

Major Developments Panel AGENDA

DATE: Wednesday 9 November 2016

TIME: 7.30 pm

VENUE: Committee Rooms 1 & 2,
Harrow Civic Centre

MEMBERSHIP (Quorum 3)

Chair: Councillor Keith Ferry

Councillors:

Sue Anderson
Varsha Parmar
Sachin Shah

Stephen Greek
Susan Hall (VC)
Barry Macleod-Cullinane

Reserve Members:

- | | |
|-------------------|---------------------|
| 1. Phillip O'Dell | 1. June Baxter |
| 2. Jo Dooley | 2. Norman Stevenson |
| 3. David Perry | 3. Marilyn Ashton |
| 4. Sasi Suresh | |

Contact: Miriam Wearing, Senior Democratic Services Officer
Tel: 020 8424 1542 E-mail: miriam.wearing@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 disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from:

- (a) all Members of the Panel;
- (b) all other Members present.

3. MINUTES (Pages 5 - 8)

That the minutes of the meeting held on 30 June 2016 be taken as read and signed as a correct record.

4. PUBLIC QUESTIONS *

To receive any public questions received in accordance with Executive Procedure Rule 49 (Part 4D of the Constitution).

Questions will be asked in the order notice of them was received and there be a time limit of 15 minutes.

[The deadline for receipt of public questions is 3.00 pm, 4 November 2016. Questions should be sent to publicquestions@harrow.gov.uk

No person may submit more than one question].

5. PETITIONS

To receive petitions (if any) submitted by members of the public/Councillors under the provisions of Executive Procedure Rule 47 (Part 4D of the Constitution).

6. DEPUTATIONS

To receive deputations (if any) under the provisions of Executive Procedure Rule 48 (Part 4D of the Constitution).

7. VAUGHAN ROAD REGENERATION SCHEME

To receive a presentation on the Vaughan Road Regeneration Scheme.

8. STRATEGY FOR MAJOR DEVELOPMENT IN HARROW (Pages 9 - 20)

To receive a report from the Divisional Director Regeneration Enterprise and Planning.

9. MAJOR PROJECTS UPDATE

To receive a presentation

10. FUTURE TOPICS AND PRESENTATIONS

11. ANY OTHER URGENT BUSINESS

Which cannot otherwise be dealt with.

AGENDA - PART II - NIL

*** DATA PROTECTION ACT NOTICE**

The Council will audio record item 4 (Public Questions) and will place the audio recording on the Council's website, which will be accessible to all.

[**Note:** The questions and answers will not be reproduced in the minutes.]

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MAJOR DEVELOPMENTS PANEL

MINUTES

30 JUNE 2016

Chair: * Councillor Keith Ferry

Councillors:

* Sue Anderson	* Barry Macleod-Cullinane
* Stephen Greek	* Varsha Parmar
* Susan Hall	* Sachin Shah

In attendance:

Simon Brown	Minute 69
Ms Pamela Fitzpatrick	Minute 69
Sasi Suresh	Minute 69
Georgia Weston	Minute 69

(Councillors)

* Denotes Member present

59. Introduction

The Chair advised the public in attendance at the meeting that the purpose of the Panel was to receive presentations on development proposals and to make comments. There was no connection with the Planning Committee and any comments made by the Panel would not affect the deliberations of the Planning Committee.

60. Attendance by Reserve Members

RESOLVED: To note that there were no Reserve Members in attendance.

61. Appointment of Vice-Chair

RESOLVED: To appoint Councillor Susan Hall as Vice-Chair of the Panel for the 2016/2017 Municipal Year.

62. Declarations of Interest

RESOLVED: To note that the following interest was declared:

Agenda Item 9 – Existing Civic Centre Site and New Civic Centre

Councillor Susan Hall declared a non-pecuniary interest in that she owned a business in Wealdstone. She would remain in the room whilst the matter was considered.

63. Minutes

RESOLVED: That the minutes of the meeting held on 29 February 2016, be taken as read and signed as a correct record.

64. Public Questions

To note that 3 public questions had been received and responded to and in line with the statement made by the Chair, the recording had been placed on the website.

65. Petitions

A petition opposing the new planning application at Harrow View West housing development was received, signed by 661 residents.

RESOLVED: That the petition be referred to the Divisional Director of Regeneration and Planning and the Portfolio Holder for Business, Planning and Regeneration.

66. Deputations

RESOLVED: To note that no deputations were received at the meeting.

RESOLVED ITEMS

67. Chichester Court (with Haslam House)

The Panel received a presentation by Stephen Taylor Architects and Harrow officers on the development of Chichester Court. It was noted that as it was a live planning application, it was for information only.

It was noted that following public consultation in May 2015, including a comprehensive parking questionnaire, further consultation had taken place on the revised plans.

RESOLVED: That the presentation be noted.

68. Existing Civic Centre site and new Civic Centre

The Panel received a presentation from Stephen Taylor Architects on the initial consideration of the redevelopment plans for the existing Civic Centre site.

It was noted that a Special meeting of the Panel would be held to consider the design masterplan.

RESOLVED: That the presentation be noted.

69. Harrow View West

The Panel received a presentation from Persimmon Homes on development proposals for the Harrow View West development. It was noted that the proposals for the site had been modified subsequent to feedback from the Panel at its meeting on 29 February 2016.

The key amendment since the last Panel meeting was a reduction in height to a maximum of four storeys, a reduction in the number of units and alterations to the amenity areas. The consented scheme was for 247 houses and 67 flats, the enhanced proposal submitted to the last meeting was for 116 houses and 480 flats and the current scheme for x houses and x flats. Parking provision had been reduced from 1.44 per dwelling to 0.77. The aim was to submit a planning application in July 2016.

In response to questions from Members it was stated that:

- the balance between parking and amenity had been based on research that indicated that smaller units in London did not use cars. Discussions were taking place with the Council regarding control of overspill parking. The assessment regarding the demand for cars had been tested by officers and Transport for London (TfL);
- the assessment as to the size of accommodation to be provided had been taken from a marketing perspective. 90% of the expressions of interest received had been for one and 2 bedroom accommodation. The level of affordability, including the £600k ceiling for help to buy, had also been a factor. The expression of interest in one and two bedroom properties could include key workers;
- the dwelling standards met the London Plan minimum standards. The aim was to make the ground floor environment welcoming;
- the detail was not yet available to enable calculation of the figures for affordable housing. Affordability was part of the emerging policy of the new Mayor of London. The developer was not currently marketing any of the smaller dwellings;

- a planning application for the revised scheme had not yet been submitted. When it was submitted it would include a full viability assessment;
- although discussions had taken place with Council officers, there had not been any influence exerted as to the scheme detail.

The Chair drew attention to the following:

- with regard to the provision of school places, the masterplan formulated when Land Securities owned both sites had been of sufficient size to warrant a primary school;
- there was a requirement for consultation with statutory bodies prior to the officer recommendation on a submitted planning application, such as implications for flooding;
- all affected households would be advised of the submission of a major planning application;
- a presentation would be made to the next meeting on the housing needs analysis for Harrow.

The Chair thanked the developer for their presentation and stated that the meeting had raised awareness of the views of local residents.

RESOLVED: That the presentation be noted.

70. Update on Various Projects

The Divisional Director of Planning and Regeneration updated the Panel on the major development projects in Harrow which provided summary data on each scheme.

RESOLVED: That the information be noted.

71. Future Topics and Presentations

RESOLVED: That reports be submitted on:

1. the design masterplan for the current Civic Centre site;
2. the housing needs analysis.

(Note: The meeting, having commenced at 7.30 pm, closed at 10.00 pm).

(Signed) COUNCILLOR KEITH FERRY
Chair

**REPORT FOR: MAJOR DEVELOPMENT
PANEL**

Date of Meeting:	9 th November 2016
Subject:	STRATEGY FOR MAJOR DEVELOPMENT IN HARROW
Responsible Officer:	Paul Nichols, Divisional Director of Planning, Enterprise and Regeneration
Exempt:	No
Wards affected:	Relates to Borough-wide Development
Enclosures:	Appendix 1: Major Development Sites

Section 1 – Summary

This Paper sets out and discusses the strategy, objectives and aims of the Council in dealing with and developing strategic sites within the Borough.

FOR INFORMATION

Section 2 – Report

Policy Context

- 2.1 The starting point for strategic development and how it can shape the communities of Harrow is the Development Plan. The Development Plan is given legal status by the Planning Acts and its policies must be adhered to unless material considerations indicate otherwise. The Development Plan for Harrow comprises The London Plan [LP] and the Harrow Local Plan [HLP]. The Development Plan provides the strategic place-making, environmental, economic and social plan for the Borough.
- 2.2 The Development Plan contains a wide range of policies covering topics such as: Place-Making and Design; Housing, Economics and Employment; Climate Change; Transport as well dealing with the practicalities of Implementation, Delivery and Review. In the context of the strategic objectives for Harrow set out in the Harrow Ambition Plan 2020 to: Build a Better Harrow; Be More Business-Like and Business Friendly and; Protect the Most Vulnerable and Support Families, it is evident that the Council should be particularly cognisant of those policies that achieve these objectives. These are discussed in the sections below: Housing Needs; Economic Development; Place-Making and Design; Transport and Parking; and Infrastructure Delivery.

Delivery Strategy

- 2.3 As the focus of investment and development is principally aimed towards the centres of Harrow and Wealdstone, the Area Action Plan [AAP] sets out the strategic focus for delivery. The AAP forms part of our Development Plan. The Council's Regeneration Strategy builds on the AAP, while further considering the corporate objectives of the Council, the recent adoption of the Harrow and Wealdstone Area as an Opportunity Area and its designation as a Housing Zone. The adoption of the Opportunity Area and Housing Zone provide the stimulus for investment and an opportunity to accelerate the place of housing delivery, through increased private interest in the area, a significant investment from the Local Authority as well as external grant and loan funding from the GLA. An accelerated pace of housing delivery also enhances Community Infrastructure Levy [CIL] receipts and allows the Borough to invest in improved infrastructure earlier in the Development Plan period, with subsequent economic benefits locally. A copy of the Major Projects progressing towards planning and in the planning system is appended to this report, which evidences the accelerated scale of delivery proposed.

Housing Needs

- 2.4 The problems facing the delivery of housing country-wide, and particularly in London, are well rehearsed: historic build-up of under-supply coupled with increasing demand have created a housing market inaccessible to many of London and Harrow's residents. The LP sets out the Council's targets for annual delivery of new homes within

Harrow, increased from 350 in 2011 to the current target of 593. In recognising the potential of the 'Heart of Harrow' to deliver new homes quickly, the area has also been designated as an Opportunity Area and Housing Zone.

- 2.5 The Development Plan encourages a mix of housing tenures across the Borough to reduce social and health inequalities. In order to cater for the full spectrum of housing needs as traditional housing products expand and diversify, and enhance the vibrancy of our communities, the regeneration programme places great weight on the provision of varied housing typologies, tenures and unit sizes. As an example, the Regeneration Strategy is committed to maximising the provision of affordable housing, using innovative models to increase overall housing provision. This includes ensuring that those frozen out of the property market have access to good quality rented units with a socially conscious landlord, through the Build-to-Rent programme. In this way, the Regeneration Strategy seeks to ensure that the most vulnerable are protected (through providing Temporary Accommodation for our homeless) as well as supporting families, key workers and others through the diverse range of housing made available.
- 2.6 The Regeneration Unit and Planning Team work closely with the Council's Housing Team to ensure that, in a rapidly changing housing environment, the needs of the most vulnerable are being delivered. Officers have developed particularly close working relationships with the GLA. Since the London Mayoral elections in May, officers have been discussing with the GLA the policies of the Mayor, in particular the level of affordable housing delivered on sites and implications of the London Living Wage.

Economic Development

- 2.7 The regeneration programme aims to ensure that business and employment offer a rich mix of uses in the Borough, the Borough doesn't become a residential dormitory, and resident opportunities to work, live and socialise locally are improved. The Development Plan encourages this rich mix of uses and the Regeneration Unit and Planning Team are working closely with the Economic Development Team to achieve these objectives and the economic aims of the Regeneration Strategy. The creation of 3,000 new jobs, provision of workspace, helping start-ups, addressing skills shortage and breaking down barriers to entry to work will meet the Council's objectives of being more business-friendly and protecting those most vulnerable in our society.
- 2.8 The Council has clear policies and procedures to implement the Regeneration Strategy. The use of Section 106 Agreements require developers to provide site specific employment & training plans detailing Key Performance Indicators and targets including local labour, apprenticeships, qualifications, training. The provision of new work space has been built into the development of Stanmore Place, ColArt, Kodak site, Palmerston Road site and the Gayton Road development.
- 2.9 Where the Council is the developer, the Council's procurement policy

will require potential contractors to state in their tender, how they would meet the council's social value objectives. This may include targets for using local suppliers, creating apprentices, and recruiting locally. Tenders can also provide examples of how the contractor would support local community initiatives.

- 2.10 To assist, demonstrate and monitor these objectives, the Council is developing a cost benefit analysis which will demonstrate the social and economic benefits of each development. This will include the financial benefits of providing new workspace, creating new jobs, supporting local people into work, using local supply chains and creating and hiring apprentices. The analysis also monetises the health benefits of regeneration and the economic benefit of designing out crime, ensuring the Council meets its objectives to be more business-friendly.

Place-Making and Design

- 2.11 Building a Better Harrow is a wide-ranging objective. At its heart is the strategy to make Harrow a richer environment by building places people can enjoy, use and take pride in. The place-making policies of the Development Plan seek to inspire, excite and delight and encourage innovation. They require a high standard of design and development throughout. Regenerating the Borough through high quality design is a core value for our development briefs for sites and provides the starting point for the Planning Team in negotiating on strategic sites.

Overview

- 2.12 Harrow has a distinctive mix of different architectural styles and layers of development. The bulk of Harrow, as we know it today, was built in the early C.20th as a result of the Metropolitan Line expansion. 1920s and 30s semi-detached housing, built in the 'Metroland' style, makes up the majority of the built fabric. A lack of major roads running through the Borough and limited major industry has helped keep Harrow as a network of low rise suburban villages. The few tall buildings are largely within Harrow town centre, and the prevailing height across the Borough is 2-4 storeys. Harrow is a Borough of extremes, with wealthy and highly desirable Pinner and Harrow-on-the-Hill adjacent to areas of neglected housing stock where the suburban idyll has deteriorated into concreted and car filled front gardens and stark street scenes devoid of greenery.
- 2.13 London's suburbs need to change to support housing growth, and the challenge now is to intensify and regenerate areas of Harrow, providing as many new homes as possible, whilst maintaining the Borough's unique character. A Harrow specific approach to intensification is needed, building on the Metroland foundations and developing a new Harrow vernacular for the C.21st.

Urban Design Principles

- 2.14 The typical London suburban neighbourhood is land-hungry and car-reliant, with only 15% of a residential plot actually built upon. Harrow is no exception, and areas of the Borough have been identified as the 10% least dense and best connected in the Capital, making it a prime

area for intensification.

Density

- 2.15 The London Plan density matrix supports significantly increasing densities in suburban areas. An increase in density is an inevitable challenge to the suburban principles of family orientated neighbourhoods with individual houses, generous back gardens and ample parking, but higher density development does not automatically indicate overcrowding and social decline. With careful design, future development can continue to uphold Harrow's existing values, reinterpreted as a sustainable form of C.21st suburbia. The question of building at the densities which are now required in suburbia and London is one which is subject to considerable debate, most notably through the 'Create Streets' movement and the Royal Mail site at Mount Pleasant. The development of buildings at human-scale is a consistent theme throughout the regeneration briefs.
- 2.16 Creating higher densities challenges the traditional perceptions of Outer London with typical dwellinghouse typologies and will often require significant levels of well-designed flatted development. The housing crisis needs to be tackled from both ends: Flats are both affordable to young households and provide a solution for under occupation. Flatted development provides the opportunity for 'empty-nesters' to downsize, freeing up much needed family housing and revitalising neighbourhoods.

Housing Typologies

- 2.17 In early C.20th London, alongside Metroland, a major movement in residential development was the mansion block. The suburban mansion block was typified by a modernist or Arts and Crafts movement aesthetic (also inspirations for Metroland) and leafy communal gardens. In essence, this was Metroland at high density, and mansion blocks remain some of London's best-loved and cared for housing.
- 2.18 Leading public figures have recently called for London's housing crisis to be addressed with midrise developments of mansion blocks and garden squares, and this is one of the typologies which offer a viable template for future development in Harrow. Mansion blocks are generous: Living spaces are well proportioned and blocks have civic appeal, with carefully designed elevations that make positive contributions to the street. The immediate setting of mansion blocks is an important feature. Increased densities allow a greater area of the site to be used as public and communal landscaped space – garden squares. In comparison with larger towers, mansion blocks can be readily accommodated within a familiar and comfortable townscape of urban streets, squares and spaces.

Tall Buildings

- 2.19 In many cases midrise development can deliver the required number of homes, but in some instances there is a role for taller buildings. Additional height helps subsidise, and free up the ground floor for, much needed community facilities such as libraries and affordable work space. Tall buildings can have an important part to play in defining and

signposting places. A high standard of design is expected across all development in the Borough, but the design of tall buildings requires a particular degree of care. This is recognised in local policy which requires tall buildings to be of exceptional architectural quality. In the appropriate context, tall buildings have potential to be community beacons and provide opportunities for innovation and landmark architecture for Harrow.

Design Quality

2.20 High quality design is central to building a better Harrow. Developing a reputation for design quality in Harrow will raise ambition and attract talent, improving the quality of architecture across the Borough, and the quality of life for Harrow residents and workers. The Council is promoting and managing design quality in a number of ways:

- In 2015 the first Head of Design and Regeneration was appointed to lead on urban design and design quality across the Council.
- A long standing service agreement with the GLA provides an urban design officer to assist with design expertise and advise on major planning applications.
- A refresh of the current New Residential Design SPD 2010 is underway to provide more robust design policy and guidance.
- A Harrow Design Review Panel is being established to provide external advice and guidance on major planning applications.

2.21 Consequently there has been a significant improvement in the design quality of recent major applications in the Borough. Schemes such as 51 College Road and Gayton Road, by multi-award winning architects, demonstrate this. Gayton Road is a good example of the new Harrow vernacular style that is emerging, with a contemporary reading of the mansion block type and generous, well designed open spaces. It is also an example of the value that high quality, innovative and experienced architects can add to the contemporary Harrow vernacular. This approach is reflected in the briefs set out for each of the regeneration sites.

Transport and Parking

2.22 The spatial development policies of the Development Plan and transport policies are interwoven at local and regional level. The overarching principle in all of these policies is to move towards an integrated and sustainable transport system using transport modes such as walking, cycling and public transport.

2.23 Building a Better Harrow means taking the opportunity a large-scale development programme offers to shape the future of the Borough. The sustainable development of the Borough and policies of the Development also require the Council to ensure that there are progressive transport modal shifts over the course of the Development Plan, as the range of transport alternatives is improved. A traditionally high level of private car use in the Borough will no longer be sustainable within the parameters of housing required to be delivered over the Plan period and the delivery of the Transport Local

Implementation Plan [LIP] will assist by introducing network improvements and initiatives that will support modal shift towards more walking, cycling and public transport usage, a greater emphasis on travel planning with less usage of private cars in order to facilitate growth.

- 2.24 The Council are therefore working closely with the GLA and TfL to achieve the aim of the parking standard policy of 'significantly less than 1 space per unit' in areas with a 'Public Transport Accessibility Level' [PTAL] of good or above¹. The provision of car parking may be reduced further where it is evidenced that car ownership within specific housing tenures are low. For example, local Census evidence shows that car ownership within the Private Rented Sector is significantly lower than within the Shared Ownership or Market Sale sectors. These strategies will be complimented by sustained investment in high quality public realm, transport infrastructure and continued modelling and monitoring of transport data.
- 2.25 The Council nonetheless recognise that low or zero parking schemes can, in some circumstances, create the risk of parking overspill in surrounding streets and neighbourhoods. The Council needs to carefully consider the parking management regime in the vicinity of high density schemes, when evaluating low or zero parking proposals. Mitigation measures, such as permit use restrictions, travel plans and careful monitoring, to prevent the impact of parking overspill will be required.
- 2.26 Building at higher densities in well-connected areas, as advocated above, also has the potential to create more sustainable communities in Harrow. Harrow currently has some of the highest levels of car use in London and this has historically been linked to a dispersed and low density pattern of development. Harrow also has the lowest cycling rates in London. Increasing housing densities within the Opportunity Area and maximising the number of homes built within walking or cycling distance of local amenities (public transport, schools and high street shopping) will help to improve air quality, pollution levels and support the general health of communities. Walking to school and using local high streets are more feasible in high density neighbourhoods and these have been shown to strengthen community ties and would also support economic uplift of Harrow neighbourhoods.
- 2.27 Opportunity areas such as Wealdstone are an example of this approach and transport programmes in the LIP are already coordinated to maximise improvements to the transport network to facilitate the planned growth in homes and businesses. However, additional funds can also be sought from TfL via the major schemes bid process for a more significant investment in the public realm and transport networks in areas of need. This funding is additional to the annual LIP funding provided to Boroughs. Opportunity areas are ideal candidates for this type of investment, particularly in town centres, and currently Harrow

¹ Most of the Harrow and Wealdstone Opportunity Area is within areas with at PTAL of at least 'good' (PTAL 3 or above) and of the large sites significantly exceed this level

has submitted a bid for Wealdstone and is currently awaiting the outcome of the bid.

Infrastructure Delivery

2.28 The Council is committed to the delivery of infrastructure to support the significant growth the Borough will experience over the next 15 years. The development of each of the schemes will deliver significant CIL receipts, to be managed through the Infrastructure Assessment and Delivery Plan. CIL receipts (since its adoption in 2013) and monies gathered through s106 contributions to planning permissions have already made significant contributions to Headstone Manor and schools throughout the Borough. Further significant monies from the Harrow View West scheme and 51 College Road are already earmarked for investment in leisure and libraries respectively. The evolving Infrastructure Assessment and Delivery Plan will ensure that infrastructure is optimised and delivered in the right areas. Infrastructure and CIL priorities will be determined through the consideration of whether the infrastructure is identified in the Infrastructure Delivery Plan, is located within the area to which the CIL was collected, involves an element of match-funding, benefits a broad geographical area, benefits a broad range of the population, is implementable within the short-term and whether a mechanism is in place for funding any on-going costs (CIL cannot generally be used for revenue funding).

Community Engagement

2.29 As part of the Regeneration Strategy, a Community Engagement Plan has been set out with reference to the Statement of Community Involvement. The Plan sets out how the objectives for the Regeneration Strategy will be communicated and identifies the myriad of stakeholders involved in the Regeneration of the Borough, tailoring consultation and engagement towards specific audiences. The Plan recognises the value of wide engagement and the role and perception stakeholders may have of a Local Authority as a Developer. The Plan is already in action on the regeneration sites, most notably on the existing Civic Centre Site (Poets Corner), Vaughan Road, Waxwell Lane and Roxeth Library.

2.30 Though third party developers do not have the same obligations to stakeholders for engagement and public consultation, the LPA continually advocates the value of such engagement. Working closely with developers and building these relationships has yielded positive results in terms of the level of engagement undertaken. On large-scale schemes, the LPA will expect developers to engage with local residents at least twice prior to the submission of applications.

Section 3 – Further Information

This report should be read in conjunction with the presentation to be presented to the Panel at the Major Developments Panel on 9th November 2016

Section 4 – Financial Implications

The report is for information purposes only and therefore has no financial implications.

Section 5 - Equalities implications

Was an Equality Impact Assessment carried out? **No**

The report is for information purposes only and has no implications on Equalities

Section 6 – Council Priorities

The Council's vision:

Working Together to Make a Difference for Harrow

Please identify how the report incorporates the administration's priorities.

- Build a Better Harrow
- Be More Business-like and Business Friendly
- Protect the Most Vulnerable and Support Families

The report is provided for information purposes, to demonstrate how the strategic development of the larger sites in the Borough will be developed in accordance with Council's priorities. The report details how, through developing place-making, infrastructure delivery, job and skills creation and transport at the core of design briefs, the Council can 'Build a Better Harrow'. The strategy for capitalising the assets of the Council and providing support to businesses demonstrates how the council can 'Be More-Business Like and Business-Friendly'. The Regeneration Strategy, planning policies commit to delivering the maximum viable amount of affordable housing and policies to support and develop employment skills demonstrate a commitment to 'Protect the Most Vulnerable and Support Families'.

Name: Dave Roberts	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 26 th October 2016		

Ward Councillors notified:	NO
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Section 7 - Contact Details and Background Papers

Contact: Fergal O'Donnell, Regeneration Manager (Planning), 0208 736 6664

Background Papers: N/A

Major Projects Update

Scheme	Description	Developer	Residential Units	Commercial Floorspace (SqM)	Planning Stage (Masterplan/ PreApp/ Outline/ Full)	Status/Comments
51 College Road	Redevelopment of the Former Harrow Post Office to Provide 318 Flats (Class C3), 862 Sq. Metres Floorspace for Retail (Class A1), Financial & Professional Services (Class A2), Restaurants and Cafes (Class A3), Pubs and Bars (Class A4), Hot Food Take-Aways (Class A5), Business (Class B1) and Non Residential Institutions (Class D1) Uses and 1,672 Sq. Metres Floorspace for Library (Class D1) Use. 2,413 Sq. Metres Public Realm including New Public Square; Basement and Surface Servicing and Parking (Total 60 Car Spaces, 3 Motorcycle Spaces and 521 Cycle Spaces); Combined Heat & Power Plant; landscaping and roof gardens.	Hyde	318	862	Full PP	Granted 5th January 2016
Lyon Road	Demolition of existing buildings and the erection of 7 new buildings of various heights. Mixed use development to provide 236 private and 49 affordable residential units and 3,050sqm of commercial floorspace	Redrow	287	3,050	Full PP	Development work well underway.
Gayton Road	Redevelopment comprising the demolition of the existing buildings on site and the erection of 355 flats between five buildings in configurations of 5, 6, 8, 9 and 11 storeys with 477sq. metres commercial and community use spaces at ground floor (Flexible uses comprising classes A2, A3, B1 and D1 Use Classes); Basement and surface servicing and parking (Total spaces 171); Principal vehicle access from Gayton Road to the east of the site with secondary site access, emergency access and minor access to the west of the main site access; New public open space, landscaping and associated worksparking bays, 13 motorcycle spaces, landscaping, amenity and play space.	Fairview	355	477	Planning Application submitted	Granted PP in July. Works expected on site in early 2017.
Bradstowe House	Variation of Condition 18 to EAST/106/01/FUL (16/09/2005) to increase the number of residential flats within the development from 144 to 177, remove the Class D2 floorspace from the first floor. Retail on ground floor.	Comer	177	To be confirmed	Full PP	Scheme now complete.
Cumberland Hotel	Potential redevelopment of Hotel to provide 123 residential units	Origin	123		Full PP	Granted 6th October 2015
Cumberland Hotel + Victoria Hotel	Potential redevelopment of Hotel plus adjacent Victoria Hall for residential plus new community floorspace	Origin	173	D1 - Community Hall/TBC	Pre-application Stage	Forms part of the Housing Zone (HZ)
Harrow College, Brookshill	Demolition of existing Gaskell and Davis buildings and construction of new two storey building for use as health and social care educational facility (Class D1). Associated landscaping. Relocation of polytunnel and security hut; New entrance gates and boundary treatment; Alterations to vehicle crossover.	Harrow College	N/A	1 building for use as a health and social care facility (1,453 sqm)	Full PP	Planning permission granted
Palmerston Road/Deilers	Proposal is for: REDEVELOPMENT OF THE SITE TO PROVIDE 187 RESIDENTIAL UNITS (USE CLASS C3); 1428sqm OFFICE FLOORSPACE (USE CLASS B1) AND 683sqm FLEXIBLE COMMERCIAL AND COMMUNITY FLOORSPACE (USE CLASSES A1, B1, D1, D2) IN 5 BUILDINGS BETWEEN 1 AND 17 STOREYS IN HEIGHT; BASEMENT TO PROVIDE CARPARKING AND CYCLE PARKING SPACES; ONE ALTERED VEHICLE ACCESS FROM PALMERSTON ROAD; REFUSE STORAGE; ENTRANCE GATES; PUBLIC REALM LANDSCAPING; PHOTO-VOLTAIC PANELS; DEMOLITION OF EXISTING BUILDINGS	Origin	187	1428sqm OFFICE FLOORSPACE (USE CLASS B1) AND 683sqm FLEXIBLE COMMERCIAL AND COMMUNITY FLOORSPACE (USE CLASSES A1, B1, D1, D2)	Full application	Forms part of the HZ Application received in April and being reported to Planning Committee in November.
ColArt/Artisan Place	O/L: Demolition of existing buildings, retention of the Winsor and Newton former office bldg for business and employment (B1(a), B1(b) and B(c)) and new B1 (2,921sqm); up to 195 new dwellings, safeguarded area for education (D1); new streets, public realm, parking.	Barratt	195	2,921	Full PP	Construction underway
Harrow View West	Redevelopment to provide 314 units plus open space	Persimmon	314		Full application	Construction work begun on early phase
	Intensified scheme: redevelopment to provide 450 units, plus open space	Persimmon	450	n/a	Full application	Applying with planning authority
Harrow View East	O/L: Comprehensive, phased, mixed use development, as set out in the Development Specification (March 2015). Includes up to 1800 residential units (C3); up to 220 student units (SG); senior living (C2) and assisted living care home (C2)	Land Securities	1,800	Employment Uses (32,360sqm). Foodstore (2,000sqm). Leisure/community uses (9,730sqm). Flexible Retail uses (2,000sqm)	Outline	Granted planning permission December 2015
Tithe Farm Sports and Social Club	Redevelopment for 30 dwellings with access, parking, landscaping and bin storage; sports and social club house; construction of an artificial turf pitch and multi use games area (muga)	Matthew Homes	30	N/A	Full PP	s106 awaiting completion
Grange Farm estate	Estate Regeneration scheme to replace 260 flats with 500 mixed-tenure homes.	Council	500		Masterplanning Stage	Expected to be reported to planning Committee in coming months
Royal National Orthopaedic Hospital	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units		365		Outline	Outline pp granted. Reserved matters for first phase(s) approved
Anmer Lodge	Redevelopment of Anmer Lodge and Stanmore car park in four blocks: Block A to provide 1,692 SQ. M (Gross) food retail store with ancillary care and 3-5 storeys of flats above. Block B to provide multistorey car park and 4 storeys of flats above; Block C to comprise 3-6 storeys of flats with undercroft parking; Block D to comprise 2-4 storeys of houses and flats. Total 120 dwellings and 294 parking spaces.	Notting Hill Homes	120	1,692	Full PP	Granted 22nd August 2014

Honeypot Lane/Stammore Place	Redevelopment to provide 798 resid. units (including 40% affordable housing), A1/A2/A3/A4/A5/D1 & D2 floorspace; Class B1(a),(b),(c) floorspace including a business incubator centre; new access onto Whitechurch Lane (Appeal 3565).	St Edward	766		Full PP	Nearing completion - expected Q1 2016
Edgware Town Football Club	Development to provide 189 dwellings.	Weston Homes	189		0 Full PP	Completion expected Dec 2015
Bentley Priory	Change of use from defence establishment to provide a museum/education facility (D1 use), 103 dwellings with associated car parking, ancillary service/accommodation, energy centre, open space, part demolition of Mansion House.	Barratt	103	Museum	Full PP	Nearly complete - 12 units remaining
Townsend and Eaton Houses, Northolt Road	Redevelopment to provide 123 residential units	Origin	116		Full PP	Granted Planning Permission in Summer 2016
Harrow Hotel	Redevelopment to provide 64 flats	Notting Hill Homes	64	n/a	Full PP	s106 awaiting completion
Poets Corner (existing Civic Centre site)	The site has been earmarked for a residential-led, mixed use redevelopment comprising: new homes of all tenures including affordable housing, commercial space, community uses, a new primary school, high quality public realm and landscaping and potential for self/custom build plots. The architects are also looking at the feasibility of reusing some of the existing civic buildings on site. The Council will be undertaking public engagement during the summer and autumn.	Council	c. 800+	To be confirmed	Pre-application Stage	Forms part of the HZ - Council Site. Applications expected in Spring 2017
New Civic (Wealdstone)	The Council is putting forward robust proposals to leave our costly and outdated Civic centre and build a much smaller and efficient office in the heart of Wealdstone District Centre. This will form the hub of a wider package of regeneration initiative designed to transform the economic performance and quality of life in this locality, helping Wealdstone – which is the borough's most deprived area – to achieve its full potential. Moving our offices into Wealdstone will bring benefits to the local economy, including investment, and boost the business of independent traders and High Street shops.	Council	c. 25-50	To be confirmed	Masterplanning Stage	Forms part of the HZ - Council Site. Design team procured
Byron Quarter (Leisure Centre site)	Over the coming months the Council will be developing a masterplan for the Byron Quarter. This area includes the Harrow Leisure Centre, surrounding car park and the disused test driving site. The masterplan will include space for a minimum of 200 homes, leisure uses and improved public spaces, and create a better relationship with Byron Recreation Ground and stronger links to the town centre. The Council will begin public engagement on the masterplan in the Autumn.	Council	c. 400-600	To be confirmed	Masterplanning / Pre-application stage. Design Team procured	Forms part of the HZ - Council Site. To include the former driving test area. Design team procurement in progress.
Greenhill Way Car Park	Feasibility study leading to potential direct delivery of a mixed-use development and provision of existing car parking on this edge-of-town-centre site. Uses likely to include housing, workspace and retail.	Council	c.100-200 depending on mix of uses, to be determined	To be confirmed	Masterplanning Stage	Forms part of the HZ - Council Site
Roxeth Library	Reprovision of Roxeth Library and redevelopment of the site (incl. car park) to provide up to 26 residential units.	Council	c. 25 +	None	Pre-application Stage	Application expected summer 2017
Vaughan Road	Residential led development providing a min of 26 new homes as well as community facilities on existing surface car park. Particular consideration will be given to the design of the public realm in order to improve and activate adjacent cycle and pedestrian routes.	Council	c. 30	To be confirmed	Pre-application Stage	Application expected in Feb 2017
Waxwell Lane	Feasibility study for an existing surface car park. The study is focused around extensive local stakeholder engagement and will explore the potential for a number of complimentary uses including a housing-led option which could provide circa 34 residential units.	Council	To be confirmed	None	Masterplanning Stage	Design team appointed 200516.
Haslam House	Haslam House is a development of Private Rented Sector Housing on a disused children's services site in Stanmore. The site is surrounded by housing on three sides and is developed at an appropriate scale while maximising the number of new homes created. It is comprised of 62 bed houses, 6 1 bed houses, and one studio gatehouse. 6 of the houses will be let at affordable rents.	Council	9	None	Full PP	Planning permission granted Sep 2016

	Scheme under construction/completed
	Planning approval secured, not yet under construction