

Meeting:	Cabinet
Date:	28 th July 2005
Subject:	Town Centre Development Strategy
Responsible Officer:	Director of Strategic Planning
Contact Officer:	phil.greenwood@harrow.gov.uk Tel: 0208 424 1166
Portfolio Holder:	Portfolio Holder for Planning, Development & Housing Portfolio Holder for Environment & Transport
Key Decision:	No
Status:	Part 1

Section 1: Summary

Decision Required

To consider the recommendation of the Town Centre Panel that the Harrow Town Centre Development Strategy be adopted as Supplementary Planning Guidance and used for Development Control purposes, and to advise the Development Control Committee of the decision

Reason for report

Cabinet approval is required if the Harrow Town Centre Development Strategy is to be adopted as Supplementary Planning Guidance.

Benefits

Approval of the Development Strategy will improve service delivery by establishing a planning framework to guide and promote development in Harrow Town Centre

Cost of Proposals

None

Risks

Opportunities for co-ordinated action to increase the range of facilities in Harrow Town Centre, create a distinctive identity, attract investment, boost business confidence, reduce trade draw to other centres and improve its competitive position would be lost.

Implications if recommendations rejected

Actions to transform Harrow Town Centre would be taken on an ad hoc basis, limiting their effectiveness, and future development proposals would have to be considered against general UDP policies rather than specific guidance

Section 2: Report

2.1 Brief History

On 15th July 2003, following a series of Member presentations, Cabinet approved a draft Town Centre Development Strategy for public consultation. A high degree of consensus was obtained, with broad public support for the Council's objectives for the town centre. A number of additional actions were also identified. A revised strategy was considered by the Town Centre Project Panel at its meeting in July 2004 and Members agreed that it should be subject to a further period of formal public consultation to enable it to be adopted as Supplementary Planning Guidance. An 11 week period of consultation followed, in conjunction with the masterplan for the Harrow on the Hill station site, and preliminary results were considered at the Panel meeting in November 2004.

A revised strategy, taking account of the results of consultation, was considered by the Project Panel at its meeting on 14th July, and Members resolved to recommend to Cabinet that it be adopted as Supplementary Planning Guidance and used for Development Control purposes. The recommendation and minutes of the Panel meeting are attached as Appendix 1 and Appendix 2 respectively.

The Town Centre Development Strategy establishes a clear set of objectives and priorities that will guide the transformation of Harrow town centre over the next 5 to 10 years. It is a key Council document and approval by Cabinet will provide the framework to create an attractive, distinctive and high profile centre, fit for the 21st Century and better able to meet the needs of Harrow's diverse community.

2.2 Consultation

The draft Strategy has been subject to wide public consultation and direct engagement with a range of stakeholder groups.

2.3 Financial Implications

None

2.4 Legal Implications

Once adopted the strategy will become Supplementary Planning Guidance and will have weight at any public inquiry.

2.5 Equalities Impact

The consultation programme ensured direct engagement with all borough residents and with groups representing a variety of minority interests. Preparation of the Development Strategy provides the opportunity to promote a more diverse town centre better equipped to meet the needs of the local community.

Section 3: Supporting Information/ Background Documents

Appendix 1:

Recommendation of the Town Centre Project Panel 14th July 2005 (circulated separately)

Appendix 2:

Report considered by the Town Centre Project Panel 14th July 2005 (circulated in Supporting Documents Pack)

Appendix 3

Revised Town Centre Development Strategy. July 2005 (circulated in Supporting Documents Pack)

Background papers:

1. Harrow on the Hill Station Draft SPG July 2004
2. Draft Town Centre Development Strategy. July 2004.