

Introduction

This application for Neighbourhood Area designation is submitted to the London Borough of Harrow under the Neighbourhood Planning (General) Regulations 2012. In the accompanying Document 2 there is an application for Neighbourhood Forum designation for the Harrow Hill Neighbourhood Forum.

Harrow Hill Neighbourhood Forum wants to submit for consideration an application for designation of a Neighbourhood Area. The Neighbourhood Planning (General) Regulations 2012 state that where a relevant body submits an application for designation of a Neighbourhood Area to the local planning authority it must include:

- 1) *a map which identifies the area to which the area application relates;*
- 2) *a statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and*
- 3) *a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.*

This application addresses these requirements as follows:

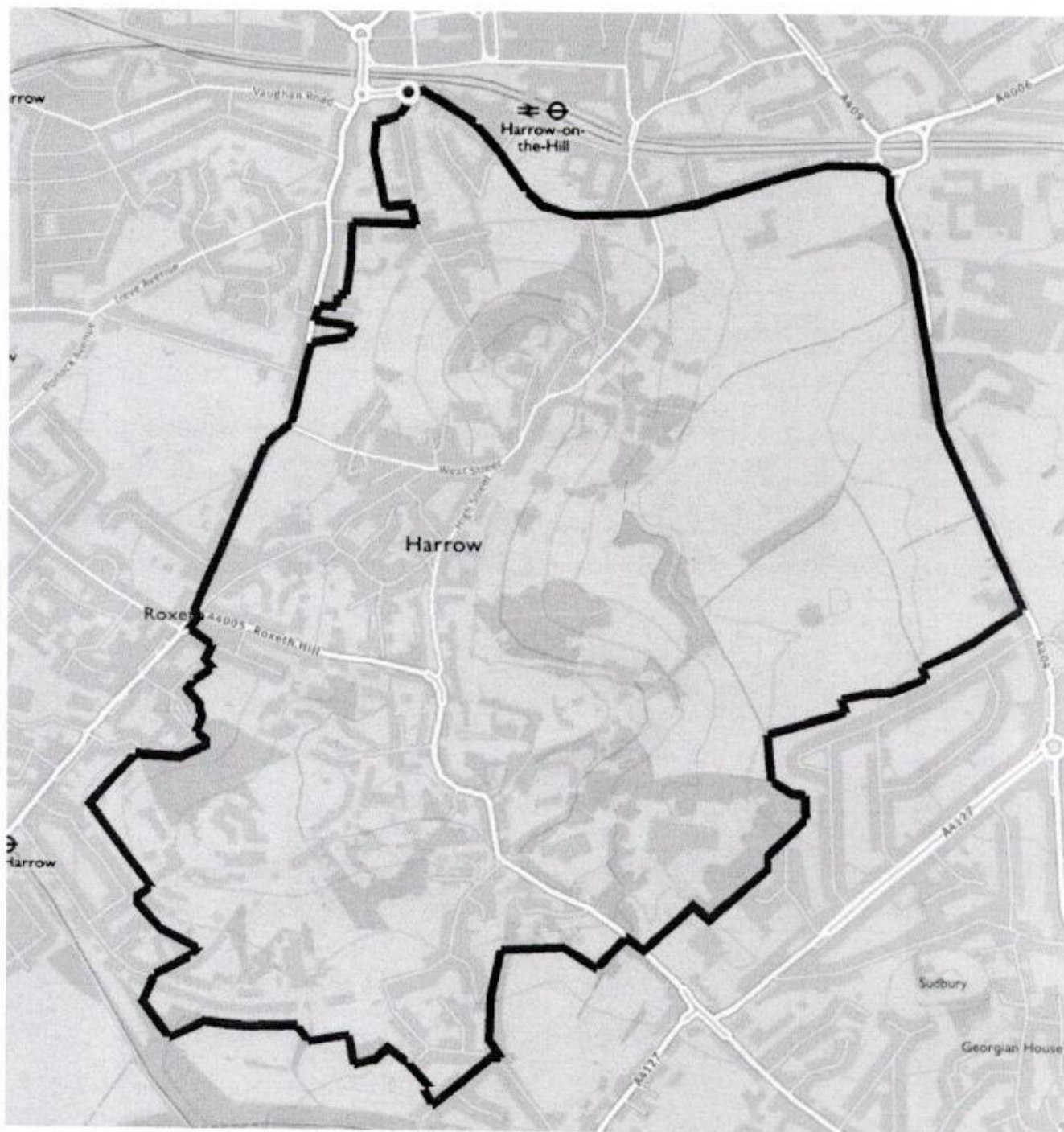
Application

Addressing points 1) and 2) above, The map below shows the proposed Harrow Hill Neighbourhood Area as covering the Area of Special Character with additional roads in the Roxborough Park area to enable full inclusion of the Roxborough Park & the Grove Conservation Area south of Lowlands Road. A statement is included that explains why it is important to designate this area as a Neighbourhood Area.

From the very start there was a clear rationale to using the Area of Special Character as a clearly definable area, but points of debate included the following. The overlap and consistency with conservation areas of the hill was assessed and this identified elements of the Roxborough Park & the Grove Conservation Area which were outside of the Area of Special Character. This was debated with the Roxborough Park residents association, members of the Harrow Forum, representatives from the Harrow Hill Trust and attendees of an open meeting. The consensus was to include all streets South of Lowlands Road and to only leave out the two small areas to the North of Lowlands Road on the grounds that they are within the Area of Intensification as identified in the 2013 Harrow and Wealdstone Action Plan and classified as Harrow Town Centre. Although this meant excluding the Lowlands Recreation ground it meant that all policies could just be applied to an Area of Special Character and not have to deal with policies for an intensification or town centre area. [The key objectives for the Lowlands Recreation ground are identified as a 'town centre green space' and to be an 'urban park' which is not consistent with the rest of the Neighbourhood Plan Area.]

However, on the basis that Lowlands Recreation Area was on the border of the Neighbourhood Plan Area any development of that space could have an impact and so it would still be an area to express opinion about in the future. Also a protected view from the Grove Open Space could be impacted by developments in the intensification area as noted in the 2013 Harrow and Wealdstone Action Plan; for example in the design considerations for site 18 Harrow on the Hill car park west. As a result some developments outside of the Neighbourhood Plan Area could be something that the Neighbourhood Forum may wish to comment about in the future in co-ordination with the CBHE (Campaign for a Better Harrow Environment). Similarly the location on the Southern border of the Neighbourhood Plan Area and the protected view over the John Lyon playing fields would be an area outside of the Neighbourhood Plan Area but upon which comment may be made by the Neighbourhood Forum.

Map of proposed Harrow Hill Neighbourhood Forum Area



A more detailed map is available.

Harrow Hill Neighbourhood Forum

The proposed area for the Neighbourhood Area includes benefits from many open spaces, Metropolitan Open land, Area of Special Character status, eight Conservation Areas four of which have an Article 4 Direction, and numerous heritage assets including two Grade I assets, which is half of those in the Borough. It has heritage street furniture which requires different management to Borough-wide procurement policies. It has an undeniable unique character capable of generating significant tourism interest for which there are limited and very dated existing policies for its management.

Changing Neighbouring Landscape

We will see huge growth and change over the next 15 years in the adjacent town centre to reflect its Metropolitan Centre status as an Intensification Area which can impact on the Harrow Hill Neighbourhood Plan Area in terms of transport to and from the Harrow town centre, parking restrictions pushing cars up onto the Hill, biodiversity as wildlife is not isolated to planning zones, tall buildings impacting on views from the Hill as well as much more frequently mentioned in existing documents of views towards the hill. This will create an opportunity to review Conservation Area documentation as the current Conservation Area Supplementary Planning Document and SPD Sustainability Appraisal were produced back in 2008 and they need to take into account the changing nature of the adjacent town centre. Residents see a benefit from being involved in that review within the new legal framework of the Localism Act.

We recognise the need to harmonise with the NPPF, The Mayor's' London Plan and Harrow's Local Plan Core Strategy and Area Action Plan for Harrow & Wealdstone. Paragraph 2.29 of the Area Action Plan mentions listed heritage buildings with its boundaries and states the following;

"The challenge will be managing the relationship between these historic assets and new, high quality, contemporary development with the Heart of Harrow, ensuring these enduring features, and the adjacent historic environment of Harrow Hill, are conserved and embedded within a changing urban fabric and character."

The proposed Neighbourhood Area and Forum for Harrow Hill will address this challenge on behalf of the needs of local people in an integrated Neighbourhood Development Plan. We can together build a better and sustainable place for all to enjoy.

Relevant Body

Addressing point 3 above, this application is submitted on behalf of the proposed Harrow Hill Neighbourhood Forum, a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act. The proposed Harrow Hill Neighbourhood Forum is a body established for the express purpose of promoting and improving the social, economic and environmental well-being of the proposed Neighbourhood Area.

Harrow Hill Neighbourhood Forum has been formed through discussions with the Harrow Hill Trust, representatives of several residents associations, the current Forum and local residents and businesses including local schools. Consistently the feedback received, has been very positive. In addition the Neighbourhood Forum will work closely with these organisations and other local bodies such as CBHE, Harrow Architects Forum, the CAAC and Harrow Heritage Trust on matters covering the interests of residents and businesses across Harrow Hill and local representatives from National bodies such as the Open Spaces Society and the Ramblers Association, LAMAS and the London Forum.

The Forum Committee

Individuals, who have a passion for developing Harrow Hill for the benefit of the community,

Harrow Hill Neighbourhood Forum

have come together to form the Forum Committee.

The Forum Committee currently comprises 23 representatives of residents, businesses, including those from the main industry of educational provision, charities, and a Councillor in the proposed neighbourhood area. This committee is representative of the Community at large since it includes, young, middle and older age groups, of both genders, from different ethnic backgrounds and faiths, with differing economic means. We will continue to grow and develop the Committee.

Forum Membership

Further through the membership of organisations on the hill such as the Harrow Hill Trust (600 households representing over 1,000 residents) there is scope for considerable dissemination of information and membership of the proposed Neighbourhood Forum. Membership of the Neighbourhood Forum will be open to all residents and to businesses operating in the Harrow Hill designated area.

We have built a website at www.harrowhillneighbourhoodplan.org which will set out our progress as we create the Neighbourhood Development Plan. This will include minutes of Forum meetings, scheme appraisals, consultation efforts etc. We have the associated email account for communication.

Benefit to London Borough of Harrow

Finally we believe the Harrow Hill Forum Committee and members will serve as a very useful independent "Focus Group" available to Council Officers and Developers for consultation.

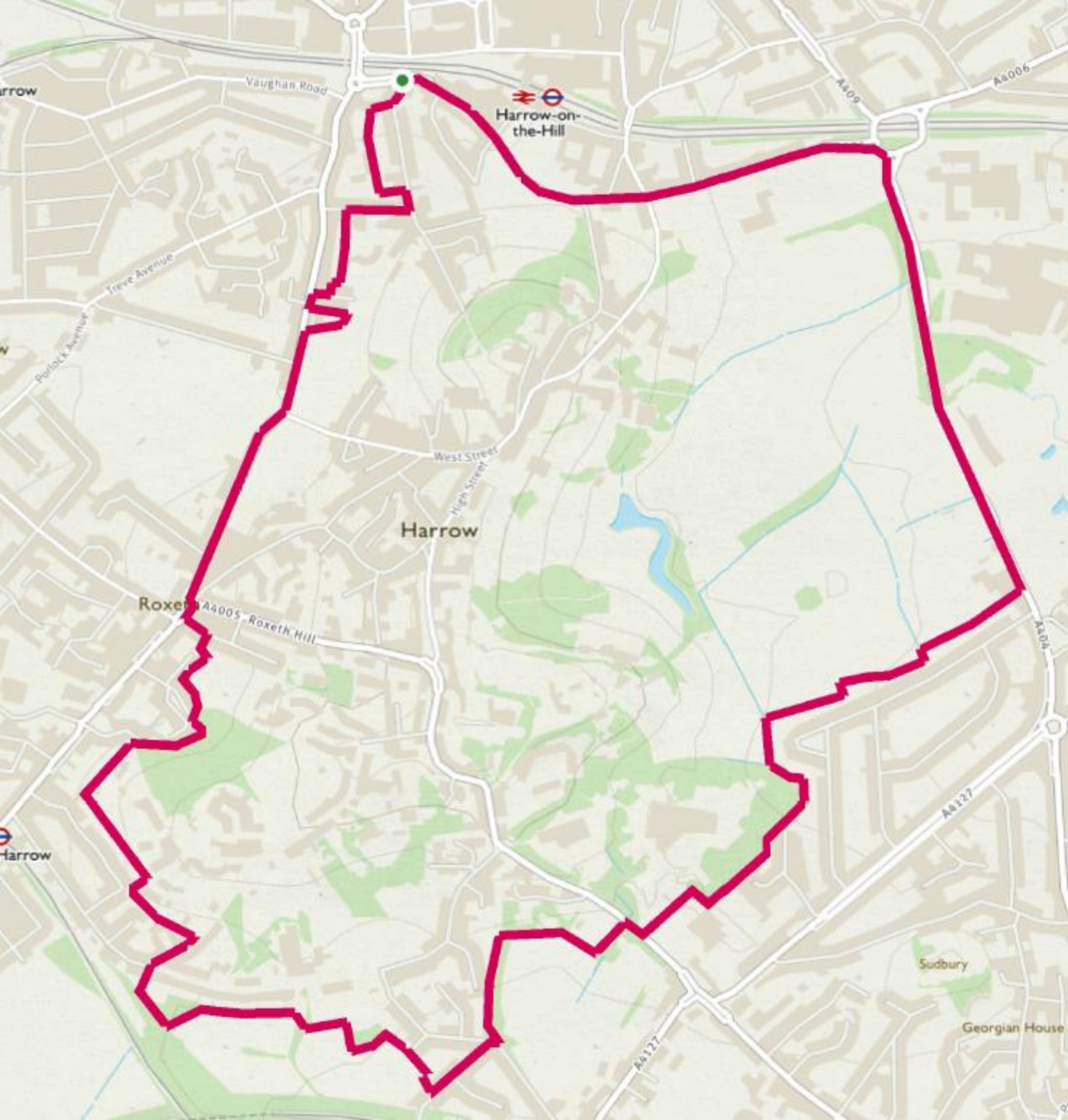
This Neighbourhood Area application is accompanied by an application for Neighbourhood Forum status.

Signed on behalf of Harrow Hill Neighbourhood Forum:



Name	Paul Catherall
Position	Chairman-Designate

Date: 20th September 2017



Harrow-on-the-Hill

Harrow

Roxeth

Sudbury

Georgian House

Vaughan Road

Treve Avenue

Pollock Avenue

West Street

High Street

Roxeth Hill

A409

A4006

A4005

A4004

A6127

A6127