

**REPORT FOR: MAJOR  
DEVELOPMENTS  
CABINET ADVISORY  
PANEL**

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**Date of Meeting:** 13<sup>th</sup> November 2013

**Subject:** Strategic Opportunities: Update

**Key Decision:** No

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

**Portfolio Holder:** Councillor Susan Hall.  
Leader of the Council and Portfolio  
Holder for Community Safety and  
Environment,

**Exempt:** No

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

**Enclosures:** Appendix 1 – Strategic sites Schedule

**Section 1 – Summary and Recommendations**

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This report provides an overview of progress on the delivery of key regeneration and development outcomes across the Councils area, and sets the scene for a presentation on the emerging regeneration strategy.

**Recommendations:**

It is recommended that the Panel:

**Note** the progress being made on the realisation of the regeneration and development outcomes set out in the Council's statutory and non statutory plans.

**Reason: (For recommendation)**

To update the Panel on the progress made in the delivery of Local Plan targets and outcomes, as part of the Council's commitment to supporting growth.

## **Section 2 – Report**

### **1. Introduction**

1.0 The MDP has previously received reports on a range of projects which have been developed, in consultation with the Panel through the pre—application process. Since the date of the last MDP meeting in December 2012, the Council has seen considerable progress made on the development of a number of key sites and projects spread across the Borough. This report seeks to provide a summary of this progress, as well as highlight important emerging issues that the Council will face in the future.

### **Progress Update**

### **2.0 Planning Policy**

2.1 Following the adoption of the Core Strategy in March 2012, earlier this summer, the Council's outstanding "Local Plan" documents; covering Site Allocations, Development Management Policies and the Heart of Harrow Area Action Plan were subject to examination, and were found to be sound. The Council adopted these documents in July 2013 and together with the Core Strategy they now form a comprehensive, up to date "Local Plan" for the borough.

2.2 Through the summer, the Council also progressed its proposals for a Community Infrastructure Levy (CIL), following the scaling back and forthcoming demise of S106 agreements as a tool for strategic infrastructure funding into the future. Harrow's CIL, set at a modest, but nevertheless meaningful level, came into force on 1<sup>st</sup> October. The charges are set out below. In parallel, work is also underway on refreshing the infrastructure delivery plan originally presented in the Core Strategy. The means by which infrastructure need is captured, and then delivered as part of the Council wide infrastructure programme is also being reviewed. For CIL, the Council will be required to consult with and to spend at a local community level, a percentage of the receipt that is received.

<b>Use</b>	<b>Charge per sq.m.</b>
Residential	£110
Hotel (Class C1) residential institutions, except hospitals (Class C2), Student accommodation, Hostels and HMO's	£55
Retail (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafes (Class A3), Drinking establishments (Class A4), Hot food take-away's (Class A5)	£100
All other uses	Nil

### **3.0 London Plan**

- 3.1 The Mayor is currently undertaking a review of London's Housing need and capacity to inform the review of the London Plan in 2014. In particular, the Mayor is seeking to address the rising challenge posed by the growing population and housing need in the capital. A strategic Housing Land Availability Assessment (SHLAA) has been undertaken for all London Boroughs, together with ongoing work on a Strategic Housing Market Assessment (SHMA). This is likely to result in a change to the London Plan housing requirements for all London Boroughs, including Harrow. Discussions with officers and the GLA suggest that in Harrow, the current requirement for the borough to provide 350 new dwellings per year will increase materially.
- 3.2 The challenge for the London Plan and for the Boroughs will be to meet the rising demand in a properly planned way. Harrow has successfully delivered (and exceeded) its housing requirement set out in the current London Plan and Core Strategy. Officers will expect to revisit the existing strategy for growth, and the associated infrastructure needs associated with any new plan target.
- 3.3 The revised housing targets are scheduled to be published in January 2014. Officers will expect to bring a further paper to the MDP in March, explaining how Harrow's revised housing figure impacts upon the planned growth strategy.

### **4.0 Regeneration Strategy**

- 4.1 Alongside mainstream programmes, across the Council, activities are already being undertaken that directly contribute to the physical, social and economic regeneration of the borough. So far, these outcomes have been captured in service plans, but have not been "connected" together to inform a single clear story about the way in which all parts of the Council (and its partners) are contributing to Harrow's regeneration. The Council is accordingly in the process of setting out a more explicit regeneration strategy; based around three key threads: People: Place: Business. Elsewhere on the agenda officers intend to provide a fuller outline of this work. The strategy will in due course form an important part of the Council's overall strategy and is expected to play a part

across all Directorate programmes and service plans. The strategy will also play an important role in attracting and maintaining businesses and investment into the borough.

## **5.0 Heart of Harrow**

- 5.1 The Heart of Harrow Area Action Plan was concluded and adopted, following examination, earlier this year. Since then, the document, alongside the Local Plan and in concert with work by officer's in the Environment and Enterprise Directorate, has been brought to life by a number of projects and development outcomes.
- 5.2 In Harrow town centre, work has started on the £2.06m project to upgrade St Anne's Road, with work on Lowlands Road performance space scheduled to start shortly, supported by funding from the Mayor of London through the Outer London Fund. Consultation with the community on new public realm at the junction of Lyon Road and St Johns Road, as part of the S106 funded public realm improvements from that scheme, has also taken place, with positive feedback in support of a new small park space, in the town centre.
- 5.3 Over 2012/13, Harrow town centre has also seen permission granted for some 200 new homes, with positive sales values achieved. The long running Bradstowe House development was also subject to review and reconsideration by the Planning Committee. Permission, following the completion of the revised s106 in October has resulted in a re-affirmed commitment from the developer to re-start the works shortly. Officers have also stepped up engagement with TfL around Harrow on the Hill Station and the development of TfL interest in the town centre.
- 5.4 In Wealdstone the future of the Kodak and Colart sites has been determined with the grant of outline planning permission for over 1200 new homes, new retail, business and employment spaces, space for new school places and new open space. Both schemes should begin to make an important contribution towards the realisation of improvements in Wealdstone for both employment and physical regeneration.

## **6.0 Growth across Harrow**

- 6.1 The work at former RAF Bentley Priory reached a key milestone in September 2013 with the handover of the Battle of Britain Museum space to the Trust. Sales of flats within the former mansion building, and new homes in the restored parkland of the site also began earlier in the year. Elsewhere in Stanmore, a new planning permission was issued for RNOH (to support the Pfi hospital proposals) and work started on the new homes at Wood Farm which will see the existing country park extended and improved. On Honeypot Lane, Harrow Heritage Trust, using S106 money, have selected an artist to provide the "public art" at the Honeypot Lane site, where so far, some 250 units have been completed (including the 55 brand new offices at the Stanmore Business Innovation Centre).
- 6.2 Growing confidence in Harrow has been reflected in the recent sale/transfer of a number of sites to new owners; Edgware town Football Club has been brought

by Weston Homes who have submitted final details for the 189 flats prior to starting work on this previously stalled site. Equally the “Dandara” site in Harrow town centre has changed hands and an initial meeting has been held with the new owners, to outline a way forward. Following the grant of outline planning permission in September, the Colart site in Wealdstone has also been brought with the expectation that reserved matter details will be submitted shortly.

## **7 Harrow BID**

- 7.1 Throughout 2013, the town centre team have been supporting the Bid development Group (comprising representatives from businesses in Harrow town centre) in the development of the Harrow Business Improvement District. A vote on the BID is to take place through November with a closing date of 12 December. In the event that the BID is successful, it is expected that the BID programme will be operational for 1<sup>st</sup> April 2014. This could see £2m of private sector business funding, invested into the town centre over 5 year life of the BID.

## **8 New Affordable Housing project**

- 8.1 Housing Services is taking forward projects to deliver additional affordable homes in the borough. These projects, approved by June cabinet are targeted at making best use of e HRA land assets and the freedoms provided by HRA reform to:
- build new housing on suitable vacant or underutilised garage sites or other HRA land, with sites identified to deliver a first phase of 50 units;
  - Building on the success of previous regeneration schemes at Rayners Lane and Mill Farm Close (although not necessarily following the same financial delivery model) to undertake detailed feasibilities of the potential for regeneration through redevelopment of selected Council estates.

A briefing on the project, and the first round of sites, will be prepared for future meeting of the MDP.

## **9 Office to residential permitted development.**

- 9.1 The effect of the office to residential permitted development measures, introduced in May 2013, have already seen applications for some 430 new residential units put forward across 17 buildings – 12 of which appear to be occupied/partially occupied. Harrows’ request for an exemption from this provision for the Heart of Harrow area was not accepted by the Secretary of State. Concerns from local residents about traffic and parking, considered by the Council under the prior approval system, have also not been able to be sustained. The Council continues to monitor the bid by Islington Council to introduce an article 4 direction to remove these permitted development rights, together with a threatened challenge from other London Boroughs to the decision.
- 9.2 Further consultation on more changes to permitted development for retail premises (to allow them to change use and to move to residential use) have recently closed, and a decision on these provisions is awaited.

## **10 Xcite Apprentices programme**

- 10.1 The Xcite programme has sought to provide construction apprentices as part of the S106 obligation from new development. Over 2012/13, the Xcite project has enabled construction training 56 roles to be created.

## **11 Conclusions**

- 11.1 Since January 2013 Harrow Council has approved 1141 new homes and over 250 new homes have also been constructed. Significant new commitments, to affordable housing and S106 infrastructure contributions have also been secured. The Xcite programme has provided people with support into skilled apprentice opportunities. Harrow's Local Plan, and long term infrastructure funding regime have been introduced. The borough remains on target to meet its housing delivery requirements whilst growing confidence in the Borough is reflected in growing interest in the development sector about the remaining allocated development prospects available. The Council will be capitalising on this interest through an emerging regeneration strategy.

## **12. Financial Implications**

- 12.1 The development consented over 2012, has the capacity to deliver almost £1bn of investment into the borough in the years ahead. The resources to manage these developments are derived from planning fees and the Councils budgeted staff and operational costs, spread across not just Environment and Enterprise, but the whole council. Revenue income is supplemented by capitalisation of staffing costs where appropriate and grant based programmes (including schemes such as the Outer London Fund). The changes to planning legislation mean that areas where fees were historically payable, to contribute towards the cost of the planning process, have not been paid and despite an increase in application numbers, the planning service has suffered a decline in fee income, which has impacted upon available resources. The service is seeking financial contributions through planning performance agreements and discretionary pre-application charges where appropriate to help offset these losses.

## **13 Risk Management Implications**

- 13.1 Each strategic proposal is managed dynamically having regard to project specific risks. There are no material risk implications from this report.

## **14 Equalities implications**

- 14.1 The recently adopted Statutory Planning framework has been subject to an Equalities Impact Assessment. Individual planning decisions are carefully considered against policies which have therefore been robustly assessed for their impact upon the protected characteristics.

## **15 Corporate Priorities**

15.1 The physical, economic and social regeneration reflected in the reported outcomes above complement and contribute towards the realisation of the aspirations for a cleaner, safer and fairer borough. Physical development, the Council's activities have provided investment from the private sector, new affordable homes, new infrastructure, new skills and employment spaces, schools, improved green infrastructure and a renewed public realm, together with long term policies and plans that seek to capture opportunity for everyone through new development and funding.

### Section 3 - Statutory Officer Clearance

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 22 October 2013		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 22 October 2013		

### Section 4 - Contact Details and Background Papers

**Contact:** Stephen Kelly Divisional Director – Planning. Tel 0208 736 6149  
Internal ext 6149.

**Background Papers:** none