

Meeting:	Cabinet
Date:	14 th April 2005
Subject:	Land at Honeypot Lane – Development Brief
Responsible Officer:	Director of Strategic Planning
Contact Officer:	Phil Greenwood – 0208 424 1166
Portfolio Holder:	Planning, Development, & Housing.
Key Decision:	No
Status:	Public

Section 1: Summary

Decision Required

To consider the recommendation of the Strategic Planning Advisory Panel that the draft Development Brief for land at Honeypot Lane, Stanmore be approved as “Supplementary Planning Guidance” to be used for Development Control purposes, and that the Development Control Committee be advised of the decision.

Reasons for report

Cabinet approval is required if the Development Brief for land at Honeypot Lane is to be adopted as Supplementary Planning Guidance and used for Development Control purposes.

Benefits

Approval of the Brief will improve service delivery by establishing a planning framework to guide the future use and development of the site that takes account of the views of relevant stakeholders, will assist the Council in considering future proposals, and help to facilitate the implementation of a key Proposal Site in the UDP.

Cost of Proposals

None

Risks

Delay in approving the Brief could weaken the Council’s position in determining proposals for this key site and lead to unsatisfactory and piecemeal development. Adoption as Supplementary Planning Guidance, (SPG) as opposed to its adoption as a Supplementary Planning Document (SPD) under the new system established by the Planning and

Compulsory Purchase Act 2004, may also reduce the weight attached to guidance in any future public inquiry.

Implications if recommendations rejected

Future proposals for the site would have to be considered against general UDP policies rather than site specific guidance.

Section 2: Report

2.1 Brief History

On 7th June 2004, the Strategic Planning and Advisory Panel approved a draft Development Brief for the former Government Offices site and adjoining land in Honeypot Lane for the purposes of public consultation. The results of the consultation exercise were considered at the Panel's December meeting, but approval of the brief was deferred to enable further consideration of the Environment Agency's position on flood risk, access and traffic issues, and a number of Member observations. A revised brief, taking account of these investigations, newly published planning policy guidance and further representations by adjoining businesses was considered on 16th March 2005. The Panel resolved to recommend that Cabinet adopt the brief as Supplementary Planning Guidance, to be used for Development control purposes. The Panel's recommendations are attached as Appendix 1.

The previous Panel reports are attached as Appendix 2, and the revised brief, with changes in response to the public consultation underlined, is attached as Appendix 3.

Adoption of the brief will assist the Council in considering future proposals for the site and ensure a comprehensive approach is taken to the implementation of a major Proposal Site in the Unitary Development Plan. Cabinet approval is required if the brief is to be used for Development Control purposes.

2.2 Consultation

The draft brief has been subject to consultation with the local community and a wide range of stakeholders and has been amended to take account of responses received.

2.3 Financial Implications

None

2.4 Legal Implications

Supplementary Planning Guidance (SPG) is non statutory guidance. Under the new system of Local Development Frameworks, SPG is replaced by Supplementary Planning Documents (SPD) which are subject to the provisions of regulations in part 5 of the Town and Country Planning (Local Development (England) Regulations 2004.

This document would not be SPD as it has not been accompanied by a Sustainability Appraisal required under the new regulations. The weight that an Inspector would give it would be increased if it were seen to have a high level of consultation and thoroughness in considering the representations. The position of draft SPG's has not been tested in relation to the Planning and Compulsory Purchase Act 2004 and there is a degree of uncertainty about what status an inspector would give it.

2.5 Equalities Impact

The Development Brief provides the opportunity to promote an exemplar form of sustainable development that will enhance social inclusion and ensure full access to new housing, employment and community facilities.

Section 3: Supporting Information/ Background Documents

Appendix 1

Recommendation of the Strategic Planning Advisory Panel held on 16th March 2005

Appendix 2

Reports to the Strategic Planning Advisory Panel 2nd December 2004 and 16th March 2005 (circulated in the Cabinet supporting documents pack)

Appendix 3

Revised Development Brief for Land at Honeypt Lane, Stanmore (circulated in the Cabinet supporting documents pack)

Background Papers

The Harrow Unitary Development Plan 2004

The London Plan

Report to Unitary Development Plan Advisory Panel June 2004

Anyone wishing to inspect the background papers should telephone 020 8424 1166