

# Major Developments Panel

## AGENDA

**DATE:** Thursday 1 December 2011

**TIME:** 7.30 pm

**VENUE:** Committee Rooms 1 and 2  
Harrow Civic Centre

### **MEMBERSHIP** (Quorum 3)

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**Chairman:** Councillor Bill Stephenson

**Councillors:**

Keith Ferry (VC)  
Thaya Idaikkadar  
Phillip O'Dell

Tony Ferrari  
Susan Hall  
Barry Macleod-Cullinane

### **Reserve Members:**

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1. Bill Phillips
2. Navin Shah
3. Varsha Parmar
4. Zarina Sheikh

1. Joyce Nickolay
2. Anthony Seymour
3. Stephen Greek

**Contact:** Alison Atherton, Senior Professional - Democratic Services  
Tel: 020 8424 1266 E-mail: [alison.atherton@harrow.gov.uk](mailto:alison.atherton@harrow.gov.uk)

# **AGENDA - PART I**

## **1. ATTENDANCE BY RESERVE MEMBERS**

To note the attendance at this meeting of any duly appointed Reserve Members.

Reserve Members may attend meetings:-

- (i) to take the place of an ordinary Member for whom they are a reserve;
- (ii) where the ordinary Member will be absent for the whole of the meeting; and
- (iii) the meeting notes at the start of the meeting at the item 'Reserves' that the Reserve Member is or will be attending as a reserve;
- (iv) if a Reserve Member whose intention to attend has been noted arrives after the commencement of the meeting, then that Reserve Member can only act as a Member from the start of the next item of business on the agenda after his/her arrival.

## **2. DECLARATIONS OF INTEREST**

To receive declarations of personal or prejudicial interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Panel;
- (b) all other Members present in any part of the room or chamber.

## **3. MINUTES (Pages 1 - 8)**

That the minutes of the meeting held on 19 September 2011 be taken as read and signed as a correct record.

## **4. PUBLIC QUESTIONS**

To receive questions (if any) from local residents or organisations under the provisions of Executive Procedure Rule 51 (Part 4D of the Constitution).

## **5. PETITIONS**

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Executive Procedure Rule 49 (Part 4D of the Constitution).

## **6. DEPUTATIONS**

To receive deputations (if any) under the provisions of Executive Procedure Rule 50 (Part 4D of the Constitution).

## **7. HEART OF HARROW AREA ACTION PLAN - PREFERRED OPTION (Pages 9 - 12)**

Report of the Corporate Director of Place Shaping and presentation

## **8. STRATEGIC DEVELOPMENT SITES UPDATE (Pages 13 - 20)**

Report of the Director of Planning and presentations

**9. FUTURE TOPICS AND PRESENTATIONS**

**AGENDA - PART II**

**Nil**

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# MAJOR DEVELOPMENTS PANEL

## MINUTES

### 19 SEPTEMBER 2011

**Chairman:** \* Councillor Bill Stephenson

**Councillors:** \* Tony Ferrari \* Barry Macleod-Cullinane  
\* Keith Ferry \* Joyce Nickolay (1)  
\* Thaya Idaikkadar \* Phillip O'Dell

\* Denotes Member present  
(1) Denotes category of Reserve Member

#### 64. Attendance by Reserve Members

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Member:-

Ordinary Member

Councillor Susan Hall

Reserve Member

Councillor Joyce Nickolay

#### 65. Declarations of Interest

**RESOLVED:** To note that there were no declarations of interests made by Members.

#### 66. Minutes

**RESOLVED:** That the minutes of the meeting held on 27 July 2011, be taken as read and signed as a correct record.

## 67. Public Questions, Petitions and Deputations

**RESOLVED:** To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 17, 15 and 16 (Part 4B of the Constitution) respectively.

## 68. Heart of Harrow Area Action Plan - Spatial Vision

The Divisional Director for Planning gave an extensive presentation on the progress to date with regard to the emerging spatial vision for the Heart of Harrow Intensification Area, setting out a draft Spatial Vision for the entire Harrow and Wealdstone Intensification Area. He also referred to the appendix which had been circulated late as the information was still being compiled at the time of agenda dispatch. He briefly recapped on the issues that faced the borough:

- planned growth
- “Tired” looking town centres
- suburbs under threat
- uncertain infrastructure and service planning
- lack of confidence, including developer/investor interest
- lack of visibility in London
- unclear and uncertain spatial vision
- fear/resistance
- community ownership

He then spoke on the need to establish a more secure future for development, including the identification to date of seven sub-areas for the Harrow and Wealdstone Intensification Area, each with an individual role and emerging set of objectives to help guide future development. He advised that the draft Plan sought to address the issues of sub-standard infrastructure and that, to date, the consultation forums held had led to the drawing up of the emergent forms of development and green areas presented to the Panel. It was recognised that whilst there was anxiety concerning the proposals for new development, the consultation had started to identify resident desires and expectations around the need for higher quality development and a more diverse and stronger street / café culture.

The Divisional Director then briefly took the Panel through the emerging views for each as follows:

**Harrow:** Harrow Metropolitan Centre was divided into three separate areas. The Western Gateway and Town Centre East were essentially areas of transition between the town centre commercial core and surrounding residential area, with the mix of uses, densities and scale of development gradually reducing towards the sub area boundary. The Town Centre sub-area comprised the main retail and commercial core of the Intensification Area. It typified Harrow’s Metropolitan character, and development here would be required to be of a type and scale that reaffirmed Harrow’s Metropolitan Centre role, by extending the retail and commercial offer and through the creation of a network of quality public spaces. It was considered

the most appropriate part of the Intensification Area to locate a tall “landmark” building, marking the Town Centre’s borough-wide role and importance.

**Station Road:** The main objective for the sub-area was to improve the High Road character and enhance its role in linking the two main shopping areas, especially for pedestrians, cyclists and bus users, utilising development sites as “stepping stones” along the way. Public realm improvements, allied to improvements to key junctions to smooth traffic flow, would strengthen the High Road character. Higher densities would be limited to the road frontage reducing where they met the surrounding residential area. Street enhancements to Hindes and Elmgrove Roads would provide a green corridor linking two significant parcels of open space serving the sub-area. Greenhill Way car park, Tesco and the Civic Centre were identified as key development sites.

**Wealdstone:** Wealdstone could also be subdivided into three sub-areas, with a common objective being to create an east west link across the area, improving the connections between Headstone Manor, Kodak in the west, the District Centre, and the Leisure Centre to the east. Within the central sub-area, the aim would be to strengthen and diversify the current retail offer, creating a more specialist role, and refocusing activity around the Headstone Drive, High Street, Canning Road junction. The improvement of the public realm, particularly around the station and under the railway bridge adjacent to the Crown Court, would do much to improve Wealdstone’s image and function as a local centre. A number of small infill sites were scattered throughout the sub-area, especially at the junction of Palmerston Road and George Gange Way, where development could signal a gateway to Wealdstone and where taller buildings might be appropriate, reflecting the significant change in site levels near The Bridge.

Wealdstone West comprised land on either side of the west coast mainline railway and included some of the borough’s longest established employment uses, most notably Kodak and Col Art. Development would be required to create better connections with the existing suburban street pattern and integrate sites with the surrounding Metroland, through a wider mix of employment, housing and community uses and new green links. The size of available sites created the opportunity for a more distinctive built form and contemporary character. Kodak/Zoom Leisure, Col Art, the Teachers Centre and Headstone Manor had been identified as sites which, together were anticipated to make a significant contribution to meeting employment and housing targets and the provision of new community and green infrastructure. Byron Park and the Leisure Centre were the main landmark features of Wealdstone East. The main role was to improve and diversify the existing leisure offer, and to use development as a transition with the existing suburban fabric and Green Grid proposals.

The Divisional Director Planning then spoke on the issue of infrastructure requirements and addressed the subject of tall buildings indicating that officers were continuing to collect evidence and undertake analysis with regard to these issues. It was noted that the protection of iconic views remained a matter of importance and that consultants were being commissioned to identify specific views in the borough which required

safeguarding in terms of development proposals. He referred to a contour map noting that this was intended to suggest the height contours within the borough to inform the appropriateness of tall building placement, although officers believed the number of such buildings would be very few in number.

Members then questioned officers and made comments which were then responded to as follows:

- With regard to the issue of traffic flow, there was the additional consideration of capacity and potential vehicle reassignment. Resolving the perceived traffic problems of Harrow could result in additional traffic utilising the through route and thereby creating greater congestion. There were important judgements to be made in balancing congestion, air quality and the safety of all users of the network. Officers considered a more balanced approach in terms of the acceptance of a element of congestion should be considered which sought to improve air quality and safety and prevented undesirable reassignment of traffic through the intensification area. However, it was recognised that this was an area for consideration and decision with regard to the solution being sought.
- A Member, in referencing the growth of businesses proposed, noted this was a multiplication of use levels and commented that this would exacerbate current congestion issues. He further emphasised that it was his belief that the levels of car parking in the Town Centre were insufficient to cope with the level of use envisaged. Officers noted the need to place Harrow within the context of west London. It was advised that the surrounding local boroughs were also currently experiencing growth and that there was a balance to be considered between creating a fast route which could be used as a thoroughfare and promoting traffic to remain in Harrow. The Divisional Director advised that businesses and developers had raised concerns with officers around the lack of amenity and cogent strategy for Harrow and consistent decision-making concerning proposals, but the issue of increased car parking had rarely been raised.
- The Chair noted the Member's point with regard to the development of the town centre and corresponding growth of residential development, and questioned whether the current road system in Station Road would be sufficient to cope with the additional pressures. Officers advised that work was being undertaken with TfL to "model" traffic flows and use within the borough to test all emergent scenario's. Officers recognised that if these resulted in the conclusion that the road capacity would exceed current or deliverable infrastructure, the land uses would need to be revisited as part of the Strategy.
- The Corporate Director also responded advising that the issue of traffic flow and management had been recognised as a major driver in the preparation of the Area Action Plan, which was being undertaken jointly with the Greater London Authority, with the key issue being the need to provide the evidence to demonstrate what could be achieved.



- In response to a Member's comments with regard to driveway parking and the potential for improvement to numerous junctions, officers advised that TfL provided a general policy with respect to car parking constraints, although decisions remained with local boroughs. There was a need to manage traffic differently and promote alternatives such as public transport.
- A Member referred to the issues faced by the Honey Pot Lane development and several other wards of the borough where there was a belief that current car parking levels were insufficient. He suggested that there should be a realistic recognition that people would seek to own cars as part of day-to-day use and that the Council should consider a more car friendly stance and provide appropriate levels of parking. The Chair responded that the pressure from central government was to reduce parking levels in town centres and that legislatively the authority was unable to turn down planning applications that met the minimum criteria for car parking as a local choice issue. He noted that the current standards were, with regard to flats developments, approximately less than one space per flat. Moreover, developers seemed to be confident of selling flats even if there was limited car parking. It was further advised that the London Plan also promoted "mode-shift" away from ownership of vehicles and parking provision.
- A Member noted that the Plan submitted differed slightly from those previously considered and was advised that the Plan was still at the point of consultation but was intended to reflect the views emerging from comments rather than being a definitive conclusion. Officers would reconsider how this was to be presented to ensure that this was captured in the future.
- The Chair spoke on the south sub-area (Town Centre East) asking that greater consideration be given to the provision of community facilities, particularly at the Gayton Road site as the current proposal was for a predominantly residential development and could result in a perception of marginalisation with respect to other sub-areas.
- In relation to tall buildings a Member questioned the suggested height levels in previous reports. Officers responded that it was not anticipated that buildings in excess of ten storeys would be suitable outside the Harrow Town Centre location and that the maximum height envisaged for Wealdstone was nine storeys. Discussions had been held with the developers of the Kodak site and whilst there was a variety of feedback from the public that the site should reflect a tall structure or retain the current chimney, there was no appetite on the part of the developer to construct a building of this height in the current market. The contour map and proposals presented to the meeting aimed to identify a broad envelope of generic heights appropriate for the various sub-areas to ensure that tall buildings were only permitted where they served to deliver specific (or exceptional) planning

objectives and were consistent with the broad urban design strategy to be set out as part of the spatial vision.

- In considering the issues raised about tall buildings, the Chair emphasised the need to have clear guidance on this area for the purposes of consultation and future development.
- Responding to a Member's comments on the draft infrastructure schedule included in Appendix 4 of the report, the Divisional Director Planning offered to meet with the Member concerned to review the funding assumptions made, arising from the GVA Grimley report on likely infrastructure provision but stated that these were at an early stage of development. It was noted that issues which had been considered by the Overview and Scrutiny Committee would be picked up as part of this consideration.
- A Member queried the current situation with regard to community projects noting the examples quoted of ice rink etc. The Portfolio Holder for Planning, Development and Enterprise advised that the Council was not required to realise the highest commercial return from its land use and that this enabled consideration of utilising sites for community related purposes. He emphasised that the ideal was to find a developer who was in tune with the Council's ambitions with respect to an increase in community facilities but accepted that the business cases would need to be drawn up to inform future decisions.

In conclusion, the Divisional Director Planning advised that further reports would be presented to the next meetings of the Overview and Scrutiny Committee and Local Development Framework Panel with a view to the Preferred Option being considered at Cabinet and Council on 18 October and 3 November respectively. Subject to Cabinet and Council approval, a six week public consultation on the Preferred Option would be undertaken in November/December, in accordance with the Council's adopted Statement of Community Involvement.

**RESOLVED:** That the Panel's comments on the draft Spatial Vision for the Heart of Harrow and the role and objectives for sub areas and key development sites, as outlined in the Appendices to the report, be considered by the Local Development Framework Panel at its meeting on 10 October 2011.

## **69. Update on Various Projects**

Members noted the updates with respect to the various projects listed.

The Chair referred to the need to identify an alternative solution for a potential re-siting of the Civic Centre library with a state of the art facility for the future but noted that there were various potential possibilities available to the Council for the future consideration of its land use.

A Member requested an update with regard to Bradstowe House expressing his concern at the issues of graffiti and trespass which affected the site. The Leader of the Council expressed his own disappointment with regard to progress on the site but advised that the Council were charging a rent for the ongoing encroachment on the pavement area which prevented thoroughfare use. The Divisional Director Planning advised that the most recent negotiations with the developer had resulted in their stating that the project was unlikely to restart unless the current residential Market improved to make the commerciality of the development more viable. He further stated that several proposed change requests to the planning application had been informally received and that, to date, a number of the proposals tabled were unlikely to meet appropriate planning application standards. He was hopeful that the proposed intensification programme works would assist in a change to the external investment profile of Harrow which would then promote greater confidence and provide an opportunity to move the development forward emphasising that there was currently no simple solution to the issues faced by the developer.

**RESOLVED:** That the update be noted.

#### **70. Future Topics and Presentations**

Members considered which items they would like to receive at their next meeting. Officers advised they were working with the Youth parliament for a future submission to the Panel on youth aspirations for the Borough.

Members agreed that Transport for London (TfL) be invited to the next meeting to speak on its broad approach to managing traffic flows in the future as part of its “managing place” strategy.

It was noted that the AAP would also return to a future meeting for further discussion and that Land Securities had indicated an interest in presenting to the next meeting with respect to aspirations for the Kodak site.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.18 pm).

(Signed) COUNCILLOR BILL STEPHENSON  
Chairman

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**REPORT FOR: MAJOR DEVELOPM  
PANEL**

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<b>Date of Meeting:</b>	1 <sup>st</sup> December 2011
<b>Subject:</b>	Heart of Harrow Area Action Plan – Preferred Option
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Andrew Trehern Corporate Director Place Shaping
<b>Portfolio Holder:</b>	Councillor Bill Stephenson. Leader of the Council, and Portfolio Holder for Finance and Business
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	No
<b>Enclosures:</b>	None

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

This report provides an update on the preparation of the Harrow and Wealdstone Area Action Plan and the steps that are being taken to secure Cabinet approval of a Preferred Option for public consultation.

### **Recommendations:**

It is recommended that the Panel note:

1. Progress on the preparation of a Preferred Option for the Harrow and Wealdstone Area Action Plan; and
2. that a report will be presented to Cabinet at its December meeting seeking approval of the Preferred Option for the purposes of public consultation.

### **Reason: (For recommendation)**

To update the Panel on the next stage of the Harrow and Wealdstone Area Action Plan as part of its oversight role.

## **Section 2 – Report**

### **1 Introduction**

- 1.1 At its last meeting the Panel considered a series of documents that would form the key components of a Preferred Option for the Heart of Harrow. The documents included a summary of the role and spatial objectives for seven separate character areas and more than 20 development sites that comprise the Intensification Area, and a draft infrastructure schedule setting out the planning policy, delivery, funding and phasing assumptions that would apply to each identified requirement.
- 1.2 The Panel also considered a comprehensive presentation from the Director of Planning on the issues that had influenced the Area Action Plan (AAP), and details of emerging proposals for each of the different character areas and development sites.
- 1.3 At that time it had been intended that a Preferred Option report would then be taken to the Local Development Framework (LDF) Panel and Overview and Scrutiny Committee, before being presented to Cabinet in October seeking approval for public consultation. However, following comments by the Planning Inspector at the LDF Core Strategy Examination in Public on the need for robust evidence to substantiate planning policies and proposals, officers considered it prudent to commission a Views Assessment of the borough to ensure that proper account could be given to one of the key issues that had been identified in earlier public consultation. An important element of the study was to review existing and potential new views of St Mary's Church, and to recommend appropriate policies for inclusion in the AAP to protect and manage these views and vistas.
- 1.4 As a result of this additional work a revised timetable has had to be adopted that will involve Cabinet considering the Preferred Option at its December meeting, to enable the 6 week public consultation period to commence in January 2012.
- 1.5 This report updates the Panel on the next stage in the AAP process, the proposed form, content and purpose of the Preferred Option and the scope of the consultation exercise. The key points will be highlighted in an officer presentation at the Panel meeting.

### **2. The Preferred Option Document**

- 2.1 The Preferred Option document will set out the Council's vision for the Harrow and Wealdstone Intensification Area - the "Heart of Harrow" - for the next 15 years, building on the results of the Issues and Options consultation earlier this year. Option 4 - *High Roads and Centres*, which received the highest level of support, has been used as the basis for the detailed development of the Preferred Option. However, weight has also been given to the aims and objectives of Option 3 - *Two Centres* which also received a significant level of support, especially in relation to the role of Station Road and the proposed type and scale of development in this sub area.

- 2.2 As well as setting out a spatial strategy for the whole of the Intensification Area, the Preferred Option document will outline the Development Management policies that the Council proposes to put in place to achieve the strategy, the role and objectives for the different character areas that make up the Heart of Harrow, and the preferred option for the use and development of key sites together with their contribution to sub area objectives. Design and development parameters for each site will be provided, including the amount of development, significant constraints and opportunities, height and density requirements, the impact on view corridors, phasing and funding conditions to meet infrastructure needs and any other site specific guidance that is important to the local context. An indicative layout, showing how each site could be developed to meet these requirements, will also be included. The final part of the document will set out the approach that the Council will take to deliver and implement the AAP.
- 2.3 The Preferred Option consultation will be undertaken under Regulation 25 of the Town and Country Planning Local Development Regulations 2008, the same as the Issues and Options consultation. This is an additional round of consultation than had been originally planned and responds to the concerns that Members expressed at the Panel meeting in May about the limited further opportunities that the community would have to comment on key site specific details. The Regulation 25 stage is designed to ensure that the community is properly engaged in the preparation of the AAP, and to provide robust, evidenced information to support the Council's plans for the area. The purpose of the consultation is to invite the whole community - residents, businesses, landowners, developers, local interest groups and other stakeholders – to comment on the Preferred Option and to give consultees the opportunity to either confirm their support, or to put forward alternatives, provide further information or suggest new policies or proposal sites. The results will then be considered by the Council in developing the Plan further.
- 2.4 An updated Sustainability Appraisal and Equalities Impact Assessment will be published alongside the Preferred Option consultation document to assist consultees in making an informed decision.

### **3 Next Steps**

- 3.1 Formal consideration of the Preferred Option rests with the LDF Advisory Panel and Cabinet. The Preferred Option consultation document will therefore be considered at the LDF Panel meeting on 8<sup>th</sup> December and Cabinet on 15<sup>th</sup> December. Subject to Cabinet approval a 6 week public consultation will commence in early January 2012.
- 3.2 The results of consultation will be used to prepare the final Area Action Plan for submission to the Secretary of State. Before submission, however, a further public consultation will be undertaken to test the soundness of the Plan. Representations made at that stage will then be taken into account by the Council in considering whether to revisit the Plan further, or to continue to formal submission.

#### **4 Financial Implications**

4.1 The consultancy costs for stage 2 of the AAP process are fully contained within the Planning Department's budget allocation for 2011/12.

#### **5 Risk Management Implications**

5.1 The risks associated with the preparation of the AAP are covered in a specific risk register.

#### **6 Equalities implications**

6.1 An updated Equalities Impact Assessment will be prepared and published alongside the Preferred Option consultation document

#### **7 Corporate Priorities**

7.1 The Area Action Plan will inform and assist with the delivery of the following Corporate Priorities

- Keeping neighbourhoods clean, green and safe – by improving the quality and safety of public spaces throughout the Intensification Area
- United and involved communities: a Council that listens and leads – through the Engagement Forums that have been established to shape the AAP
- Supporting our town centre, our local shopping centres and businesses – through the AAP that will guide the future development of Harrow town centre and Wealdstone and form one of the key building blocks for an inward investment strategy promoting business opportunities in the borough.

### **Section 3 - Statutory Officer Clearance**

Name: Jennifer Hydari	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 17 <sup>th</sup> November 2011		
Name: Matthew Adams	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 16 <sup>th</sup> November 2011		

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

**Contact:** Phil Greenwood, Head of Major Development Projects. Tel 0208 424 1166. Internal ext 2166.

**Background Papers:** None



**REPORT FOR: MAJOR DEVELOPMENTS PANEL**

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**Date of Meeting:** 1<sup>st</sup> December 2011

**Subject:** Strategic Development Sites Update

**Key Decision:** No

**Responsible Officer:** Stephen Kelly  
Divisional Director Planning

**Portfolio Holder:** Councillor Keith Ferry – Development and Enterprise

**Exempt:** No

**Decision subject to Call-in:** No

**Enclosures:** Schedule of Strategic Sites – December 11

**Section 1 – Summary and Recommendations**

This report and the appended schedule provides an overview of current progress with the development of strategic sites across the borough and brings to the Panel's attention, two specific proposals for development in Lyon Road and on the Kodak/Zoom Leisure sites.

### **Recommendations:**

It is recommended that the Panel:

- 1 **Note and comment** upon the appended schedule of strategic sites.
- 2 **Note** the submission of the planning application for the re-development of the Lyon Road strategic site.
- 3 **Note and comment** on the Kodak redevelopment proposals.

### **Reason: (For recommendation)**

To enable the Panel to appraise themselves of the Councils progress with the development of strategic sites in the borough.

## **Section 2 – Report**

### **Introduction**

- 1 At each of its meetings the Panel considers a schedule of strategic sites, which have been identified for their current or future potential to contribute to the delivery of the Spatial Vision for the Borough set out in the Local Development Framework (LDF) Core Strategy. Alongside the appended schedule, this report seeks to introduce proposals for the Kodak site and a planning application for development on Lyon Road, which will both be the subject of specific presentations to the Panel at its meeting.

### **Options considered**

- 2 Development on each of the strategic sites is controlled through the planning process. The suite of documents under preparation as part of the Harrow LDF (including the Heart of Harrow Area Action Plan) provide an emerging narrative and planning policy context. Consideration of the merits of the specific proposals for sites will fall to the Planning Committee who will be responsible for balancing all material planning considerations, starting with development plan policy, in making a decision on the merits of a particular proposal.

### **Background**

- 3 Despite the uncertainty within the development sector at the moment, it is encouraging to report that over the autumn, Barratt homes have started work on the second phase of development - the construction of new homes - at RAF Bentley Priory whilst work continues at Honeypot Lane, on the former Travis Perkins site and on sites in Stanmore Park, Mill Farm and Rayners Lane.
- 4 In November, the council received a full planning application for Lyon Road/St John's Road in Harrow town centre – comprising 308 new homes (including 85 affordable) and some 3,390 square metres of commercial floorspace, plus some 118 parking spaces and landscaping/public realm works. Consultation on the application, following validation, is schedule to have begun in the week

before this meeting. The early proposals for this site have twice been presented to the MDP. The application is scheduled to be considered by the Planning Committee in the spring.

- 5 The masterplan for the Kodak site will also be presented to this MDP meeting by officers. Over the last year, Land Securities and officers from across the Council, lead by the Planning Service, have worked together on the development of a masterplan that would enable the comprehensive redevelopment of the main manufacturing and Zoom Leisure sites to provide significant new employment floor space enabled by new housing and complemented by a range of new on and off site amenities. Consultation with the Panel has taken place over the last year alongside workshops and engagement with the community. In recent months this consultation has broadened further to include the Mayor of London and Transport for London. Harrow Council has been supported in the master-planning process by the AAP consultant team lead by East, and by officers from Design for London. There remain a number of outstanding issues with the masterplan that the project team are seeking through their work with Land Securities team to try and overcome. Full details of the latest proposals will nevertheless be presented to the MDP. It is anticipated that an outline planning application will be submitted to the Council before Christmas.

## **Financial Implications**

6. The continued engagement of the Planning Service with all proposals contained in the schedule is being secured through the use of dedicated planning performance agreements on the larger sites or by the management of the resource provided for within the operational budget for the service.

## **Risk Management Implications**

7. The LDF programme has its own risk management arrangements in place. The proposals for strategic sites are being project managed by the professional resources within the Directorate.

## **Equalities implications**

8. The Area Action Plan for the Harrow and Wealdstone Intensification Area will be subject to an Equalities Impact Assessment. Each strategic planning proposal is considered against all material planning considerations, including having regard, where appropriate, to the provisions and implications of the Equalities Act.

## **Corporate Priorities**

9. The strategic sites listed in the schedule contribute towards the delivery of sustainable growth and prosperity for the borough, set out within the spatial vision in the Core Strategy. Specific proposals contained within the schedule will all play a part in helping to address all four corporate priorities, by enabling direct or indirect investment in homes, employment

initiatives/workspaces, green spaces, highways and transport and the wide-ranging social and physical infrastructure that helps to create sustainable neighbourhoods and town centres.

### **Section 3 - Statutory Officer Clearance**

Name Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 22/11/2011		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 22/11/2011		

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

**Contact:** Stephen Kelly, Divisional Director – Planning Tel 0208 736 6149

**Background Papers:** None

Schedule of strategic development sites:

<b>Harrow and Wealdstone Area for Intensification</b>					
	Location	Proposals	Timescale	Officer	<b>December 2011</b> Comment
1	Kodak	Mixed use development by Land Securities	Planning App December 2011	Stephen Kelly/Beverley Kuchar/Nicholas Ray	Planning application - being finalised for submission in December.
2	Civic Centre	Potential redevelopment	TBC	Andrew Trehern	Consultants for Council engaged to review options. Emerging AAP identifies site as mixed use.
3	Tesco Station Road	Extension to store, additional car parking and new frontage block with retail and affordable housing.	Current Application	Stephen Kelly/Beverley Kuchar	Amended proposals to be considered by Planning Committee in December.
4	Greenhill Way, Car park	Mixed use development	TBC	Andrew Trehern	Consultants for Council appointed to review options. Under consideration as part of AAP
5	Former Post office – College Road	Mixed use redevelopment	Planning Summer 2012	Stephen Kelly	New scheme under development. Presentation to MDP in July. Application expected summer 2012
6	Lyon House, Lyon Road	Redevelopment of offices to provide mixed use community/retail/offices and residential development	Planning Application submitted November 2011	Beverley Kuchar/Andrew Ryley	Planning Application submitted November 2011 and under consideration.

<b>Harrow and Wealdstone Area for Intensification (Continued)</b>					
7	Bradstowe House	Erection of mixed use residential and commercial development	PP granted	Stephen Kelly/Beverley Kuchar	Confidential discussion with potential new developer took place in November 2011.
8	Gayton Road Car Park	Council owned development site	TBC	Andrew Trehern	Consultants appointed to review options. AAP to identify policy objectives
9	Travis Perkins Site – Pinner View	Redevelopment for supermarket and housing	PP approved	Stephen Kelly/Beverley Kuchar	Minor non-material amendments agreed to scheme following main developer slipping into administration. Design for underpass under discussion
10	Harrow Leisure centre	Potential redevelopment	TBC	Andrew Trehern	Consultants appointed to review options. AAP to identify policy objectives
11	Colart	Redevelopment	PA expected 2012	Stephen Kelly	Request for pre-application meeting received. AAP proposes as mixed use site for employment, studios and residential.

<b>Rest of Harrow</b>						<b>December 2011</b>
	Location	Proposals	Timescale	Officer	Comment	
1	Former Govt Offices, Honeypot Lane	Mixed use re-development for residential, commercial and new business space	PP granted and development on site	Stephen Kelly	Revised application for re-configuration of units under consideration. Public art to be delivered in partnership with Harrow Heritage Trust.	
2	Douglas Close Stanmore	Phase 2 development for new housing	PP granted	Beverley Kuchar	Development underway	
3	Mill Farm Close	Redevelopment of former Council housing to provide new residential units	PP granted	Beverley Kuchar	Development underway	
4	Rayners Lane Phase F	Redevelopment to provide affordable new homes	PP granted	Beverley Kuchar	Work commenced on site	
5	Rayners Lane Phase G	Redevelopment to provide new private housing	Application expected December 2011	Beverley Kuchar	Scheme being finalised prior to submission. Public consultation concluded.	
6	Royal National Orthopaedic Hospital	Redevelopment to provide new hospital and enabling residential development	Outline PP renewed 2010	Beverley Kuchar/Nicolas Ray	Discharge of pre-commencement conditions ongoing.	
7	RAF Bentley Priory	Restoration of Listed building and re-development of site to provide new homes and BoB museum	PP granted 2010	Beverley Kuchar	Restoration/conversion of main house underway. New residential development underway on site.	
8	Stanmore Car Park	Council site re-development	TBC	Andrew Trehern	Bids made following marketing currently under consideration.	

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