

Meeting:	Cabinet
Date:	28th <sup>th</sup> July 2005
Subject:	Harrow on the Hill Station Planning Brief
Responsible Officer:	Director of Strategic Planning
Contact Officer:	<a href="mailto:phil.greenwood@harrow.gov.uk">phil.greenwood@harrow.gov.uk</a> 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 Project Panel that the revised text of the Planning Brief for Harrow on the Hill Station be adopted as Supplementary Planning Guidance and used for Development Control purposes, and to advise the Development Control Committee of the decision, and to delegate to the Portfolio Holder for Planning, Development and Housing final approval of the complete document.

### **Reason for report**

Cabinet approval is required if the Planning Brief for Harrow on the Hill Station is to be adopted as Supplementary Planning Guidance.

### **Benefits**

Approval of the Brief will improve service delivery by establishing a planning framework to guide and promote development in Harrow Town Centre, and help to facilitate the implementation of a key Proposal Site in the HUDP.

### **Cost of Proposals**

None

### **Risks**

Delay in approving the Brief could weaken the Council's position in determining proposals for a key town centre site, leading to unsatisfactory and piecemeal development.

### **Implications if recommendations rejected**

Future proposals for land at Harrow on the Hill station would have to be considered against general UDP policies rather than site specific guidance

## **Section 2: Report**

### **2.1 Brief History**

In July 2004 the Town Centre Project Panel approved draft Supplementary Planning Guidance for land at Harrow on the Hill station for public consultation purposes. An 11 week consultation followed and preliminary results were considered at the Panel meeting in November 2004. Members noted the clear public support for the majority of the Council's objectives for the site, but also recognised that the balance of opinion on the proposed link between the Harrow town centre and Harrow on the Hill, and the concept of a landmark development, was inconclusive. Members indicated that these issues would require careful consideration but considered that the illustrative concepts had succeeded in engaging the press and the public and ought to be seen positively.

The text of a revised brief, taking account of the results of consultation and continuing dialogue with key stakeholders, especially Transport for London, was considered by the Project Panel at its meeting on 14<sup>th</sup> July. A illustrated version was not available at the meeting. The Panel resolved to recommend that Cabinet approve the revised text for Development Control purposes and delegate approval of the final document to the Portfolio Holder for Planning, Development and Housing in the event that the illustrated version was still not available in time for the Cabinet meeting. The recommendation and minutes of the Panel meeting are attached as Appendix 1 and Appendix 2 respectively.

The redevelopment of land at Harrow on the Hill station offers the potential to have a significant and lasting benefit on Harrow town centre and the surrounding area, and help realize the Council's aspiration to transform Harrow into the premier centre in north west London. Implementation will require a significant level of commitment and co-operation between the Council, GLA/TfL, landowners and stakeholders, the community and prospective development partners. The adoption of the Planning Brief is a key stage in this process and a pre requisite in bringing the site forward for development.

### **2.2 Consultation**

The draft Supplementary Planning Guidance has been subject to wide public consultation, and there has been close liaison with key stakeholders and landowners throughout the preparation of the brief.

### **2.3 Financial Implications**

None

### **2.4 Legal Implications**

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

### **2.5 Equalities Impact**

The extensive consultation programme ensured direct engagement with all borough residents and with groups representing a variety of minority interests. Preparation of the Planning Brief provides the opportunity to promote an exemplar form of sustainable development at Harrow on the Hill station, enhance social inclusion,

ensure full access to important transport facilities, and provide a range of new or improved services to all.

### **Section 3: Supporting Information/ Background Documents**

#### **Appendix 1:**

Recommendation of the Town Centre Project Panel 14<sup>th</sup> July 2005 (circulated separately)

#### **Appendix 2:**

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

#### **Appendix 3:**

Text of Harrow on the Hill Station Planning Brief July 2005 (circulated in the Supporting Documents Pack)

#### **Background papers:**

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