

Pre-Hearing Minor Changes Proposed by the Council

No.	Page	Paragraph	Policy	Change
PMC1	19	3.15		Amend the last sentence to read as follows: 'Nevertheless, the Council is committed to using section 106 to secure affordable housing and site specific requirements, and will also prepare a Borough Community Infrastructure Levy to fund strategic infrastructure improvements, including improvements to public transport, walking and cycling.'
PMC2	20		Harrow's Spatial Vision – paragraph 3	Amend the last sentence to read as follows: 'Harrow's identified heritage assets and historic environment, in particular the special character of Harrow Hill, Harrow Weald Ridge and Pinner Hill, will continue to be valued, having been conserved and enhanced.'
PMC3	29		Key Diagram	Amend the Key Diagram to extend the boundary of the Intensification Area designation to include the Headstone Manor complex to coincide with that shown on the sub area map for Harrow and Wealdstone.
PMC4	31		4 Overarching Principles heading	Amend structure to commence part 4 on a new page.
PMC5	32		Overarching Policy Objectives	Delete '18. Preserve and enhance Harrow's conservation areas and heritage assets' and replace by: '18. Conserve and enhance Harrow's heritage assets, such as its conservation areas.'
PMC6	37	4.22		At end of final sentence delete '.' and insert 'or the Area Action Plan as appropriate.'
PMC7	39	4.27		In sentence 4 insert 'London' between 'the' and 'Plan'.
PMC8	40	4.31		Delete paragraph and replace by: 'The London Plan requires that communities and boroughs take more

				<p>responsibility for managing their own waste, to achieve a level of at least 85% self sufficiency by 2020 and working towards 100% self sufficiency across London by 2031. This is to be achieved through marked improvements in recycling and composting, with the London Plan setting a target for recycling and composting of municipal waste of 50% by 2020 and 95% for construction, demolition and excavation waste over the same period. For Harrow, the London Plan sets out a municipal and commercial & industrial waste apportionment requirement for the Core Strategy plan period of 96,000 and 131,000 tonnes per annum respectively by 2026. Harrow continues to participate in the preparation of a Waste Plan for West London, which is scheduled to reach submission stage in September 2011 and adoption by October 2012. The Waste Plan will establish the amount of land and the types of facilities needed to manage the West London boroughs pooled apportionment requirements, and will safeguard existing waste sites, allocate sufficient new sites to meet future waste management needs, and set out the policies against which new waste facilities will be assessed. Development in Harrow will be expected to contribute to the waste management hierarchy of reduce, reuse and recycle from design and construction stage through to end-use and activity.'</p> <p>See also PAMC**</p>
PMC9	40	4.32		<p>Delete final sentence and replace by:</p> <p>'However, a shortfall of sports hall space equivalent to 22 badminton courts has been projected to 2026, and the Council will therefore seek to enhance provision through increased community access to existing premises, as part of Harrow's Cultural Strategy, and opportunities for new development.'</p>
PMC10	40	4.33		<p>Insert the following sentence at the end of the paragraph:</p> <p>'The arrangements for negotiating planning obligations will be set out in both the Development Management Policies DPD and the Area Action Plan, having regard to Policy 8.2 of the London Plan.'</p>

PMC11	41		CS1E	Add the following text as a second sentence to the Policy: 'Where appropriate, development should also seek to promote and enhance biodiversity in accordance with the aims of the Harrow Biodiversity Action Plan and best practice.'
PMC12	42		CS1L	In first sentence insert 'cultural and' between 'and' and 'leisure facilities'.
PMC13	42		CS1M	Insert 'or the Area Action Plan, as appropriate,' after 'Development Management Policies DPD'
PMC14	43		CS1P	Insert 'or the Area Action Plan, as appropriate,' after 'Development Management Policies DPD'
PMC15	43		CS1T	Delete Policy and replace by: 'The Development Management Policies DPD and the Area Action Plan will compliment London Plan policies by establishing requirements for sustainable design and construction techniques that maximise the energy efficiency of new buildings, minimise the use of mains water, minimise carbon dioxide emissions in accordance with the London Plan energy hierarchy, and seek to promote and secure opportunities for decentralised energy, especially within the Harrow and Wealdstone Intensification Area, on-site renewable energy generation and urban greening.'
PMC16	44		CS1X	Insert additional bullet point after third bullet point; 'Safeguard existing waste sites;'
PMC17	55		CS2O	In sentence 4 insert 'London Plan policy and' between 'consistent with' and 'the vitality'.
PMC18	64	7.5		In first sentence delete 'redundant'.
PMC19	69	8.3		Delete first sentence and replace by: 'As shown on the sub area map, the Headstone Manor complex lies within the Harrow and Wealdstone sub area, and will provide an important interface between the Harrow and Wealdstone Intensification Area and the North Harrow and Rayners Lane sub area that will require careful management.'

PMC20	71		CS5D	After 'Rayners Lane and' delete 'South' and replace by 'North'.
PMC21	81	10.7		Delete final sentence and replace by: 'There are also two flood storage areas in the sub area, Summerhouse Lake and Temple Pond, which need to be retained for flood mitigation. Further opportunities will be sought to open-up culverted sections where this would achieve sustainable management of flood risk and/or enhance biodiversity.'
PMC22	89	11.10		Delete paragraph and replace by: 'The sub area forms a part of the Brent Catchment with the Edgware Brook flowing through it. An area of flood risk follows the course of the Edgware Brook. Although outside of the Edgware and Burnt Oak sub area, flood storage areas have been created along its route at Whitchurch Playing Fields and Prince Edward Playing Fields, which help to alleviate flooding within this sub-area. Opportunities will be sought to open-up culverted sections of the brook where this would achieve sustainable management of flood risk and enhance biodiversity.'
PMC23	94	12.7		Insert the following text at the end of the paragraph: 'The continued use and development of Prince Edwards Playing Fields will need to retain the flood storage capacity currently provided on this site.'
PMC24	95		CS9D	Delete Policy and replace by: 'Prince Edward Playing Fields will be maintained as an important sporting destination and opportunities for enhanced community access will be sought, whilst ensuring that its function as a flood storage area is not adversely affected.'
PMC25	96	Kenton and Belmont Area Objective 3		Delete Area Objective and replace by: '3. Provide for improved access to open space, through enhanced connectivity, having regard to opportunities to enhance biodiversity and improve flood risk management.'

PMC26	99	14.4		Delete final sentence and replace by: 'As set out in Core Policy CS2 L, if deemed necessary or appropriate, the Council will also consider preparing a Supplementary Planning Document in support of the Area Action Plan that will focus on urban design considerations. Site allocations will make provision for the delivery and phasing of housing, retail, office and other strategic development within the area, having regard to the evidence base, including the Strategic Flood Risk Assessment.'
PMC27	100	14.6 7 th bullet point		Delete text and replace by: 'Protection of local character: criteria based policies for suburban development and presumption against garden development; support for residential design supplementary planning documents.'
PMC28	100	14.6 11 th bullet point		Delete bullet point and replace by: 'Reduction of flood risk: Set out requirements for a sequential approach to site design, buffer space, sustainable urban drainage systems and greenfield run-off rates; criteria to secure opportunities for water environment enhancements, including deculverting and restoration.'
PMC29	106	Appendix A		Delete Appendix and re-number remaining Appendices
PMC30	109	Appendix B		Delete Appendix and re-number remaining Appendices
PMC31	119	Appendix E		In third bullet point of E.5 delete '2010' and replace by '2011' In E.8 delete 16 th and 23 rd bullet points
Post-Hearings Minor Changes Proposed by the Council				
PAMC1	Whole document			Re-number appendices references; Appendix A: Housing Trajectory Appendix B: Town Centre Hierarchy and Neighbourhood Parades Appendix C: Evidence Base and Strategies Appendix D: Schedule of Superseded, Deleted and Saved UDP Policies

				Appendix E: Glossary
PAMC2	4-10	Chapter 2		Replace all references to 'proposed Submission draft Core Strategy' with 'Core Strategy'.
PAMC3	6	2.8-2.10		Delete 'How Harrow's Core Strategy has been prepared' heading and paragraphs 2.8-2.10.
PAMC4	7-8	2.15-2.16		Delete 'Previous consultation' heading and paragraphs 2.15-2.16.
PAMC5	8-9	2.17-2.18		Delete 'Evidence base' heading and paragraphs 2.17-2.18.
PAMC6	9	2.21		Delete paragraph 2.21 and replace by: 'In preparing the Core Strategy, the Council has taken account of the published Planning Policy Statements / Guidance, including the emerging draft National Planning Policy Framework.'
PAMC7	9	2.22		Delete sentences 3, 4 and 5.
PAMC8	9	2.23		Delete 'Next steps' heading and paragraphs 2.23.
PAMC9	18	3.10		Delete 'draft' between 'Harrow's' and 'Local' in line 7. Delete '(November 2010)' in line 8 and replace by '(2011)'.
PAMC10	22	3.20		Delete third sentence.
PAMC11	32-40	Chapter 4		Insert the following sub-headings and re-arrange the order of paragraphs under each heading: Managing Growth in Harrow: 4.6, 4.7 Local Character: 4.15-4.20 Open Space, Sport and Recreation: 4.2, 4.3 Housing: 4.4, 4.5, 4.8-4.12, 4.14 (also new paragraphs subject to PAC**)) Town Centres: 4.21, 4.22 Economic Development and Employment: 4.23, 4.24 Transport: 4.25, 4.28 Responding to Climate Change: 4.26, 4.27 Sustainable Flood Risk Management: 4.29, 4.30 Sustainable Waste Management: 4.31, 4.32 Gypsy and Traveller Accommodation: 4.13 Required Infrastructure: 4.33, 4.34
PAMC12	35	4.15		Delete final sentence and replace by:

				<p>'In accordance with the London Plan, the Council will continue to afford a high priority to the delivery of Lifetime and Wheelchair Homes in newbuild development, commercial building conversions and, where feasible, in the conversion of houses to flats. The implementation of secured by Design principles will also be promoted.'</p>
PAMC13	36	4.19		<p>Delete last sentence and replace by:</p> <p>'The Council will support and encourage the enhancement of heritage assets, including greater understanding and accessibility to the historic environment, reducing the number of heritage assets on the English Heritage 'Heritage at Risk' Register through proactive conservation management and investment, and promoting heritage-led regeneration.'</p>
PAMC14	38	4.26		<p>Add the following sentence at the end of the paragraph:</p> <p>'Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of the heritage asset.'</p>
PAMC15	40	4.31		<p>Delete penultimate sentence and replace by:</p> <p>'The Waste Plan will establish the amount of land and the types of facilities needed to manage the West London boroughs pooled apportionment requirements, set-out the Borough's municipal, commercial and industrial waste arisings requiring management, in accordance with the apportionment for Harrow identified in the London Plan, and will safeguard the Borough's existing waste sites, allocate sufficient new previously developed sites to meet future waste management needs, and set out the policies against which new waste facilities will be assessed.'</p> <p>See also PMC**</p>
PAMC16	48		Area Objective 3	<p>Delete objective and replace by:</p> <p>'Regenerate Wealdstone district centre and ensure that employment led</p>

				redevelopment of the surrounding industrial estates and, the Kodak site, contribute to its long-term growth and vitality.'
PAMC17	49		Area Objective 7	Delete 'full-time'.
PAMC18	54		CS2H	Delete Policy and replace by: 'Sites suitable for major comparison goods retail development, within or as an extension to the primary shopping area in Harrow Metropolitan centre, will be brought forward through the Area Action Plan. Convenience goods retail development, other main town centre uses and key community facilities will be directed to Harrow Metropolitan centre or Wealdstone district centre commensurate with the catchment and function of the centre. Uses that support the development of a diverse evening economy within Harrow Metropolitan centre will be supported, including leisure, cultural and tourism activities, subject to compatibility with the residential environment.'
PAMC19	68		Rayners Lane and North Harrow Area Objective 4	Delete the following text from the Area Objective: 'as part of a major project identified in the Local Implementation Plan.'
PAMC20	69		Rayners Lane and North Harrow Area Objective 6	Delete 'Rayners Lane' and replace by 'the Rayners Lane Conservation Area'.
PAMC21	70	8.9		In last line, delete 'Rayners Lane' and replace by 'the Rayners Lane Conservation Area'.
PAMC22	79		Stanmore and Harrow Weald Sub-Area map - Picture 23	Remove 'Future Housing Development Site' symbol to east of Harrow Weald local centre and insert 'Future Housing Development Site' symbol east of Stanmore Station.
PAMC23	105	14.32		Delete paragraph and replace by: 'The Council will continue to produce reports annually to monitor the

				<p>effective implementation of the Core Strategy and other development and supplementary planning documents. In relation to the Core Strategy, measures have been developed which will monitor the effectiveness of delivery in relation to the objectives for the spatial strategy, the overarching policy and the sub area policies. Where monitoring indicates that objectives are not being met, the reasons for this will be investigated and appropriate remedial action (which may include a review of policy) taken.'</p>
PAMC24	128	Appendix G		<p>After definition of 'Combined Heat and Power (CHP)' insert:</p> <p>'Community Facilities: these include leisure and culture facilities (including arts, entertainment and indoor sport facilities but excluding outdoor sports assets), community offices and meeting places (including places of worship, libraries), facilities for children (from nursery provision to youth clubs), education (including adult education), social services, police and emergency services facilities, primary healthcare facilities (except for the use of premises attached to the residence of the consultant or practitioner), public toilets and facilities for cyclists.'</p>