

**REPORT FOR: MAJOR DEVELOPMENTS PANEL**

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<b>Date of Meeting:</b>	8 November 2010
<b>Subject:</b>	Harrow and Wealdstone Area Action Plan – Update
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Andrew Trehern, Corporate Director Place Shaping
<b>Portfolio Holder:</b>	Councillor Bill Stephenson, Leader of the Council, and Portfolio Holder for Finance and Business
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	No
<b>Enclosures:</b>	Notes of Engagement Forum meetings

## **Section 1 – Summary and Recommendations**

This report updates the Panel on the progress with the masterplanning study for the Harrow and Wealdstone Intensification Area and sets the scene for a presentation by the consultant team on emerging development options.

**Recommendations:**

It is recommended that the Panel:

1. Note progress on the masterplanning study of the Harrow and Wealdstone Intensification Area; and
2. In the light of the consultants' presentation, comment on the emerging development options for the Intensification Area and any issues that the Panel consider should be taken into account in progressing the study.

**Reason: (For recommendation)**

To update the Panel on the masterplanning study for the Harrow and Wealdstone Intensification Area as part of its oversight role.

## **Section 2 – Report**

### **Introductory paragraph**

- 1 The masterplanning study has progressed steadily since the last Panel meeting on 29<sup>th</sup> September, with a focus on information gathering and analysis, and consultation with the Engagement Forums that have been established to help shape the masterplanning process. A detailed assessment of the different character areas that make up the Intensification Area has been completed and the consultants have begun to identify and test a number of development options for those areas. The consultant team will present these emerging options for discussion at the Panel meeting.

### **Options considered**

- 2 The masterplanning study commissioned by the Council will support the preparation of the preferred option draft of the Area Action Plan (AAP) for the Harrow and Wealdstone Intensification Area. The Council is committed to this piece of work and no further options have been considered at this stage. Options for progressing the AAP to the pre submission stage, and subsequent Examination in Public, will be considered in early 2011, depending on the outcome of formal public consultation on the draft plan.
- 3 Development options for the Intensification Area will be considered and tested as part of the masterplanning process.

### **Current situation**

4. Three Engagement Forums have been held since the last Panel meeting:
  - Developers Forum on 4<sup>th</sup> October
  - Community Forum on 5<sup>th</sup> October
  - Business Forum on 13<sup>th</sup> October

For the most part the meetings have set out to identify the issues and challenges facing the Intensification Area from the perspective of each Forum group and their vision for the future of the area. They have been well attended and have provided a wide range of background information,

views and comment. The consultants have also started a dialogue with individual landowners, such as Land Securities, to discuss aspirations for specific sites, and any issues that might not have been sufficiently reflected at the relevant Forum. Notes of the Forum meetings are included in Appendix 1 to this report

- 5 As indicated above, a Members' workshop was held on 12<sup>th</sup> October attended by Councillors representing wards across the borough. A workshop with the Harrow Youth Parliament has been arranged for 11<sup>th</sup> November.
6. A second round of Forum meetings has been arranged for the week beginning 22<sup>nd</sup> November.
- 7 A baseline report, taking taking account of the Forum meetings and Members workshop, and common themes arising from those discussions, has been prepared. It includes, amongst other things, an analysis of local built form, sites and design features that could provide a catalyst for change, opportunities for public realm improvements, and significant connections with the surrounding area and open space network.
- 8 The results of the baseline work have been used to formulate and test initial development options for different parts of the Intensification Area, which the consultants will present at the Panel.

## **Kodak**

- 9 Discussions have commenced with Land Securities to establish parameters of a Planning Performance Agreement (PPA) to manage the future planning application process for the Kodak site. Amongst other things, the PPA will identify the structure and resourcing of a project team involving the Council, Land Securities and other key stakeholders such as the GLA and TfL, information requirements to support future planning applications and a project plan that sets out the overall timetable for delivering the PPA. By creating a formal working arrangement, it will also ensure that discussions about the future of the Kodak site are aligned to the masterplanning study for the Intensification Area and take account of the planning policy framework created by the Area Action Plan.
- 10 As indicated in their presentation to the last Panel meeting, Land Securities intend to work closely with the community in an open and inclusive way to identify local issues and aspirations for the Kodak site and, in due course, to help shape future proposals through a programme of design workshops. The process of community consultation will work in parallel with the Engagement Forums set out by the Council to test development options for the whole of the Intensification Area.
- 11 The first stage of the consultation process is about to commence, with public exhibitions to be held at several venues in Wealdstone and Harrow town centre, from 10<sup>th</sup> to 12<sup>th</sup> November. As well as providing the opportunity to discuss constraints and opportunities for the site with Land Securities staff, the exhibitions will also enable the public to register an

interest in taking part in the design workshops that Land Securities intend to hold in the new year. If available, exhibition material will be on display at the Panel meeting.

- 12 The outcome of the exhibitions will provide a valuable additional contribution to the Council's masterplanning study and the potential contribution of the Kodak site in meeting the strategic objectives of the Intensification Area.

### **Financial Implications**

- 13 The initial £80,000 consultancy costs for the masterplanning exercise will be met from allocated funds within the Place Shaping Directorate existing budgets.
- 14 A GLA officer has been seconded to the LDF team on a part time basis to support the AAP process. A contribution is also being sought from the GLA towards the cost of the second stage consultancy requirements.

### **Risk Management Implications**

- 15 Failure to meet Flagship Actions or to deliver the Local Development Scheme to agreed timelines are included on the Directorate Risk Register. A more detailed Risk Register will be prepared for the masterplanning study.

### **Equalities implications**

- 16 The Area Action Plan for the Harrow and Wealdstone Intensification Area will be subject to an Equalities Impact Assessment.

### **Corporate Priorities**

- 17 The masterplanning study for the Harrow and Wealdstone Intensification Area will inform and assist with the delivery of Flagship Action 3.3, to:  
  
"Prepare an Area Action Plan to deliver future prosperity for the heart of Harrow to help the Council, the community and developers understand and provide new development that improves environmental quality, vitality and economic prosperity"

### **Section 3 - Statutory Officer Clearance**

Name: Steve Tingle	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 28/10/10		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 25/10/10		

### **Section 4 - Contact Details and Background Papers**

**Contact:** Phil Greenwood, Head of Major Development Projects. Tel 0208 424 1166. Internal ext 2166.

**Background Papers:** Notes of Engagement Forum meetings