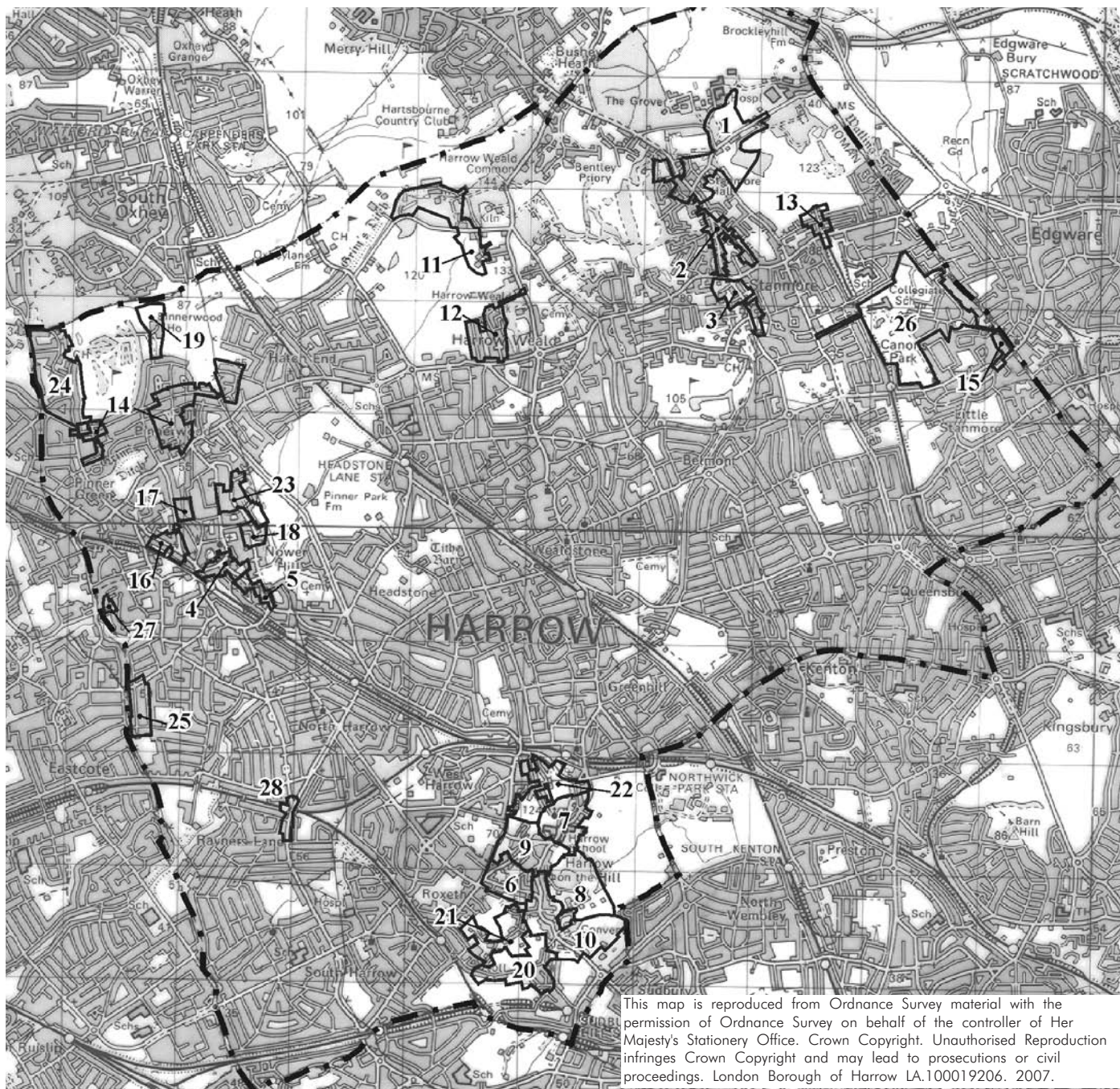
6.2 National and London-wide data

There are currently 9,374 conservation areas in England (English Heritage, Heritage Counts 2007). There are 955 conservation areas across London with an average of 29 per Borough. Harrow, with 28 conservation areas is almost exactly average compared with other boroughs (Heritage Counts London 2007).

6.3 Harrow data

The 28 conservation areas within the Borough constitute 7.6% of the total land area and equates to 384 hectares. The conservation areas have been designated over time, with the earliest conservation areas being designated in 1968 and the most recent in 2002. There are over 3400 dwellings situated in conservation areas, containing approximately 8750 residents.

Schedule of all Harrow Conservation areas



- | | |
|---|---|
| 1. Little Common, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Waxwell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Waxwell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tookes Green, Pinner | 19. Pinnerwood Farm, Pinner |
| 6. Roxeth Hill, Harrow on the Hill | 20. South Hill Avenue, Harrow on the Hill |
| 7. Harrow School, Harrow on the Hill | 21. The Mount Park Estate, Harrow on the Hill |
| 8. Harrow Park, Harrow on the Hill | 22. Roxborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village | 23. Moss Lane, Pinner |
| 10. Sudbury Hill, Harrow on the Hill | 24. Pinner Hill Estate, Pinner |
| 11. Brookshill, Harrow Weald & Grimsdyke Estate | 25. West Towers, Pinner |
| 12. West Drive, Harrow Weald | 26. Canons Park Estate, Edgware |
| 13. Kerry Avenue, Stanmore | 27. Eastcote Village (Part) |
| 14. Pinnerwood Park Estate, Pinner | 28. Rayners Lane |

6.4 Conservation areas tend to have higher property rental and sale values, which is often a by-product of the designation of such areas. Conservation area related planning applications account for over 6% of all planning applications received by the Local Planning Authority between January 2001 and April 2006 (973 applications out of a total of 15,590). 5% of conservation area related planning applications then go on to be appealed (52 out of 973 applications). The percentage of those that are dismissed is 3% (27 out of 973), while those that are allowed is 1% (13 out of 973). There is therefore significant development pressure in Harrow's conservation areas and proposed works in conservation areas affect a significant number of people who live there, as well as those working in or visiting the areas.

6.5 All trees receive special protection in conservation areas but in addition, the Council has the option of serving Tree Preservation Orders (TPOS) on those it considers are of particularly high quality. Harrow's conservation areas contain 15% of all the trees in the Borough with Tree Preservation Orders showing the high environmental quality within the conservation areas.

6.6 Harrow on the Hill data:

Harrow on the Hill contains eight conservation areas, which have a combined land area of 159 hectares, or 3.2% of the total land area for the Borough. There are approximately 1890 properties within the 8 conservation areas. Although the Hill only has 28% of the Borough's conservation areas, it has 41% of the total land area occupied by conservation areas and 56% of the total number of properties within the Borough. This is a reflection of the fact that Harrow on the Hill is the most densely developed of any of the main four geographical groups of conservation areas within the Borough.

6.7 The review of baseline data for Harrow on the Hill has revealed a lack of readily available information on planning decisions and appeals specific to the Hill. Similarly, it is not readily known what percentage of the Borough's Tree Preservation Orders are found within the Hill's conservation areas. The acquisition of such information would require further research and the establishment of new data sources.

6.8 The main focus of the HOTH SPD is on all of the Hill's eight conservation areas so it is useful to review them at this stage as they provide detailed background information. A brief summary of each conservation area is provided in Figure 3 below, which includes details on the size of each conservation area, the existence of controls and policy guidance for each area and an outline of the main issues that affect each area.

FIGURE 3: Baseline data on each HOTH Conservation Area

Conservation Area, Size and Description	(a) Designation date (b) Appraisal (c) Other controls	Key issues
<p>1 Roxeth Hill (size = 13.52 hectares)</p> <ul style="list-style-type: none"> ▪ The smallest conservation area on the Hill, its character is derived from a mixture of architectural styles combined with significant tree masses and the steep gradient of the Hill itself. ▪ The lower reaches of the conservation area have a small scale modest character in terms of size, height and frontage, with terraced buildings built directly onto the pavement or behind small front gardens. Higher up the Hill there are more large institutional buildings or individual large houses such as West Hill Hall and Byron House which are set within larger plots. ▪ The area includes an Archaeological Priority Area, 24 locally listed buildings & 7 listed buildings 	<p>(a) Designated in 1969</p> <p>(b) No adopted appraisal, but draft appraisal subject to public consultation during the drafting of this document in 2007. The linked management strategy will pick up on key issues identified</p> <p>(c) No other controls</p>	<ul style="list-style-type: none"> ▪ Some inappropriate modern development ▪ Small scale alterations to non listed buildings ▪ Parking and traffic pressure on Roxeth Hill.
<p>2 Harrow School (size = 16.66 hectares)</p> <ul style="list-style-type: none"> ▪ This conservation area is a unique part of Harrow and contains buildings that are some of the most well known in the Hill. St Mary's Church which sits atop the hill is visible from all over the Borough and much of NW London. Just below it, the rooftops of Old Schools and Harrow School chapel are also visible. Large dramatic buildings almost exclusively fill the conservation area. ▪ Open space downhill of the buildings acts as a setting and buffer to the conservation area, separating it from other parts of the Hill. The topography and quality of the buildings combine to make this area particularly striking. ▪ The use of the area by the School is key to its character. ▪ The conservation area is mostly covered by an Archaeological Priority Area and includes a small section of historic park and garden. A site of importance for nature conservation with grade I status covers a substantial part. Parts are also covered by a Metropolitan Open Land designation. There are 22 statutorily listed buildings and 9 locally listed buildings. ▪ The setting for Harrow School is one of greenery and openness to the east and other conservation areas provide a setting to the west. 	<p>(a) Designated 1968</p> <p>(b) Appraisal adopted end of 2006. The linked management strategy will pick up on key issues identified</p> <p>(c) No other controls</p>	<ul style="list-style-type: none"> ▪ Balancing the needs of the School to expand and operate with the qualities of the area. The School is integral to the area's character and generally an excellent curator of the area. ▪ Cars and traffic cause problems for road safety, visual clutter and there is local pressure for speed reductions. ▪ Quality of the public realm does not meet the high standards of the buildings

Conservation Area, Size and Description	(a) Designation date (b) Appraisal (c) Other controls	Key issues
<p>3 Harrow Park (size = 25.98 hectares)</p> <ul style="list-style-type: none"> Comprises 13 houses and outbuildings within extensive grounds. Its character is derived from the open nature of the grounds of the golf course and the very low density of the development. Extensive planting and tree cover combine with these factors to provide an almost rural setting. There are 3 statutorily listed buildings and 6 locally listed buildings. The majority of the area is covered by Metropolitan Open Land and a Site for Nature Conservation of Grade I importance. There is also a registered park and garden which covers almost all of the area as well as an Archaeological Priority Area for part. The setting for Harrow Park is one of greenery and openness to the east and other conservation areas provide a setting to the west. 	<p>(a) Designated 1969 and extended 1990</p> <p>(b) SPG Conservation Area Policy Statement adopted 1991. Revised draft appraisal subject to public consultation during the drafting of this document in 2007. The linked management strategy will pick up on key issues identified</p> <p>(c) Registered Historic Park and Garden</p>	<ul style="list-style-type: none"> Protection of sense of openness - limit extent and amount of extensions although development pressure in the conservation area is low as the houses are generally very large in any event Importance of views to and from the area. The area has changed very little in the years since the production of its conservation area policy statement.
<p>4 Harrow on the Hill Village (size = 20.61 hectares)</p> <ul style="list-style-type: none"> This area has a compact townscape that follows the contours of the Hill. The higher density buildings clustered around West St and Crown St make up the core of the village, whilst more prominent buildings, reflecting their commercial use and association with the School, line the High Street. This compact townscape reflects the medieval origins of the settlement. The topography, tight knit grain combine to create a unique character. This is further enhanced by the adjacent open spaces, which help to divorce the area from surrounding suburban sprawl. The conservation area comprises 43 grade II statutorily listed buildings, including 4 items of standing historic street furniture and even greater numbers of locally listed buildings. It includes an historic park and garden and the majority is within an Archaeological Priority Area designation. The conservation area is bounded by playing fields, which are covered by a Metropolitan Open Land designation. There are views provided here over Harrow town centre. 	<p>(a) Designated 1968</p> <p>(b) SPG Policy Statement adopted 1992 and a number of design guides have been produced. Revised draft appraisal subject to public consultation during the drafting of this document in 2007. The linked management strategy will pick up on key issues identified</p> <p>(c) Article 4 directions</p>	<ul style="list-style-type: none"> Traffic flows over the hill and parking detract from its character. Small householder alterations Enhance vitality of area through retaining commercial uses Pressure for large redevelopments

Conservation Area, Size and Description	(a) Designation date (b) Appraisal (c) Other controls	Key issues
5 Sudbury Hill (size = 31.01 hectares) <ul style="list-style-type: none"> ▪ The Hill's largest conservation area, its form is dictated to a great extent by the road which provides a linear focus. ▪ The diversity of the architecture, together with a rich landscape setting and backdrop combine with the gradient and changes in direction of the roads to create an attractive varied townscape. ▪ The conservation area comprises 37 locally listed buildings, 8 statutorily listed buildings, a small section covered by an Archaeological Priority Area, a small section covered by a site for nature conservation of grade II importance, a large site of nature conservation of grade I importance, and a large amount of Metropolitan Open Land. ▪ The conservation area is largely bounded by residential development, but in part is bounded by Metropolitan Open Land and Open Space. 	<p>(a) Designated 1969 and extended 1992</p> <p>(b) SPG Conservation Area Policy Statement adopted 1994. Revised draft appraisal subject to public consultation during the drafting of this document in 2007. The linked management strategy will pick up on key issues identified</p> <p>(c) No other controls</p>	<ul style="list-style-type: none"> ▪ Occasional inappropriate large developments and small scale alterations to dwellings ▪ Traffic and parking
6 South Hill Avenue (size = 19.22 hectares) <ul style="list-style-type: none"> ▪ Has an open character with a varied and often informal layout. It was developed as a garden suburb and so is low in density with a leafy and open townscape. ▪ Its topography creates attractive views within the area, which is mainly residential and relatively tranquil. ▪ Its architecture falls into 2 broad categories - Victorian and Edwardian houses of some size and scale and houses built between 1910-35 which are often in an Arts and Crafts style. ▪ There is a section of Metropolitan Open Land, two Sites of Importance for Nature Conservation (one Grade II, one of local importance). There are also 15 locally listed buildings. A large extent of Metropolitan Open Land bounds and provides valuable setting for the conservation area. 	<p>(a) Designated 1980 and extended 1982 and 1990</p> <p>(b) SPG Conservation Area Policy Statement adopted 1991. Revised draft appraisal subject to public consultation during the drafting of this document in 2007</p> <p>(c) Article 4 direction</p>	<ul style="list-style-type: none"> ▪ Examples of erosion in the character of the area are relatively few and the character and feel of the area remain intact. ▪ Pressure for hardsurfacing and more urban boundary treatments exists but is controlled through article 4 directions and enforcement. ▪ Pressure for extensions to the smaller dwellings and new buildings and loss of openness about the houses exists throughout the area.

Conservation Area, Size and Description	(a) Designation date (b) Appraisal (c) Other controls	Key issues
<p>7 Mount Park (size = 14.71 hectares)</p> <ul style="list-style-type: none"> Characterised by large houses, set in extensive plots supporting large forest trees. Little hard urban form intrudes into this, at some points, almost rural setting. The area comprises late Victorian and Edwardian houses of architectural quality with a few inter war houses. Examples of erosion in the character of the area are relatively few and the character and feel of the area remain intact. The area includes 2 listed buildings, 16 locally listed buildings, and a substantial amount of the area is designated Metropolitan Open Land The area is largely surrounded by open space covered by a Metropolitan Open Land designation as well as low density development to the west. 	<p>(a) Designated 1980 and extended in 1982</p> <p>(b) SPG Conservation Area Policy Statement adopted 1989. Revised draft appraisal subject to public consultation during the drafting of this document in 2007. The linked management strategy will pick up on key issues identified</p> <p>(c) Article 4 direction</p>	<ul style="list-style-type: none"> Pressure for subdivision of houses and plots to build new houses along with extensions to existing buildings Pressure for harder, more urban boundary treatments resulting in the loss of hedgerows along with increased hard surfacing for car parking. Traffic and parking associated with St Dominic's College. Small-scale alterations to doors and windows, which are not currently controlled by the Article 4 Direction.
<p>8 Roxborough Park (size = 17.54 hectares)</p> <ul style="list-style-type: none"> Contains a number of areas of different character. There is significant open space and footpaths criss-cross the area. Roxborough Park is a residential area of large mid Victorian, Edwardian and modern houses. Peterborough Road and Grove Hill have detached large Victorian houses. All of these areas are unified by having plenty of open space, mature trees and planting. Landsdowne and Whitehall Roads are more urban with tighter plots and less open space. The area includes 27 locally listed buildings, 9 listed buildings and includes substantial amount of Metropolitan Open land. The setting for the conservation area is Lowlands Road, which is a busy thoroughfare. Harrow Collage provides a setting on the opposite side of the road. There is a listed building within the College that forms a key part of this setting. There are good views from the conservation area into the town centre and reciprocal views up onto the hill and the conservation area's open space. 	<p>(a) Designated 1980 and extended 1991</p> <p>(b) SPG Conservation Area Policy Statement adopted 1993. Revised draft appraisal subject to public consultation during the drafting of this document in 2007. The linked management strategy will pick up on key issues identified</p> <p>(c) Article 4 direction applies to a few properties</p>	<ul style="list-style-type: none"> Small-scale alterations (replacement windows, doors, rooflights) currently not controlled as no Article 4 direction in place for most properties Problems identified with on street parking now resolved by controlled parking zone. Major roads run through the area. Major developments in Harrow town centre likely to affect its character and views in and out of the area. Pressure for redevelopment of large houses as flats. As a large residential area, it is important to ensure that householders are aware of their responsibilities and understand why their homes are considered special.

7. Main sustainability Issues for Harrow on the Hill

7 Main Sustainability Issues for Harrow on the Hill

7.1 Based on the above baseline data evaluation and the review of key documents within the original Scoping Report, there are a number of sustainability issues that have been identified. These issues are summarised in Figure 4 below.

FIGURE 4: Sustainability Issues relevant to the HOTH SPD

Key Issues	Comments
Environmental	
1. Minor additions and/or alterations to dwelling houses, including: <ul style="list-style-type: none"> o Windows o Doors o Facades (e.g. painting) o Roofs o Boundary treatments o Front gardens o Satellite dishes o Trees 	o Potential negative impact on the character and appearance of conservation areas
2. Telecommunication installations	o Negative impact on the character and appearance of conservation areas unless sympathetically designed and sited.
3. Redundant buildings and sites	<ul style="list-style-type: none"> o Negative appearance o Difficulties in implementing changes or re-use o Potential controversy regarding change of use
4. Energy efficiency of buildings	<ul style="list-style-type: none"> o Increased pressure to adapt buildings to improve efficiency o Impact of additions to buildings, such as solar panels and wind turbines.
5. Traffic and parking	o A number of main roads traverse and surround Harrow on the Hill, creating substantial traffic movement across the Hill along streets not originally designed for heavy vehicular usage. In addition, the smaller side roads suffer from congestion caused by the lack of off-street parking.
6. Pressure for development and/or improvements to existing sites	<ul style="list-style-type: none"> o There are a number of sites within the Hill that could be subject to redevelopment pressures (similar to the Kings Head and Harrow Hospital) o There are a number of private educational establishments within the Hill that may wish to develop or improve their facilities to meet various demands. These changes would need to be balanced against potential environmental impacts.
7. Conversion of existing buildings for different uses	<ul style="list-style-type: none"> o Change of use of business premises can affect the character of the local area o Conversion of single family dwellinghouses into flats can also affect the character of the local area
8. Redundant buildings and sites	o Negative impact of derelict properties and neglected land on the appearance of the local area

Key Issues	Comments
Environmental	
9. Quality of the public realm	<ul style="list-style-type: none"> o Maintenance and restoration of roads, pavements and street furniture items is important o Protect public and private spaces between developments, which provide glimpses into gardens or other forms of open space. These are extremely valuable to the area, especially where a low density of development is a prevailing characteristic, as in Mount Park Estate and South Hill Avenue for example. Where garages are integral to the character and appearance of the house they serve, these are also of importance and demolition should be resisted. o Where hard and/or soft landscaping serve to help define the character and appearance of the conservation area these are key features. o Appropriately manage trees that help define the character and appearance of an area.
10. Pressure for development within or adjacent to Metropolitan Open Land	<ul style="list-style-type: none"> o Impact on important open space surrounding the Hill
11. Pressure for development within Harrow Town Centre	<ul style="list-style-type: none"> o Impact on the setting of the Hill from the north and landmark views of St Mary's Church
Economic	
1. Maintaining and enhancing the commercial vitality of the Hill	<ul style="list-style-type: none"> o The Hill retains a commercial core along the High Street which should be preserved and enhanced
2. Maintaining and enhancing the employment vitality of the Hill	<ul style="list-style-type: none"> o The Hill employs a number of people via shops, businesses and the numerous schools, which adds to the vitality of the area.
Social	
1. Reduce crime and the fear of crime	<ul style="list-style-type: none"> o Although the Hill can be regarded as a relatively safe area within the Harrow and London context, there is still a crime threat and a fear of crime. The relative affluence of the Hill is likely to contribute to crime and fear of crime.

8. Harrow on the Hill SPD Vision and Objectives

8.1 Based on the baseline data evaluation and the consideration of the above sustainability issues, the draft HOTH Supplementary Planning Document has the following vision and objectives:

8.2 The Vision:

“To preserve and enhance the architectural and historic character and appearance of Harrow on the Hill's Conservation Areas”.

8.3 The Objectives:

- (i) To secure the preservation of the conservation areas
- (ii) To identify enhancements for the conservation areas
- (iii) To promote awareness, understanding and enjoyment of the Hill's eight conservation areas

9. Proposed Content of the HOTH SPD

9.1 In developing this draft SA to accompany the HOTH SPD, a number of important matters that the SPD should cover have been established. These are to:

- Set out the Council's approach on managing and enhancing the Harrow on the Hill conservation areas
- Expand and provide guidance on policies contained within the current HUDP relevant to conservation areas and to inform the developing Core Strategy
- Set out the Council's approach to analysing the special character and appearance of conservation areas through the production of conservation area appraisals for each area
- Set out the general issues relating to Harrow on the Hill's conservation areas

10. Assessing the HOTH SPD Objectives against the Overarching SS Objectives

10.1 The above objectives need to be tested against the Overarching Sustainability Appraisal Objectives for Harrow Council's Local Development Framework. The Overarching Objectives are shown in Figure 1 above. The Overarching SA document provides further explanation on how these objectives have been determined.

10.2 The matrix in Figure 5 assesses the proposed HOTH SPD objectives against the Overarching SA objectives. Detailed commentary on some of the findings is provided for in Figure 6.

FIGURE 5: Compatibility Matrix comparing the proposed HOTH SPD Objectives against the Overarching SA Objectives of the LDF

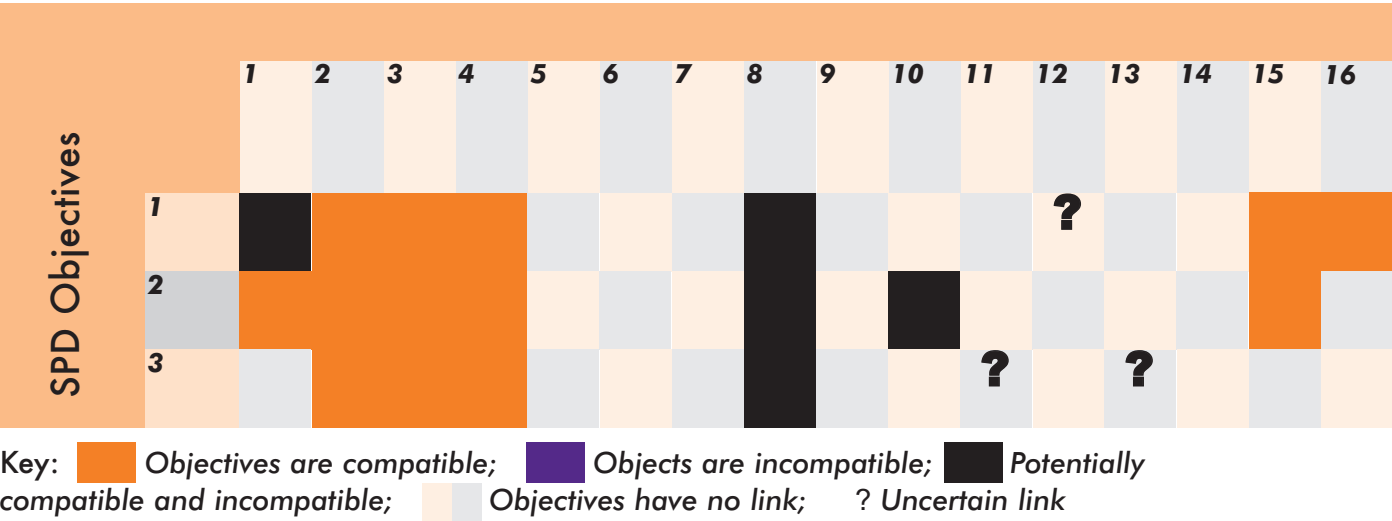


FIGURE 6: Detailed commentary on the compatibility matrix comparing the proposed HOTH SPD Objectives against the Overarching SA Objectives of the LDF

Proposed HOTH SPD objective	Overarching SEA/SA objective	Implementation considerations
OBJECTIVES IDENTIFIED “POTENTIALLY COMPATIBLE AND INCOMPATIBLE” (+/-)		
1) To secure the preservation of the conservation areas	1) To make the most efficient use of land and buildings.	<p>Potential Conflict: Preservation of conservation areas where low density is part of their character could conflict with proposals for development.</p> <p>However, the SPD will contain policies about identifying buildings that do not contribute positively to Harrow on the Hill and could with benefit be redeveloped. The details will be set out in the appraisals and management strategies that will flow from the SPD.</p> <p>The SPD will also provide generic advice about potential extensions/alterations to existing properties to keep them in active use as well as repair methods which would allow the continued use of existing buildings.</p>
1) To secure the preservation of the conservation areas 2) To identify enhancements for conservation areas 3) To promote understanding, awareness and enjoyment of the Hill's eight conservation areas	8) To promote development that ensures the sustainable use of energy	<p>Potential conflict about visual impact of solar panels/wind turbines on historic areas and about double glazing and its impact on historic buildings.</p> <p>However, the SPD will seek to ensure that new development, including renewable energy measures, are designed and sited sensitively to reduce the impact on the character and appearance of the conservation area.</p>
2) To identify enhancements for conservation areas	10) To facilitate the development of a dynamic and diverse economic sector which attracts growth.	<p>Potential conflict - the designation of conservation areas can cause higher house prices and higher costs of repairs/alterations are associated with historic buildings.</p> <p>However, the SPD will address heritage led regeneration and how this has already contributed economically to Harrow on the Hill.</p> <p>The SPD will address the links between tourism and heritage, including meeting aims within the Borough's Tourism Strategy, through greater awareness about the historic environment in Harrow on the Hill.</p> <p>The SPD will highlight that enhancement opportunities may include the potential for grant schemes which would enhance the local economy, although the details of these will be set out in the management strategies. In addition, while conservation grade materials and workmanship may cause greater expense, they also provide demand for specialist suppliers and local craftsmanship.</p>

OBJECTIVES IDENTIFIED AS HAVING AN UNCERTAIN LINK (?)

3) To promote understanding, awareness and enjoyment of the Hill's eight conservation areas	11) To improve the education and skills of the Borough	The SPD will promote the eight conservation areas within Harrow on the Hill and will provide information and guidance for residents and users of the Hill. This could result in improvements to the education and skills of the borough,
1) To secure the preservation of the conservation areas	12) To ensure all groups have access to decent, appropriate and affordable housing that meets the needs of Harrow's residents.	The SPD will identify policies to encourage high quality development, which may include affordable housing. These objectives have an indirect link.
3) To promote understanding, awareness and enjoyment of the Hill's eight conservation areas	13) To reduce social exclusion and facilitate the development of mixed and balanced communities.	The SPD and the appraisals, along with their process of adoption and consultation will provide additional information and knowledge about the conservation areas where people live, and which are open to all. These objectives have an indirect link.

OBJECTIVES IDENTIFIED AS HAVING A COMPATIBLE LINK (+)

1) To secure the preservation of the conservation areas 2) To identify enhancements for conservation areas 3) To promote understanding, awareness and enjoyment of the Hill's eight conservation areas	2) To protect the quality, quantity and accessibility of open spaces in the Borough	<p>The SPD will contain policies about the identification and protection of important open space in the Hill's conservation areas, as well as gaps between buildings, which may contribute to the sense of openness of an area.</p> <p>The management strategies which flow from the SPD may be able to help target funding to open spaces through grant aid and enhancement schemes</p> <p>The SPD will set out the Council's views towards serving more Article 4 directions to protect soft landscaped front gardens, which while in private ownership, contribute to street side greenery.</p>
1) To secure the preservation of the conservation areas 2) To identify enhancements for conservation areas 3) To promote understanding, awareness and enjoyment of the Hill's eight conservation areas	3) To conserve and enhance biodiversity in the borough	<p>The SPD will contain policies about the importance of trees and hedgerows to conservation areas and the individual appraisals will identify where they make a particular contribution to the area's character and should be safeguarded.</p> <p>Trees in conservation areas are given additional protection. The SPD will set out the Council's views towards serving more Article 4 directions to protect soft landscaped front gardens which can contribute to local biodiversity.</p> <p>The management strategies which flow from the SPD may be able to help target funding to open spaces through grant aid and enhancement schemes which while aimed at the historic environment, may have habitat benefits too.</p>

<p>1) To secure the preservation of the conservation areas</p> <p>2) To identify enhancements for conservation areas</p> <p>3) To promote understanding, awareness and enjoyment of the Hill's eight conservation areas</p>	<p>4) To restrict development which can negatively affect the landscape and streetscape and design of historic, archaeological sites (listed buildings and conservation areas) or culturally important features.</p>	<p>This is the most directly linked of all the objectives:</p> <p>The SPD will set policies to protect the areas, address design and conservation area issues and streetscape matters. It will assess the cultural value of conservation areas as part of the historic environment of Harrow on the Hill. It, or the appraisals and management strategies that flow from it, may provide educational benefits of guidance and history about people's own areas - in particular by having the potential to renew the interest of local people in heritage and local history and raising awareness of conservation issues, thereby enhancing community identify and participation.</p>
<p>1) To secure the preservation of the conservation areas</p> <p>2) To identify enhancements for conservation areas</p>	<p>15) To improve the competitiveness, vitality, viability and adaptability of town centres in Harrow</p>	<p>Although Harrow on the Hill is not a "town centre" as defined by the Unitary Development Plan, it does contain a commercial core along the High Street. This core makes an important contribution to the character, appearance and vitality of the Hill. By seeking to preserve and enhance the Hill's conservation areas, the SPD will also contain reference to maintaining and improving the commercial core area.</p>
<p>1) To secure the preservation of the conservation areas</p>	<p>16) To reduce crime and the fear of crime</p>	<p>The SPD will encourage good design and well-designed schemes should include designing out crime for the public realm and private developments.</p>

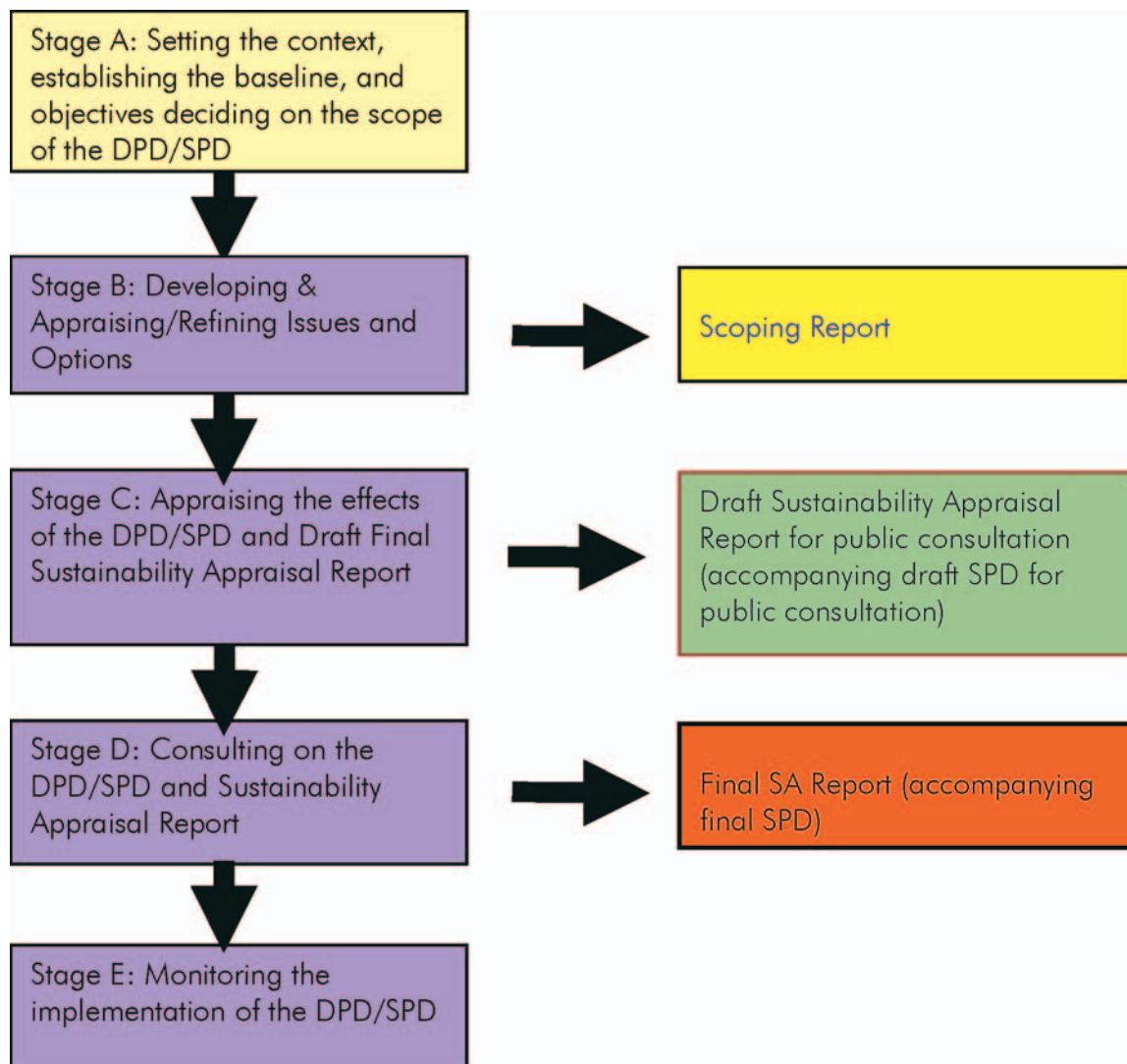
11. Conclusion and Next Steps

11.1 Generally the proposed HOTH SPD objectives perform very well against the Overarching SA objectives of the LDF in terms of their compatibility, and the majority of effects identified were very positive. It is considered that potential incompatibilities do not at this stage necessitate the proposed HOTH SPD objectives to be re-written since the actual likely impact or effect of the objectives on one another is dependent on the way in which they are implemented.

11.2 The research and findings from this Sustainability Appraisal will be carried forward into the draft Harrow on the Hill Conservation Areas Supplementary Planning Document. This document and the HOTH SPD itself will be subject to full public consultation and responses received will be taken into consideration.

APPENDICES

Appendix 1. Flow Diagram to Describe the SA Process Stage



Appendix 2. Sustainability Appraisal Process

Generic SA Stages for Plan making	SA process linkages to the preparation of DPDs and SPDs	Stages and Tasks
Stage A: Gathering information to produce an SA Scoping Report	Prepared alongside the preparation of the evidence base for the relevant DPDs and SPDs.	<p>A1- Identifying other relevant plans, programmes & sustainability objectives relevant to the LDF objectives to document how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed.</p> <p>A2- Collecting relevant economic, social and environmental baseline information to provide an evidence base for sustainability issues, effects prediction and monitoring.</p> <p>A3- Identifying sustainability Issues to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting of the SA Framework, prediction of effects and monitoring.</p> <p>A4- Developing the SA Framework to provide a means by which the sustainability of the plan can be appraised.</p> <p>A5- Testing the DPD/SPD objectives against the SA Framework - to ensure that the overall objectives of the plan are in accordance with sustainability principles and provide a suitable framework for developing options.</p> <p>A6- Consulting on the scope of the SA- The 'authorities' identified by the UK Government in the SEA Directive as being likely to be concerned by the environmental effects of implementing DPDs/SPDs have to be consulted to ensure the SA covers the sustainability issues. The four consultation authorities with environmental responsibilities as set out in Regulation 9 as part of the SEA determination process are:</p> <ol style="list-style-type: none"> 1. The Environment Agency; 2. The Countryside Agency; 3. English Nature; and 4. English Heritage.
Stage B: Identify issues and options and prepare for consultation	Prepared outside the preparation of issues and options.	<p>B1- Appraising issues and Options- To assist in the development and refinement of the options, by identifying potential sustainability effects of options for achieving the DPD/SPD objectives.</p> <p>B2- Consulting on the SA of emerging options of the DPD/SPD- To consult with the public and statutory bodies on the SA of emerging options to ensure the SA covers all the reasonable options and key sustainability issues.</p>

Stage C- Appraising the effects of the draft DPD/SPD and SA report	Prepared alongside the preparation of the preferred options. Consultation on both DPD/SPD and SA report will take place at the same time.	<p>C1- Predicting the effects of the plan, including plan options- to predict the significant effects of the DPD/SPD and the DPD/SPD options.</p> <p>C2- Assessing the effects of the DPD/SPD - to assess the significance of the predicted effects of the DPD/SPD and its options and assist in the refinement of the DPD/SPD.</p> <p>C3- Propose measures to maximise beneficial effects and mitigate adverse effects.</p> <p>C4-Developing proposals for monitoring- To detail the means by which the sustainability performance of the plan can be assessed.</p> <p>C5- Preparing the SA Report- to provide a detailed account of the SA process, including the findings of the appraisal and how it influenced the development of the DPD/SPD, in a format suitable for public consultation and decision-makers.</p>
Stage D- Consultation on the DPD/SPD and Sustainability Appraisal Report	Prepared alongside the preparation of the submission of DPD/SPD. Consultation on both will take place at the same time.	<p>D1- Consulting on the SA Report alongside the DPD/SPD- To provide the public and statutory bodies with an effective opportunity to express their opinions on the SA Report and to use it as a reference point in commenting on the plan.</p> <p>D2 - appraising significant changes- To ensure that any significant changes to the plan are assessed for their sustainability implications and influence the revision of the DPD/SPD.</p> <p>D3 - Decision making and providing information- to provide information on how the SA Report and consultees' opinions were taken into account in preparing the DPD/SPD. Submit DPD/SPD and SA Report to the Secretary of State.</p>
Stage E- Monitoring the Implementation of the DPD/SPD	The sustainability of the Core Strategy DPD / SPD Policies will be assessed as part of the Annual Monitoring Report.	<p>E1- Monitoring the significant effects of the plan- To measure the sustainability performance of the plan in order to determine whether its effects are as anticipated, and thereby inform future revisions.</p> <p>E2 - Responding to adverse effects- to ensure that the adverse effects can be identified and appropriate responses/actions developed.</p>

Appendix 3. Saved HUDP policies relevant to the HOTH SPD

D14 - Conservation Areas

THE COUNCIL WILL SEEK TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS BY:-

- A) SEEKING TO RETAIN BUILDINGS, TREES AND OTHER FEATURES WHICH ARE IMPORTANT TO THE CHARACTER OR APPEARANCE OF THE AREA;
- B) ALLOWING REDEVELOPMENT ONLY WHEN THE NEW BUILDING WOULD CONTRIBUTE TO THE AREA BY PRESERVING OR ENHANCING ITS CHARACTER OR APPEARANCE;
- C) WHERE APPROPRIATE, USING ITS POWERS UNDER THE TOWN AND COUNTRY PLANNING ACTS TO SECURE AN ENHANCEMENT OF DERELICT BUILDINGS OR LAND;
- D) PREPARING SPECIFIC POLICIES AND PROPOSALS FOR EACH CONSERVATION AREA, WITHIN THE FRAMEWORK OF THE PLAN; AND
- E) PREPARING SUPPLEMENTARY PLANNING GUIDANCE TO BE APPLIED TO EXISTING OR PROPOSED DEVELOPMENT WITHIN CONSERVATION AREAS OR OTHER AREAS REGARDED AS HAVING TOWNSCAPE IMPORTANCE.

THERE WILL BE A PRESUMPTION AGAINST THE DEMOLITION OF BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA. IF A BUILDING MAKES A NEUTRAL CONTRIBUTION, ITS VALUE WILL BE ASSESSED AGAINST ANY PROPOSED REDEVELOPMENT.

D15 - Extensions and Alterations in Conservation Areas

PROPOSALS FOR NEW DEVELOPMENT AND FOR THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS IN CONSERVATION AREAS SHOULD COMPLY WITH THE FOLLOWING CRITERIA:-

- A) THE POSITION OF THE BUILDING ON ITS SITE SHOULD PROPERLY RELATE TO SURROUNDING BUILDINGS AND/OR SPACES;
- B) MATERIALS AND DETAILING SHOULD BE APPROPRIATE TO THE AREA AND IN KEEPING WITH SURROUNDING BUILDINGS;
- C) THE DEVELOPMENT SHOULD BE IN SCALE AND HARMONY WITH SURROUNDING BUILDINGS AND THE AREA;
- D) THE DESIGN SHOULD ENSURE THAT THE PROPORTIONS OF THE PARTS ARE IN SCALE WITH EACH OTHER AND PROPERLY RELATE TO ADJOINING BUILDINGS;
- E) THE DEVELOPMENT SHOULD NOT ADVERSELY AFFECT THE STREETScape, ROOFSCAPE, SKYLINE AND SETTING OF THE CONSERVATION AREA, OR SIGNIFICANT VIEWS IN OR OUT OF THE AREA; AND
- F) THE DEVELOPMENT SHOULD NOT ADVERSELY AFFECT OPEN SPACES OR GAPS IN THE TOWNSCAPE WHICH CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

D16 - Conservation Area Priority

THE PRESERVATION OF THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS MAY BE CONSIDERED TO OVERRIDE OTHER PLAN POLICIES AND BUILDING CONTROL STANDARDS IN APPROPRIATE CASES.

Appendix 4. Plans, Policies, Programmes, Strategies and Initiatives which influence the content of the HOTH SPS

Policy/Document Name	Policy/Document Purpose	Impact on the SPD
Planning Policy Statement 1	PPS 1 sets the overarching policies on the delivery of sustainable development through the planning system.	Sets framework for SPD aims -protecting and enhancing the natural and historic environment -ensuring high quality development and the efficient use of resources -advancing wider economic, social and environmental objectives for the conservation areas.
Planning (Listed Buildings and Conservation Areas) Act 1990	This is the primary legislation which sets out the Council's duties in regard to conservation areas.	The SPD will set out its policy in regard to the designation of conservation areas, and to their review in line with the 1990 Act. It must also provide information about how it will assess the character of the areas and draw up proposals for their future management.
PPG15: Planning and the Historic Environment	PPG15 is government guidance which advises the council on how conservation areas should be managed for their preservation and enhancement	The SPD will apply this to Harrow on the Hill's conservation areas and set out policies in regard to the preservation and enhancement of the areas along with explaining the link between the SPD and the individual character appraisals and management plans for each area.
PPG16 Archaeology and Planning	This PPG sets out the government's policy on archaeological remains on land and how they should be preserved or recorded.	The SPD will address archaeology, in so far as how it has an impact in the conservation areas.
Town and Country Planning (General Permitted Development) Order 1995	Single family dwelling houses have a number of permitted development rights under this order so that certain works can be carried out without requiring planning permission. The designation of a conservation area reduces these rights and the Council is encouraged in PPG15 to further restrict rights for damaging small scale alterations through the service of Article 4 directions.	The SPD will address what generally requires consent in conservation areas, the implications of article 4 directions, the Council's position regarding the wider use of Article 4 directions as well as guidance on why such alterations may be damaging the character of conservation areas.
Planning Policy Statement 3: Housing	PPS3 sets out the Government's approach to the provision of housing. A key part of the PPS, following on from PPS1, is that high quality design should be an essential ingredient in new housing development	The SPD will echo PPS3's call for high design quality which will integrate well within its historic context.

English Heritage: Guidance on the Management of Conservation Areas	This document provides advice on developing policies for conservation areas and is fundamental to this SPD. The guidance sets out the role SPDs should have in conservation areas.	The SPD will need to address all the key topics covered in this document such as designation of areas, character appraisals, management and enhancement of areas and regeneration.
English Heritage "Guidance on Conservation Area Appraisals"	This document is aimed at helping Local Authorities draft the individual character appraisals for each conservation area.	The appraisals are intrinsically linked to the SPD. They form the evidence base describing the character of the area which should be preserved and enhanced, while the SPD provides the policies and guidance which allow such preservation and enhancement to take place.
English Heritage "Transport and the Historic Environment"	This document sets out the broad principles of English Heritage's vision for long-term transport policy. It focuses on the need for good design, awareness of the wider historic environment and the promotion of innovative transport solutions and management.	The SPD will cover transport issues affecting Harrow on the Hill and how these might be addressed
English Heritage "Streets for All" and "London Streets for All"	These documents are aimed at tackling unplanned, unsightly and cluttered streetscapes.	The SPD will cover public realm issues affecting Harrow on the Hill and how these might be addressed
English Heritage "Regeneration and the Historic Environment"	Sets out clear principles which English Heritage would like to be applied in the case of regeneration opportunities	The SPD will discuss regeneration opportunities and the impact this can have for Harrow on the Hill
English Heritage "Retail Development in Historic Areas"	Provides an overview of the challenges facing retail development in historic areas, with guidance for achieving high quality new development within a historic context	The SPD will examine the importance of the Hill's retail core and how this might be retained and enhanced.
English Heritage "Local Strategic Partnerships and the Historic Environment"	Emphasises the message of partnership working and why the historic environment is considered important for the development of sustainable communities	The SPD will consider how the Council should engage with local groups that have an interest in Harrow on the Hill and its conservation.

<p>The London Plan</p>	<p>This is the Mayor of London's spatial development strategy and the relevant regional planning document.</p> <p>Policies 4B.10 London's Built Heritage, 4B.11 Heritage Conservation and 4B.12 Historic conservation-led regeneration are directly relevant.</p>	<p>The SPD will help to:</p> <ol style="list-style-type: none"> 1 Enhance the contribution of built heritage to London's environment; 2 Use historic assets to accommodate growth in a sustainable manner; 3 Base protection of historic assets on understanding of special character; 4 Identify opportunities for enhancement; 5 Use the protection of historical assets to advance wider regeneration objectives.
<p>Community Strategy for Harrow</p>	<p>The Community Strategy sets out a vision for Harrow and identifies 8 priority issues relating to improving the wellbeing of people, the quality of the environment in Harrow and enhancing public sector performance. These priority areas have individual targets and mission statements but all work towards the overall vision which is expressed as:</p> <p>"A borough that is safe, clean, healthy and prosperous, with equal life opportunities for all – a friendly and vibrant place to be".</p> <p>The 8 priority issues are:</p> <p>Empowering local communities</p> <p>Children and Young People Greener Harrow Healthy Harrow Learning for All Making ICT work for Harrow Regenerating Harrow Safer Harrow</p> <p>Stemming from these priorities, the Council develops Corporate Objectives each year.</p>	<p>Key issues for the SPD will be how it can contribute to sustainable development and regeneration objectives as well as facilitating the preservation and enhancement of the streetscene, open spaces and quality design to make Harrow greener. In addition, it will help empower local communities through the spread of knowledge and pride about the areas where they work and live as well as involving them in the production of the character appraisals and management plans for their area.</p>

Harrow Cultural Strategy	This is the local framework for cultural planning including both arts and leisure. The cultural strategy includes the historic environment as part of the wider cultural resource and focuses chiefly on Council owned historic sites, but conservation areas have a part to play.	The SPD will address the cultural value of conservation areas from a strategic angle, while the individual appraisals will provide the detailed analysis of the value of each area.
Harrow Tourism Strategy	This is a new initiative aimed at increasing the scope of tourism within the Borough. The historic environment in Harrow is a key draw for tourists particularly certain conservation areas such as those in Harrow on the Hill and around Grimsdyke.	The SPD will, in examining the economic impacts of conservation areas, also examine the role of conservation areas in meeting the tourism strategy.
Harrow Unitary Development Plan	Many UDP policies affect development in conservation areas. However key policies are D14, D15, and D16	These policies will be amplified in the SPD. Furthermore, since some of the detailed guidance contained within the HUDP will not, in future, be transferred across into the Core Policy of the LDF, this SPD will effectively replace and build upon the detailed guidance contained within these policies
Harrow Local Development Framework	The Harrow LDF is being developed	This SPD sits within this framework, as part of the development plan.
Harrow Local Development Scheme Agreed by Cabinet 23rd June 2005	The LDS sets out what the Council is seeking to produce as part of the LDF on a rolling 3 year programme.	The LDS sets out the Council's intentions to produce this SPD along with a programme for the production of a number of conservation area SPDs.
Conservation Area Policy Statements and Appraisals and Management Strategies	These documents accompany the SPD. They form the evidence base describing the character of the area which should be preserved and enhanced, while the SPD provides the policies and guidance which allow such preservation and enhancement to take place. Historically these documents were known as Conservation Area Policy Statements (CAPS) and were adopted as SPG. However, to align with the Local Development Framework, the documents are now being developed as Appraisals and Management Strategies which will be formally adopted with each relevant conservation area SPD.	The SPD will provide the overall generic guidance which must be read alongside the specific analysis of character as detailed in the appraisals. The management plans will identify opportunities for enhancement, requirements for additional controls and will identify which of the generic policies within the SPD are applicable in that individual conservation area.

Appendix 5. Procural Documents used for the HOTH SPD and SA Report

1. The Strategic Environmental Assessment Directive: Guidance for Planning Authorities. ODPM, London, October 2003
2. Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper, ODPM, September 2004
3. Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim Advise Note on Frequently Asked Questions, ODPM, London, April 2005
4. Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005
5. The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004.
6. PPS 12: Local Development Frameworks, 2004
7. English Heritage: Guidance on the Management of Conservation Areas, 2006

This document, has been the subject of public consultation. Views were sought from residents and it was be available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The documents are displayed on the Council's website. They were amended to reflect the views expressed by respondents to the consultation. The documents were recommended for approval by the Local Development Framework Panel and subsequently adopted as formal planning documents by Cabinet.

Please call the number below for a large print version of this document, or a summary of this document in your language.

Albanian	Nëqoftëse gjuha Angleze nuk është gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
Arabic	إذا كانت الانجليزية ليست لغتك الأولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
Bengali	যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারপত্রের তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
Chinese	如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
Farsi	اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
Gujarati	જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રેન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
Hindi	यदि आपको अंग्रेजी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
Punjabi	ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
Somali	Haddii Ingiriisku uusan ahayn afkaaga kooraad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriiir lambarka lagu siiyey.
Tamil	ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
Urdu	اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دیئے گئے نمبر پر رابطہ کریں۔

020 8736 6180



Other Publications

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings

Further information regarding the Statutory Background and general Council policies relating to conservation areas can be found in the Harrow Unitary Development Plan

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