

HARROW TOWN CENTRE FORUM

WEDNESDAY 9 DECEMBER 2009

4.00 PM

CONFERENCE SUITE, ST
ANN'S SHOPPING CENTRE,
ST ANN'S ROAD, HARROW

MEMBERSHIP	Quorum = 6 (to include 2 Core Funding Organisations)
Chairman:	Steve Kent, Manager – St George's Shopping & Leisure Centre *
Councillors:	Mrs Rekha Shah
Marilyn Ashton Narinder Singh Mudhar (VC)	
Core Funders:	<ul style="list-style-type: none"> – Boots the Chemist – Legal and General Property Ltd/St George's – GE Money – Marks and Spencer – Debenhams – McDonalds Restaurant – Nandos Restaurant – HSBC
Permanent Members:	– North West London Chamber of Commerce
Howard Bluston	
Ordinary Members	
Pat Carvalho Amin Laljee Bernard Segal	<ul style="list-style-type: none"> – Harrow College – Orient Rice and Foods Ltd – Roxborough Residents' Association
Non-Voting Advisers	
The Reverend Bob Gardiner PC Neale Hutchings PC Mick Milner Chief Inspector Louis Smith Anthony Wood	<ul style="list-style-type: none"> – Harrow Baptist Church – Metropolitan Police – Metropolitan Police – Metropolitan Police – Harrow Public Transport Users' Association

Issued by the Democratic Services Section, Legal and Governance Services Department, Harrow Council

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NOTE: IF YOU REQUIRE DISABLED ACCESS PLEASE CONTACT THE DEMOCRATIC SERVICES OFFICER LISTED ABOVE.

NOTE FOR THOSE ATTENDING THE MEETING:

IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING. IT WILL BE COLLECTED FOR RECYCLING.

HARROW TOWN CENTRE FORUM

CONFERENCE SUITE, ST ANN'S SHOPPING CENTRE, ST ANN'S ROAD, HARROW

WEDNESDAY 9 DECEMBER 2009

A meeting of the Harrow Town Centre Forum will be held in Conference Suite, St Ann's Shopping Centre, St Ann's Road, Harrow at 4.00 pm on Wednesday 9 December 2009. Light refreshments will be provided.

AGENDA

1. Apologies for Absence:

Enc 2. Minutes of Meetings:

- To agree the minutes of the following meeting as a correct record:
 - Harrow Town Centre Forum meeting 26 February 2009. (Pages 1 - 4)

3. Matters Arising:

To consider any matters arising from the minutes of the last meeting.

Enc 4. Harrow Core Strategy Preferred Option:

A presentation by Senior Professional Policy and Research. (Pages 5 - 34)

5. Any Other Business:

Which the Chairman has decided is urgent and cannot otherwise be dealt with.

Notes of the informal meeting of the Harrow Town Centre Forum held at the Training Room, Debenhams, Harrow on 26 February 2009.

Present:

Councillor Marilyn Ashton	PC Neale Hutchings	Bernard Segal
Howard Bluston	Steve Kent (Chairman)	Councillor Rekha Shah
Reverend Bob Gardiner	Councillor Narinder Singh	
John Hurst	Mudhar	

Officers

Claire Codling, Phil Greenwood and David Sklair

1. Quorum/Apologies for Absence

Apologies for absence had been received from Jeannie Cohen-Brand, Michael Windeatt, Anthony Wood and Suzy Wood. It was noted that the quorum for the meeting was six, to include two Core Funding Organisations, and that the meeting was therefore inquorate.

It was agreed to hold an informal discussion of the business on the agenda.

2. Minutes

It was noted that the minutes of the meeting held on 2 July 2008 would be considered at the next meeting.

3. Harrow Business Improvement District

The meeting received a report from the Corporate Director of Place Shaping which set out the proposals put forward by the Harrow Town Centre BID Company for the establishment of a Business Improvement District in Harrow Town Centre. The report included proposed action plans that focused on reducing costs, increasing footfall, and working together.

The Chairman introduced the document and, in response to a question, informed the meeting that the BID Company was Limited by guarantee with papers being submitted to Company House. The Company would run itself with assistance from a Bid Manager, a salaried post which would replace the post of Town Centre Manager. He highlighted the process for the ballot on whether to accept the BID and the basis on which businesses qualified for a vote. Funds would be collected annually in advance, beginning half way through the rating year.

Clarification was sought as to the position of smaller companies such as kiosks. The BID business plan indicated that businesses with a rateable value below £3000 would be exempt from the BID levy but would not be entitled to vote. It was suggested that if smaller traders were aware that the main participants were in favour it could influence their decision.

The Chairman informed the meeting that due to the deferral of the vote by six months to July, due to the original tight timescale, the economic climate was not ideal. Once the result of a poll currently taking place amongst the top 100 businesses was known, the BID Board would decide whether to proceed with the vote in July. Should the July vote be negative, it would be very difficult to hold a re-ballot in the future.

The report put forward two options: a Town Centre Consultation Group or a Town Centre Partnership.

When asked how the representatives in attendance at the meeting could be of assistance in encouraging a yes vote, the Chairman suggested that they raise awareness as there were still a lot of people who did not know what it was about. It was recognised that due to the current financial situation, businesses currently had a lot of pressure on their finances and having to pay more even for something of benefit to them may not be met with enthusiasm.

The seventeen bids for BIDs in London to date had been successful and there would be a vote in Ilford in March.

It was noted that:

- The business plan was based on the findings of a poll of town businesses
- The installation of a police kiosk should make a visible impact
- Shopkeepers were now able to report crime on radios and the CCTV coverage was good.
- HIB (Harrow In Business) was receiving increased demand for business support
- Should a business cease to trade, the landlord would remain liable for business rates

An initial approach had been made to local managers to seek their agreement to the BID prior to contacting the business headquarters as not all local managers had the authority to make the decision as to the vote. The officer drew attention to a business workshop with Business Link for London on 19 March 2009 to which all offices in the Harrow Town Centre would be invited. Any further comments from members of the Town Centre Forum should be conveyed to the Regeneration Project Manager during the next week.

4. Local Development Framework (LDF) Core Strategy

The Forum was informed that the last time this item was discussed it had been the middle of the consultation phase of the preferred strategy. The consultation had finished in August and the final preferred option would be available for consultation later in 2009. The Town Centre remained the focus for development.

It was noted that a design guide Supplementary Planning Document, which was not site specific but the basis of what the Council would want to see, was being finalised. The Core Strategy would direct a significant amount of growth to the town centre. Consultation was expected in October and key stakeholders were already engaged.

5. Police/Harrow Against Crime

John Hurst, representing Harrow Business Against Crime (HBAC), reported that the scheme had now been in existence for three years.

Harrow was currently the borough with the lowest recorded crime. An opinion survey had resulted in complaints about fairly minor issues such as chuggers.

Business people joining the scheme would get the opportunity to influence priorities. Should the BID be successful, crime prevention schemes would be available throughout the area. The statistics could not include all action taken, such as the initiative of speaking to known criminals when seen in the vicinity of the town centre and ensuring that they moved on.

The Forum was informed of:

- an Early Intervention Project whereby anyone under 18 causing trouble was referred to a programme that provided an opportunity for them to correct their behaviour. Unless the person was arrested, there was not an official record of action taken.
- a project to divert young people into the cadet forces which was steered by business people
- research indicated that the public noted how safe an area was, for example, litter, chewing gum, graffiti
- business people had the opportunity to share information through HBAC

An officer of Harrow Council reported that the Anti Social Behaviour Panel for London had profiled the work that Harrow was undertaking including:

- a steering body with Ealing and Brent to work on a cross border basis on issues such as the Wembley Stadium footprint, which included consideration of banning orders and Controlled Parking Zones in a co-ordinated manner
- piloting Responsible Retail Agreements
- intelligence sharing

6. Date of next meeting

It was suggested that the next meeting be held in approximately three months time. Members requested that a reasonable notice period be given of the date chosen.

(Note: The discussion having commenced at 4.15pm, closed at 5.30pm)

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Harrow Local Development Framework

Core Strategy – Preferred Option

Public Consultation – 12 November 2009
– 11 January 2010

- Provide a brief overview of the role and purpose of the Core Strategy – why it is such an important document
- Set out the context and main drivers for change in Harrow:
 - The existing environment and our emerging evidence base
 - Changes to national policy
 - Changes in the regional planning context
 - Responding to previous consultation
- Outline the preferred option and explain how this was arrived at and how it responds to the main drivers for change
- Seek your initial views on the preferred option
- Briefly outline the next stages

- LDF is a suite of documents with the Core Strategy at its heart
- Sets the context for all other LDF documents
- Sets out where, when and how Harrow will develop and change over the next 15 years
- Provides the strategic objectives and policies to deliver the strategic vision
- Only means by which to:
 - recognise, protect and enhance those aspects of the borough communities value;
 - respond to change and identified needs
 - bring about real change

Harrow is not static

Purpose of baseline studies

- Identify those aspects of our natural environment, our cultural heritage, our economy, location, facilities etc we want to protect or enhance
- Identify short, medium and long-term trends, issues or needs

Existing situation:

- predominantly low-medium density housing
- village centres and inter-war 'Metroland' centres with strong district identity
- wealth of local heritage and character, diverse community
- some large employers and strength in enterprise
- diverse, harmonious resident population
- 'best of city and country' - SCS

A growing, changing population

- London and Harrow's population forecast to grow (natural growth as well as national and international migration)
- Harrow population 219,732 in 2009, projected increase to 223,529 in 2026 (+3,797) based on housing growth
- increasing proportion of older people and increasing ethnic diversity
- social change fuelling smaller households but a backlog of larger affordable housing needs
- Harrow household formation +5,345 over 2009-2026

A growing, changing economy

- economic growth expected to resume with financial services a catalyst for other sectors in London
- 62% of employed residents work outside the Borough
- 30% of local employment provided by offices in & around Harrow town centre
- growth in new business formation & SMEs (9,000)
- need for retail growth to maintain share of expenditure/ safeguarding Metropolitan centre status
- vulnerable sectors in Harrow include public sector and manufacturing
- pockets of deprivation in some wards

A changing climate

- change projections suggest hotter, drier summers and wetter winters in London
- summer overheating, winter flooding and water shortages all key urban climate change issues
- need to reduce CO2 output: use less energy, supply energy efficiently, use renewable energy
- need to build resilience to climate change
- over 70% of households in Harrow own a car
- over 50,000 homes built in 1920/30s
- need to better manage waste and to look at waste as a resource

The impacts of growth and development on infrastructure

- consideration of a broad range of infrastructure from utilities, schools and transport to green infrastructure, public realm, and libraries.
- most strategic infrastructure is outside of the Council's control e.g. power, water, healthcare, public transport, higher education
- local physical infrastructure – energy and water – can be largely met within existing arrangements
- further work underway in respect of the local highway network at key junctions, bus services and open space provision
- dialogue with other departments & NHS in connection with educational & cultural service provision and health
- Arts, culture and green infrastructure contribute to sustainable communities but lack specific service providers, long-term management, capital strategies, funding streams etc

A new focus on quality of life

- affordability of housing and access to appropriate accommodation
- quality of the urban environment
- life expectancy and lifestyle
- crime and fear of crime
- biodiversity
- preserving the best of city and country
- greater need for access to skills, training and employment
- areas for leisure for all ages for sports, recreation, relaxing and health

What are we seeking to achieve:

- A distinctive, unifying *spatial* vision
- A plan for growth to 2026
- Evidence led and informed by consultation
- Meets local needs and circumstance but gives effect to national and regional policy
- Deliverable and supported by service delivery bodies including council and partners (NHS, GLA, HCA)
- The preferred option is the spatial strategy - i.e. the strategic vision, objectives and policies

- Identification of a Harrow and Wealdstone Intensification Area providing:
 - a distinctive new urban form respecting the setting of Harrow-on-the-Hill
 - realisation of the opportunities afforded by Wealdstone's accessibility to Euston and central London
 - industrial areas around Wealdstone to be locations of choice for industry and small and medium enterprises
 - better linkages with local colleges and higher education to deliver the skills to meet labour market needs
 - a much improved Station Road - reinforcing its role as the gateway between and to our main town centres
 - coordinated development providing a coherent built form that reflects strict design principles, high environmental standards and is supported by infrastructure

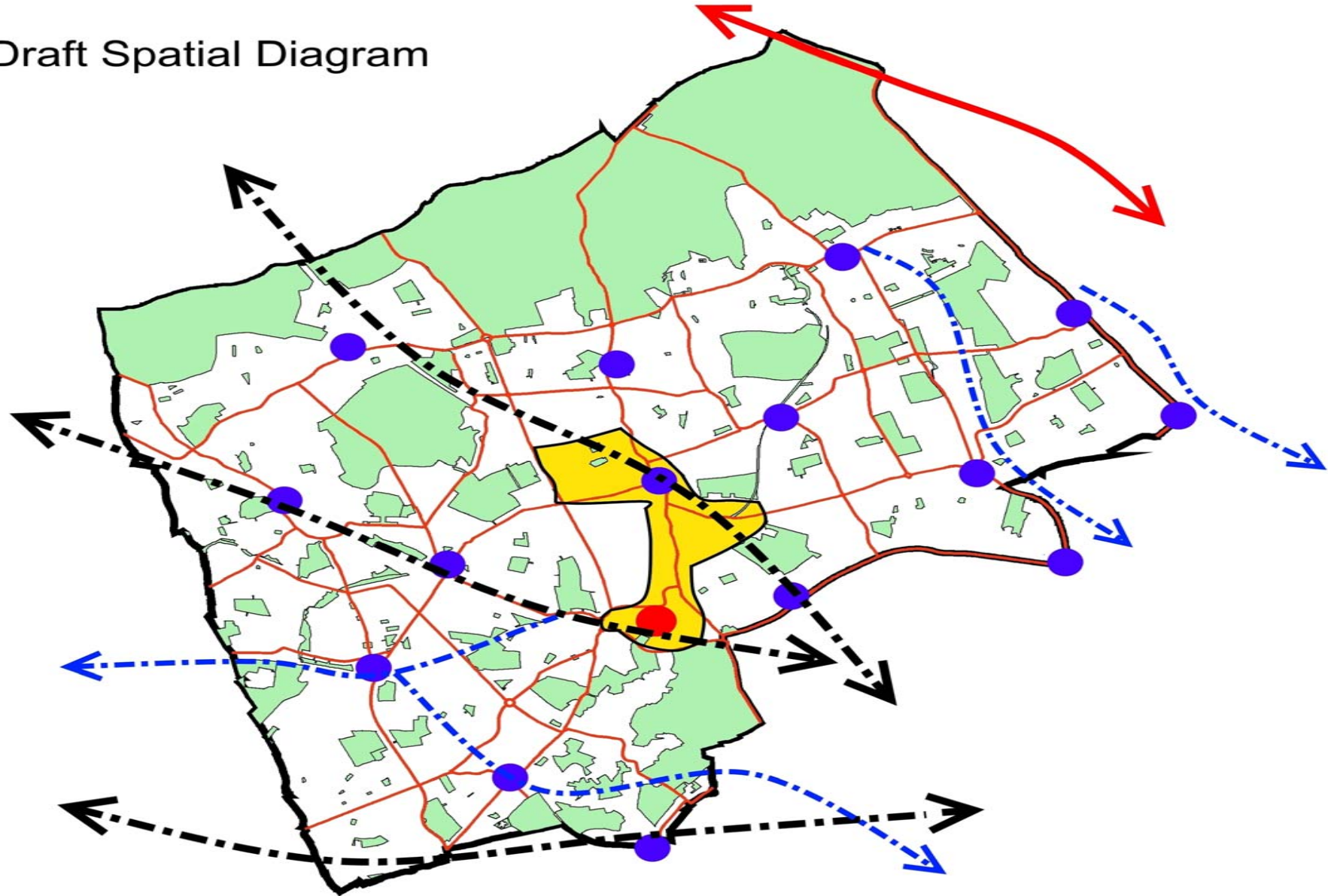
- Harrow town centre to be the focus of retail growth and a consolidated but well supported office offer
- improved accessibility to public transport and transport hubs

Outside the Intensification Area

- opportunities for redevelopment of sites within district and local centres in support of their role and function
- a range of housing that meets identified local needs in the right locations
- valued qualities and the character of suburban areas are safeguarded and infill and back garden development resisted
- network of functional open spaces forming part of an extended green grid that residents enjoy, in which biodiversity thrives, and that addresses the impacts of climate change and intensification
- enhanced public transport links between Harrow, west and central London as part of a transport hub and spoke model

Key Diagram

Draft Spatial Diagram



- Population and diversity
 - Celebrate Harrow’s diversity
 - Providing housing and employment to meet growth
 - Access to community and social facilities throughout residents lives
- Economic development
 - Manage stock of business and employment land
 - Support development that provides and promotes affordable and flexible small to medium enterprises
 - Direct housing and employment growth to suitable locations within the Intensification Area
 - Retain Harrow’s Metropolitan status
 - Address barriers to employment

- Housing and sustainable communities
 - Meet Harrow’s strategic housing requirement (5,345 between 2009- and 2026)
 - Protect Harrow’s suburban character
 - Address problems of affordable and supported housing
 - Provide a mix of housing types and discourage single tenure housing
 - Ensuring building for life, housing design guide and accessible homes are met
- Climate change and flooding
 - Reduce CO2 by locating development in accessible areas, reducing the need to travel and promoting sustainable transport
 - Maximise sustainable development through buildings designs and layout that improves resource efficiency and makes provision for on-site renewable
 - Promote green roofs and sustainable and natural drainage
 - Enhance and expand the green grid and protect trees and garden space from development
 - Direct development away from areas of high flood risk

- Retail and leisure
 - Maintain Harrow's market share in retail
 - Promote Harrow town centre as location for major retail growth
 - allow retail and commercial development within district and local centres where development meets local needs and is of appropriate scale
 - Respect local historical and cultural context to create attractive vibrant town centres
 - Promote improved public realm and safe public parking
- Open space, sports, recreation and biodiversity
 - Maintain the existing extent of the Green Belt, and MOL
 - presumption against any net loss of open space
 - Promote open spaces as a network of multifunctional green spaces
 - Seek re-provision of open space in new developments on strategic sites
 - Pursue redevelopment of Harrow Leisure Centre and dual use facilities
 - Strengthen the green grid

- Transport, access and movement
 - Secure funding for improvements to town centre transport hubs
 - Re-engineer Station Road as a key transport/public realm corridor
 - Secure deliverable travel plans
 - Support proposals for better orbital links within west London
 - Maintain parking standards and require provision for car clubs/car sharing
- Quality of life, heritage and culture
 - Safeguard Harrow’s valued character and distinctiveness
 - Address environmental and sustainable issues relating to growth
 - Ensure adequate infrastructure is in place – proactive not reactive
 - Maintain Harrow museum
 - Support and increase accessibility to, and function of our libraries and other cultural facilities
 - Outside the intensification area, ensure the pattern, design and scale of development reflects the local context

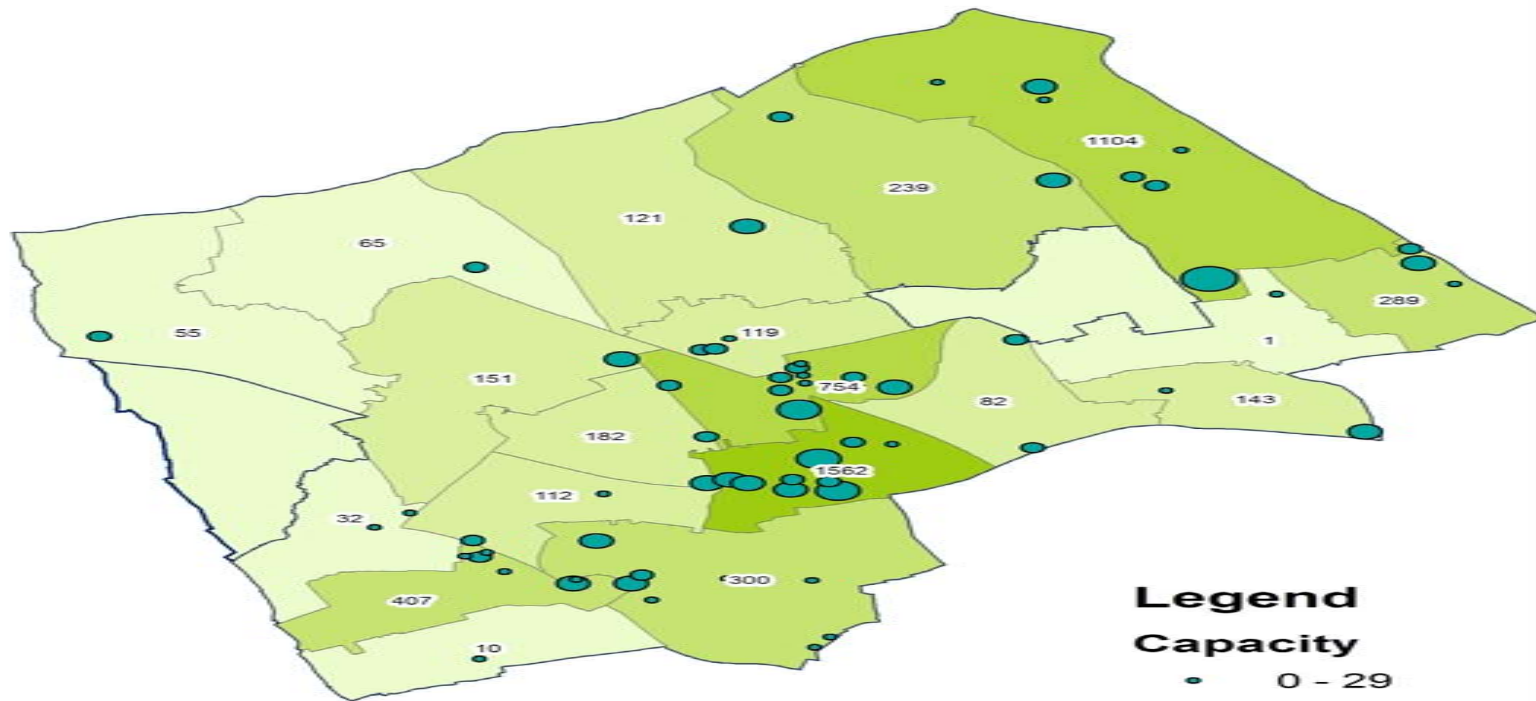
Strategic Policy 1 - Managing Growth in Harrow

- Harrow Wealdstone Intensification Area
 - Strategic area status in the draft London Plan
 - Circa 2,500 homes between 2009 and 2026
 - Up to 2,000 new jobs
 - Med/high density residential development of high urban and environmental design
 - CHP opportunity (Kodak)
 - Focus for retail growth
 - Specific delivery plan
- Rest of Borough
 - Circa 2,850 new homes to 2026 on strategic brownfield sites
 - Stable or more natural growth focused on centres/PTAL/local context
 - Low/suburban density of high urban and environmental design
 - Enhanced green grid
 - Policy based upon criteria

● Housing

- Meet Harrow’s strategic housing requirement of 5,345 new homes through IA and strategic sites
- Presumption against infill and back garden development
- Apply strict controls to conversions to ensure these result in quality homes of a reasonable size and adequately address impacts
- Secure appropriate levels of affordable housing from developments of 10 dwellings or more in the right location that matches needs
- All new housing to comply with Mayor’s Housing Design Guide
- Make provision for Gypsy and Traveller accommodation

Draft Strategic Housing Sites Capacity



- **Employment and Economic Development**

- At least 2,000 new jobs within the IA
- Regeneration and intensification of employment uses within Wealdstone Industrial Area, including Kodak
- Rejuvenation of Harrow town centre as Harrow’s preferred office location
- Growth in retail, service sectors, leisure and hotel use within the IA and, having regard to local context, within district and local centres
- Monitor and closely manage the release of any surplus existing employment land, applying criteria
- Seek provision of affordable premises for start-up, small and medium enterprises in new developments
- Seek contributions to employment training

● **Town Centre and Retail**

- Provide some 44,000 sq m of new retail within the Borough to 2020
- Direct large retail and other borough wide services to Harrow town centre
- Promote a more buoyant day and night time economy in Harrow town centre
- Secure enhancements to a secure, safe public realm and efficient public transport network accessing the town centres
- Promote and implement a town centre strategy or BID
- Seek to bring forward significant redevelopment to create gateways to the town centres and an attractive environment that encourages further inward investment

● **Transport**

- Secure enhancements to public transport and transport hubs to and from Harrow and Wealdstone town centres
- Ensure development densities are linked to existing or proposed transport accessibility
- Secure through development the delivery of the projects set out in the Local Implementation Plan, with priority given to sustainable transport such as walking and cycling
- Secure improvements to Station Road and the carriageway/pedestrian interface.
- Ensure appropriate parking provision for the disabled
- Encourage TfL and rail providers to maintain a fast and reliable service to central London

● **Open Spaces, Recreation and Biodiversity**

- Inappropriate development and use of the Green Belt and Metropolitan Open Land is to be resisted, save for strategically important enabling development
- Open spaces to be managed as interconnected environmental resource contributing to off-set the impacts of growth and development
- Promote formation of the green grid to enhance biodiversity and amenity values
- Enhance parks and other public spaces to increase the accessibility to these areas and their use and appreciation by users
- Protect statutory designated site and seek their enhancement and, where possible extension
- Improve biodiversity in new development through provision of trees, communal garden spaces, green roofs and the maintenance of natural water courses.

- **Waste Management**

- Aim to reduce the amount of waste produced in the Borough
- Promote waste as a resource and that it is managed towards the upper end of the waste hierarchy
- Require new development to address waste management
- Safeguard existing waste sites
- In conjunction with partners in west London, allocate sufficient new sites for waste management facilities

- **Urban Design**

- Within the IA require development to achieve a high quality new urban realm form in accordance with design principals
- Manage the height, form and density of development to ensure impacts of bulk and scale, as well as on view shafts and the local and wider setting are minimised
- Outside of the IA, development to conform to local context in terms of scale, design, historic or architectural characteristics providing an areas identity
- Encourage the retention and maintenance of scheduled buildings

- **Sustainable Design**

- Buildings and new development to contribute to the energy hierarchy, be designed so as to avoid or be resilient to the impacts of climate change
- Make efficient use of resources, such a water and energy through compliance with Core for Sustainable Homes and BREEAM standards
- Seek opportunities for decentralised energy supply on either site or community wide basis
- Development to implement and maximise renewable energy systems and use

● Infrastructure

- New development to be coordinated and phased with provision of social and physical infrastructure
- Developers will be required to demonstrate sufficient capacity is available or will be provided to serve new developments
- Contributions towards infrastructure will be secured through planning obligations
- Development of infrastructure will be permitted where it is needed to serve existing and new development, provided adverse impacts of provision are mitigated
- Provision of key infrastructure will need to be prioritised
- Coordinated delivery of infrastructure will be managed by the Council through a Delivery Plan.

- Consultation on the preferred option 12 Nov 2009 – 11 Jan 2010
- Continuing internal and external consultation with service providers, delivery partners, developers and key stakeholders
- Prepare 'Pre-Submission' version of the CS for public consultation in March 2010
- Submit final Core Strategy to SoS in September 2010
- Examination Spring 2011
- Adoption of CS Autumn 2011

Any questions?