

LONDON BOROUGH OF HARROW

CABINET – 15 DECEMBER 2011

REFERENCE FROM OVERVIEW AND SCRUTINY COMMITTEE – 22 SEPTEMBER 2011

Heart of Harrow Area Action Plan - Spatial Vision

Members received a report of the Corporate Director of Place Shaping which updated the Committee on the Issues and Options consultation for the Harrow and Wealdstone Area Action Plan (AAP) and presented a draft Spatial Vision for the Heart of Harrow and key supporting documents that would form the preferred option for the AAP. An officer advised that the draft document was still being prepared and outlined the deadlines.

Members asked questions and made comments which were responded to as follows:

- A Member questioned whether there was a declining response rate after the number of consultations as individuals had already expressed their views. The officer advised that residents wanted to know what was planned for specific sites and now that more detailed proposals were being drawn up, he hoped that there would be increased engagement.
- Responding to query in relation to the Community Infrastructure Levy (CIL), the officer advised that this was a key way of raising funds for private development and in Harrow was expected to raise £15-30m over the life of the plan. The mayoral CIL may stifle employment development. The Harrow CIL was likely to be set at £115 per square metre per residential development but there would also be a £35 per square metre Mayoral CIL. The viability study had shown that B1 (office) buildings were not viable in Harrow whilst industrial development could carry a tariff of £10 per square metre. The total infrastructure bill was likely to be in the region of £50m for the Intensification Area and would be met by the Council, service providers, developers and other sources. This bill was fairly modest in terms of London and the Council would be lobbying Transport for London for funds to upgrade Harrow on the Hill station and the Bus Station.
- In terms of the evening economy, the officer advised that this was likely to be located along College Road. Officers could try to advance the evening opening of St Ann's Centre but it was a commercial decision, not a planning matter.
- In response to a Member's question about the detailed plans, the officer advised that they would be included in the planning applications submitted on individual sites. The developers would work up the detail. An application was expected for the Lyon Road site within the next 2 months. In terms of the AAP, the Council would provide the design principles and set the standards for development. East Architecture, the Council's lead consultants, would provide guidance on future urban form and design matters on the sites.

- A Member questioned whether any developers had expressed an interest in site 3, Harrow on the Hill car park west. The officer advised that TfL had expressed an interest in selling the site but until it had been allocated, uncertainty would remain.
- Members expressed concern about Station Road being used as a thoroughfare and traffic flows generally. The officer reassured Members that these issues are being thought through and that transport work was being done with Alan Baxter Associates. In addition to a Boris Bikes scheme, cycle parking would still be required on each development site.
- A Member questioned the likely height of the developments and was advised that work was being done on design in conjunction with the views assessment. There would be a policy framework for tall buildings. In terms of the Dandara site, the Secretary of State had indicated that height had not been an issue with the previous application. It was likely that there would be a 19 storey building in the town centre on this site.
- The officer confirmed that compulsory purchase orders would be used, if necessary, to assemble sites in the town centre in order that its development could be dealt with on a comprehensive basis.

In concluding, the officer advised that there would be sessions on the infrastructure to which Members would be invited to attend.

RESOLVED: That

(1) the results of the public consultation on the Issues and Options stage of the Harrow and Wealdstone AAP be noted;

(2) the comments made be referred to Cabinet for consideration.

FOR CONSIDERATION

Background Documents:

Report submitted to Overview and Scrutiny Committee held on 22 September 2011.

Draft minutes of the Overview and Scrutiny Committee – 22 September 2011

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