

REPORT FOR: MAJOR DEVELOPMENTS PANEL

Date of Meeting: 1st December 2011

Subject: Strategic Development Sites Update

Key Decision: No

Responsible Officer: Stephen Kelly
Divisional Director Planning

Portfolio Holder: Councillor Keith Ferry – Development and Enterprise

Exempt: No

Decision subject to Call-in: No

Enclosures: Schedule of Strategic Sites – December 11

Section 1 – Summary and Recommendations

This report and the appended schedule provides an overview of current progress with the development of strategic sites across the borough and brings to the Panel's attention, two specific proposals for development in Lyon Road and on the Kodak/Zoom Leisure sites.

Recommendations:

It is recommended that the Panel:

- 1 **Note and comment** upon the appended schedule of strategic sites.
- 2 **Note** the submission of the planning application for the re-development of the Lyon Road strategic site.
- 3 **Note and comment** on the Kodak redevelopment proposals.

Reason: (For recommendation)

To enable the Panel to appraise themselves of the Councils progress with the development of strategic sites in the borough.

Section 2 – Report

Introduction

- 1 At each of its meetings the Panel considers a schedule of strategic sites, which have been identified for their current or future potential to contribute to the delivery of the Spatial Vision for the Borough set out in the Local Development Framework (LDF) Core Strategy. Alongside the appended schedule, this report seeks to introduce proposals for the Kodak site and a planning application for development on Lyon Road, which will both be the subject of specific presentations to the Panel at its meeting.

Options considered

- 2 Development on each of the strategic sites is controlled through the planning process. The suite of documents under preparation as part of the Harrow LDF (including the Heart of Harrow Area Action Plan) provide an emerging narrative and planning policy context. Consideration of the merits of the specific proposals for sites will fall to the Planning Committee who will be responsible for balancing all material planning considerations, starting with development plan policy, in making a decision on the merits of a particular proposal.

Background

- 3 Despite the uncertainty within the development sector at the moment, it is encouraging to report that over the autumn, Barratt homes have started work on the second phase of development - the construction of new homes - at RAF Bentley Priory whilst work continues at Honeypot Lane, on the former Travis Perkins site and on sites in Stanmore Park, Mill Farm and Rayners Lane.
- 4 In November, the council received a full planning application for Lyon Road/St John's Road in Harrow town centre – comprising 308 new homes (including 85 affordable) and some 3,390 square metres of commercial floorspace, plus some 118 parking spaces and landscaping/public realm works. Consultation on the application, following validation, is schedule to have begun in the week

before this meeting. The early proposals for this site have twice been presented to the MDP. The application is scheduled to be considered by the Planning Committee in the spring.

- 5 The masterplan for the Kodak site will also be presented to this MDP meeting by officers. Over the last year, Land Securities and officers from across the Council, lead by the Planning Service, have worked together on the development of a masterplan that would enable the comprehensive redevelopment of the main manufacturing and Zoom Leisure sites to provide significant new employment floor space enabled by new housing and complemented by a range of new on and off site amenities. Consultation with the Panel has taken place over the last year alongside workshops and engagement with the community. In recent months this consultation has broadened further to include the Mayor of London and Transport for London. Harrow Council has been supported in the master-planning process by the AAP consultant team lead by East, and by officers from Design for London. There remain a number of outstanding issues with the masterplan that the project team are seeking through their work with Land Securities team to try and overcome. Full details of the latest proposals will nevertheless be presented to the MDP. It is anticipated that an outline planning application will be submitted to the Council before Christmas.

Financial Implications

- 6 The continued engagement of the Planning Service with all proposals contained in the schedule is being secured through the use of dedicated planning performance agreements on the larger sites or by the management of the resource provided for within the operational budget for the service.

Risk Management Implications

- 7 The LDF programme has its own risk management arrangements in place. The proposals for strategic sites are being project managed by the professional resources within the Directorate.

Equalities implications

- 8 The Area Action Plan for the Harrow and Wealdstone Intensification Area will be subject to an Equalities Impact Assessment. Each strategic planning proposal is considered against all material planning considerations, including having regard, where appropriate, to the provisions and implications of the Equalities Act.

Corporate Priorities

- 9 The strategic sites listed in the schedule contribute towards the delivery of sustainable growth and prosperity for the borough, set out within the spatial vision in the Core Strategy. Specific proposals contained within the schedule will all play a part in helping to address all four corporate priorities, by enabling direct or indirect investment in homes, employment

initiatives/workspaces, green spaces, highways and transport and the wide-ranging social and physical infrastructure that helps to create sustainable neighbourhoods and town centres.

Section 3 - Statutory Officer Clearance

Name Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 22/11/2011		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 22/11/2011		

Section 4 - Contact Details and Background Papers

Contact: Stephen Kelly, Divisional Director – Planning Tel 0208 736 6149

Background Papers: None