

9.1.2006

Appendix 1

Report reference no	Report Heading and Brief Description of Proposed Action	Officer Initial Comment	Suggested Recommendations/ Way Forward <u>Please note that any of these and any other recommendations for action made by WRAP will need to endorsed by the Neighbourhood Renewal Forum – spring 2006.</u>
3.1	Building Spending Power –		
	Giving Wealdstone special planning status by preparing a Supplementary Planning Document (SPD) or Area Action Plan	Could encourage would be investors	Report to SPAP on making Wealdstone an Area Action Plan, with a recommendation that the Area Action plan is incorporated in the Local Development Framework (which has taken over from the Unitary Development Plan as the primary vehicle to set out the borough’s spatial plans) However, this is unlikely to have any immediate impact, and a change in priorities could adversely affect the approved LDF timetable. Taking account of statutory procedures, an Area Action Plan would not be available until mid 2008 at the earliest.
	Promote the redevelopment of 8 sites for a range of uses but predominately housing	Several of the identified sites are Council owned and some have clear, if limited, development potential. The implications of redevelopment, however, need very careful assessment, particularly those sites currently used for car parking. Marketing sites as a package would generate developer interest but, with the need for land assembly and compulsory purchase, there is little prospect of schemes coming forward in the short term.	The future use of sites in Wealdstone would need to be considered by SPAP, either in the context of an Area Action Plan, or by inclusion in the “Site Specific Proposals” document that already forms part of the LDF.
	Limiting future affordable housing in town centre	The current level of affordable housing in the two wards is 12% only slightly	

9.1.2006

		<p>higher than the Harrow average of 10%. However private rented sector is 17% of housing in the two wards, far higher than the rest of the borough. Some of these are used for temporary accommodation. Concern from officer, that consultants have not understand the affordable housing situation fully which has lead to the adjacent recommendation being made. However there still needs to be a role for key worker and other low cost ownership within the two wards. The officer would prefer more emphasis to be made on community cohesion and helping the new comers in temporary accommodation to integrate into the area</p>	<p>Work with RSLs in the area to involve them and their tenants in the Neighbourhood Renewal Pilot making use of the community engagement programme.</p> <p>Expected outcome: that a form of community development/outreach will be established with partners to reduce community friction and encourage integration</p>
3.2	Access to and within the Centre		
	Measures to improve pedestrian amenity, convenience and safety	All report recommendations will need to be checked in detail before officer can make any comments – this has resource implications for transport	
	Access from Ellen Webb Drive to Headstone Drive	See above	
	Review of parking arrangements in the centre to meet a range of needs	See above	
	Enabling some cars to enter and move within the centre	See above	
	One way buses Northbound	Buses were one way until three years ago. This was changed in the belief that two way buses would bring more shoppers into the centre.	
	Signage Improvements to the town centre	Signage improvements have been carried out previously – but there is still room for improvement	
3.3	Management and Maintenance		
	Town centre management	Urban Living area management	Urban Living Strategic Director supports the idea.

9.1.2006

		provides the opportunity to look at this further.	Options being to looked at as to how this may be serviced. Please note that the level of implementation will be dependent on wider final council budget
	'Wealdstone has been done'	-	But a new wider Neighbourhood Renewal Pilot has been established to take forward work in the two wards with residents
3.4	Development Strategies		
A	Incremental approach – e.g. j Sainsbury Local on old Comet site	Already being pursued by housing officer as part of negotiation with RSL	Progress will be reported verbally at WRAP Jan meeting
	New life into Headstone Drive	<p>The area outside the church has been used for a wide range of events led by WAC over the last four-five years, usually one each quarter. Emergency vehicle access has to be provided and this has disallowed any permanent changes to be made to the area.</p> <p>However design improvements were envisaged to enhance the privately owned plain brick wall opposite the Holy Trinity Church.</p> <p>A market/ or stalls has/have been pursued previously but some Headstone Drive retailers were not supportive as they disliked the removal of any parking space even on a temporary basis to make sufficient space for an economically viable market</p> <p>Farmers market provider became uninterested in the opportunity</p>	<p>Review and establish what changes could be made to improve the public realm in this part of the centre to encourage it be used more widely as a meeting place and venue for events.</p> <p>Gain full trader support, when Neighbourhood Forum is in place.</p> <p>Pursue new provider see comment above</p>
	Better use of Wealdstone Centre	Library viewed as highly successful – no support to move this upstairs	Crèche facility not considered economically viable and no outdoor space available
	Use of Mezzanine Floor	Tenants have now been identified	Agreement on useage at member level

9.1.2006

	Red Brick Cafe	Concern that this new venture has not been given sufficient time to develop fully	<p>Involve council officers in management committee with aim of improving front of house performance</p> <p>Make more use of centre for Neighbourhood Renewal pilot events and launch.</p>
B	Attraction of a sub-regional facility to Wealdstone		
	<p>Development of an Asian Wedding Centre</p> <p>Spin off</p>	<p>No details of proposed site have yet emerged, but development of the scale suggested would require a substantial site and further land assembly, particularly if the recommended level of car parking were to be provided. It is likely that any future planning application would be referred to the Mayor of London, who would be expected to object to the number of parking spaces involved in such an accessible location. No obvious site is available.</p> <p>Any large site assembled could also have a negative impact on surrounding area n.b. Asda proposals</p> <p>Major concern that this would impact on success of Byron Hall, which is already extremely well used as a centre for Asian weddings.</p> <p>Neither does this take account of impact on regeneration of Byron Park</p> <p>Currently relatively large health and beauty sector in Wealdstone</p>	<p>Any contacts passed on will be explored and details made available as appropriate</p>

9.1.2006