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| Meeting: | Town Centre and Major Projects Panel |
| Date: | 18 th September 2007 |
| Subject: | Land at Harrow on the Hill Station and Harrow College |
| 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 Harrow College following a presentation to the Mayor of London and meeting with the Transport Commissioner.

RECOMMENDATION:

To endorse the approach to improving public transport facilities at Harrow on the Hill station and to note the progress in bringing forward proposals for the development of the Harrow College and Dandara sites.

Reason:

To advise the Panel of the outcome of the recent presentation to the Mayor of London and progress in bringing forward proposals for the development of land at Harrow on the Hill station

SECTION 2 – REPORT

Current position

As indicated in the last Panel report, the Council, Harrow College and Dandara made a joint presentation to the Mayor of London on 1st August setting out the current position on

development proposals around the station and options for public transport improvements. The presentation had a number of aims:

- to appraise the Mayor of the College and Dandara proposals, both of which are of a scale that will eventually be referred to the Mayor for direction;
- to highlight the need to balance transport and housing objectives for both sites; and
- to consider the potential to release TfL funding, which had been allocated to provide step free access to the station through the contract with Metronet, to different design options based on the Council's adopted SPG.

The Director of Planning, Development and Enterprise will repeat the presentation given to the Mayor at the Panel meeting.

In response, the Mayor indicated that, whilst he supported the Council's general approach, with Metronet now in administration, there was no prospect of funding being released for station improvements for the foreseeable future. Rather, priority would be given to schemes that increased capacity in the transport network in the period leading up to the 2012 Olympics. The Mayor did, however, recognise the benefit of prioritising S106 contributions arising from the College and Dandara schemes to support public transport improvements, subject to independent financial appraisal of the related residential proposals.

Though initially disappointing, the Mayor's comments provide a firm policy steer and a clear cut funding position. It means that new station facilities will be determined, for the most part, by the amount of S106 funding that can be negotiated with the adjacent landowners. These have yet to be finalised, and subsequent investment priorities will need to be agreed with TfL, but the expected level of funding is likely to provide:

- a completely new bus station, with increased passenger and bus stop capacity, broadly in its current location;
- upgraded approaches to the station on both sides of the railway;
- significant enhancements to the customer environment, including improved public safety at the bus station; and
- a new footbridge linking the town centre to the proposed development south of the railway and beyond to Harrow on the Hill.

Establishing a policy position with the Mayor and clarifying some of the key constraints to development, will now enable Harrow College and Dandara to bring forward firm proposals for their respective sites and, for the College in particular, comply with the development timescales required by the Learning and Skills Council. Planning applications for both sites, which will include some if not all of the transport works listed above, are expected to be submitted by the end of the year, which would allow for a start on site in mid 2008.

Since the presentation to the Mayor, the Leader of the Council, Chief Executive and other senior officers have met with Peter Hendy, the Transport Commissioner for London. The meeting provided the opportunity to discuss the proposals around the station and the need to establish appropriate working arrangements with TfL, the scope of new station facilities and priorities for investment. The Commissioner offered his unqualified support and agreement to work in partnership with the Council to deliver a new bus station and

station improvements in the Town Centre. Alex Williams, the Director of Borough Partnerships at TfL will be taking personal responsibility for co-coordinating TfL's input.

Further discussions will be taking place with TfL and the developers' respective design teams before the Panel meeting, the results of which will be reported orally.

Financial Implications

Any costs incurred by the Council in supporting the design process will be contained within the current Capital Programme provision

Performance Implications

Development of land at Harrow on the Hill station and Harrow College will help to implement the Council's corporate priority to regenerate Harrow Town Centre and be recognised as the Premier Town Centre in North-West London, as reflected in the LAA.

The redevelopment of Harrow bus station should have a positive impact on the fear of crime, and levels of anti social behaviour, associated with this crime hot spot.

SECTION 3 - STATUTORY OFFICER CLEARANCE

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| Name: Adekunle Amisu Date: 5 09 2007 | <input checked="" type="checkbox"/> | On behalf of the Chief Financial Officer |
| Name: Carol Maduka Date: 5 09 2007 | <input checked="" type="checkbox"/> | On behalf of the Monitoring Officer |

SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS

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

Background Papers:

None

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| 1. | Consultation | Yes |
| 2. | Corporate Priorities | Yes |