

Meeting:	Town Centre and Major Projects Panel
Date:	19 <sup>th</sup> June 2007
Subject:	Land at Harrow on the Hill Station
Key Decision:	No
Responsible Officer:	Graham Jones; Director of Planning, Development and Enterprise
Portfolio Holder:	Councillor Marilyn Ashton: Planning, Development and Enterprise
Exempt:	No
Enclosures:	None

## SECTION 1 – SUMMARY AND RECOMMENDATIONS

The report sets out the latest position on proposals for development around Harrow on the Hill station and options to secure improvements to public transport.

### **RECOMMENDATION:**

To note progress with stakeholders and developers in bringing forward proposals for the development of land at Harrow on the Hill station.

**Reason:** To update the Panel on proposals for development at Harrow on the Hill station and arrangements for a presentation to the Mayor of London in early July.

## SECTION 2 – REPORT

### **Harrow College**

Cabinet received a report on 15<sup>th</sup> May on current discussions with the various stakeholders and developers involved in proposals for land around Harrow on the Hill station. The report highlighted, in particular, the need to agree the location of the proposed station bridge link over the railway, which would fix the site boundaries for the new College and enable the College to progress its design work. Further delay would carry the risk of the Learning and Skills Council withdrawing scheme funding.

Cabinet agreed to delegate authority to the Portfolio Holder for Strategic Overview and Property to agree site boundaries for the exchange of lands between the Council and the College, and to agree terms. Following discussions with the College, Dandara and their respective design teams, officers have agreed with the Portfolio Holder that the College design should provide for a new station/bridge located to the east of the existing platform buildings, while also allowing for continuing access to the existing station as an interim or fall back situation. This decision has enabled the College to proceed with design work. Negotiations with the College are well advanced and it is expected that a land exchange agreement will have been completed by the time of the Panel meeting, defining the boundary for the new College site and that part of the existing campus to be acquired by the Council. The agreement will provide for the payment of at least £5m towards public transport improvements. Any further information will be reported orally to the meeting.

### **Land in College Road**

Proposals for land to the north of the railway have focussed primarily on negotiations with Dandara, the owners of the former Post Office site, to achieve a transport solution in line with the Planning Brief adopted by the Council in 2005. Quintains, the owners of 79 College Road, have recently indicated that they intend to sell the property for refurbishment and therefore have only a limited interest in a comprehensive development scheme. Two options are under consideration:

**Option 1.** This would entail the relocation of the bus station to the Dandara site, accessed via a new “station street” parallel to the railway line and forming, in effect, a 4<sup>th</sup> platform adjacent to the rail station. This would in turn connect to a new bridge over the railway, some 75m east of the existing station building, incorporating a new ticket hall, access to the platforms by stairs and lifts and a 24 hour pedestrian route linking the town centre with Harrow College and other land to the south of the railway. This form of development would be consistent with the design principles and transport objectives set out in the Planning Brief.

**Option 2.** The second option would involve the construction of a new bridge link, as in option 1, but the bus station would be redesigned and rebuilt in its current location, and additional capacity would be created by locating extra bus stops on College Road itself. A new station entrance would be formed from College Road through the Dandara site to the new bridge. This option would not rely on acquiring additional land currently in the ownership of Quintain or other partners. Whilst this approach would not create the fully integrated transport hub envisaged in the Brief, it offers a more readily achievable alternative, which would meet most of the Council’s objectives, if the cost of option 1 cannot be contained within the anticipated budget.

Both options are dependent on TfL support and, crucially, their agreement to reallocate funding for step free access to the station, as required under the PPP contract with Metronet, to an alternative design solution.

Further meetings with Dandara have been scheduled to take place over the next 10 days, the outcome of which will be reported orally at the meeting.

### **Presentation to the Mayor of London**

Following completion of the land exchange agreement with the College and finalisation of the public transport options appraisal, it is intended that all parties (the Council, the College and Dandara) make a joint presentation to the Mayor of London in early July.

This is a critical step, as the Mayor will have a key role to play in releasing TfL funding. In addition, the Mayor will have the power of direction on planning applications for the site and the balance between, for example, investment in public transport or affordable housing. Any costs incurred by the Council in preparing for the Mayor's presentation will be contained within the current Capital Programme provision

**SECTION 3 - STATUTORY OFFICER CLEARANCE**

Chief Finance Officer	<input checked="" type="checkbox"/>	Name: Sheela Thakrar
		Date: 08/06/07
Monitoring Officer	<input checked="" type="checkbox"/>	Name: Jessica Farmer
		Date: 08/06/07

**SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS**

**Contact:** Graham Jones, Director of Planning Services 0208 420 9317

**Background Papers:**

None

1.	Consultation	No
2.	Corporate Priorities	Yes
3.	Manifesto Pledge Reference Number	A2, B1, C1, D4, F