

Meeting:	Strategic Planning Advisory Panel
Date:	16 <sup>th</sup> March 2005
Subject:	Land at Honeypt Lane – Development Brief
Responsible Officer:	Director of Strategic Planning
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Portfolio Holder:	Portfolio Holder for Planning, Development, & Housing.
Key Decision:	No
Status:	Part 1

## **Section 1: Summary**

### **Decision Required**

To recommend Cabinet to approve the Development Brief for land at Honeypt Lane, Stanmore as “Supplementary Planning Guidance” to be used for Development Control purposes, and to advise the Development Control Committee of its decision.

### **Reasons for report**

To advise the Panel of the response to public consultation, update Members on matters that the Panel had asked officers to consider, and enable the Development Brief to be finalised.

### **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**

The Panel, at its December meeting, considered a report on the results of consultation on a draft brief for Honey Pot Lane approved for consultation purposes on 7<sup>th</sup> June 2004. Members made a number of observations on the revised brief but deferred approval to allow officers, inter alia, to further consider the position of the Environment Agency on flood risk, and to assess a range of access and traffic issues. The outcome of these investigations is considered below. A number of further minor changes to the brief are recommended to take account of this work, newly published planning policy guidance and further representations made on behalf of the major landowner and adjoining businesses. The previous report is attached as Appendix 1 and the revised brief, with changes in response to the original public consultation underlined, is attached as Appendix 2. The further suggested changes are shown in italics.

### **2.2 Issues**

#### **2.2.1 Flood Risk**

Following the meeting of the Panel on 2<sup>nd</sup> December, there have been further discussions with the Environment Agency regarding the appropriate mechanisms for ensuring that flood attenuation measures are provided and maintained. Measures which are satisfactory to the Environment Agency would be secured through the S106 agreement and an appropriate sentence has been included in the brief.

#### **2.2.2 Access**

The current vehicular access to the site is provided from a single point off Honey Pot Lane, just north of the junction with Parr Road. This will be retained to serve future development, but will need to be widened and improved to accommodate pedestrian footways. Future access requirements will be determined by a Traffic Impact Assessment (TIA) which, amongst other things, will need to take account of the potential scale and phasing of development across the whole site, and the type and distribution of land uses. The scope of the TIA is set out in the brief covering such things as existing traffic conditions, the impact of development on local infrastructure, junction design, whether there is a second point of access, and provision for emergency vehicles.

It is considered that the revised brief provides sufficient guidance to enable developers to address access requirements, whether the site is redeveloped in whole or in part or in different phases.

#### **2.2.3 Land currently retained by the Government**

The Panel was advised at its December meeting that the owners of the major part of the site, subject to the current planning application, had an option to purchase the 2.4ha of land along the northern boundary, occupied by Government agencies

including the DVLA. The latest advice to officers is that the purchase has not been completed. No further information is currently available either about the timescale for disposal by the Office of Government Commerce or status of the preferred bidder. Whilst this is unfortunate, the lack of progress on site acquisition should not delay the adoption of the brief, nor will it necessarily lead to piecemeal development. The possibility of development by different landowners over a different timescale is already recognised. Provided that proposals for any one part of the site are consistent with the overall objectives of the brief and developers can demonstrate how coordination/integration between different parts of the site could be achieved, a phased approach will be acceptable. This should enable developers to bring forward proposals for the southern part of the site without prejudicing the future use, layout or design of the Government retained land.

#### **2.2.4 Revised PPG 3:-(Housing)**

An update to PPG3 (Housing) – “ Supporting the Delivery of New Housing” - was published in its final form in January 2005. The scope of the change is very much in line with the consultation draft, already described in the brief, and requires local planning authorities to consider favourably planning applications for housing or mixed use development for land or buildings in industrial or commercial use, or allocated for that purpose in development plans, but which are no longer needed for such use. A Guidance Note on the way local authorities conduct Employment Land Reviews has also been issued by the ODPM.

The change to PPG3 has had no material impact on the brief. A mixed use scheme for residential, business/industrial use and other supporting services and facilities is already recognised as an acceptable form of development, consistent with Government objectives to increase the supply of housing and create more Sustainable Communities. Other than minor change of wording to reflect the latest policy guidance and the increasing emphasis given to mixed-use development, there is no need to amend the brief in response to revised PPG3.

#### **2.2.5 Premises in Parr Road**

Suggested amendments to the brief were received after the formal consultation exercise had closed, on behalf of businesses in Parr Road, abutting the southern boundary of the site. Their primary aim is to ensure that land adjoining their premises is developed in a way that is compatible with existing industrial uses, potentially operating on a 24-hour basis, and does not thereby threaten current employment activities or the employment already provided.

The creation of a good relationship with adjoining uses and better integration of the site with the surrounding area is an important design objective of the brief and an essential feature of mixed use development. The concerns expressed by businesses in Parr Road are valid ones and the suggested amendments would make a useful addition to the brief.

Two further paragraphs are recommended

*Para 7.2.3. The layout of employment, housing, parking, circulation and landscape within the site should be arranged to create a satisfactory long term relationship with the adjoining Parr Road employment area so that the continued ability of the latter to accommodate B1/B2/B8 activities is not*

*prejudiced and the employment which these uses provide is not threatened.*

*Para. 7.5.2 The layout of the site, the proposed landscaping scheme and the arrangements for fencing and other boundary treatment should ensure a satisfactory relationship with the adjoining Parr Road employment area for the reasons set out in 7.2. 3. above.*

#### **2.2.6 Other Minor Changes**

A number of minor changes have been included in the revised brief in response to points raised by Members at the December meeting and further representations received after the formal consultation exercise ended. The most important are as follows:

- emphasis on the potential for the provision of a range of local facilities to serve the new development as part of a mixed use scheme, and its contribution to sustainable community objectives.
- further detail on London Plan policy and the role of Strategic Employment Locations.
- clarification of the type of industrial or commercial uses that would be appropriate to a mixed use scheme.
- further emphasis on the value of additional tree planting.

#### **2.3 Financial Implications**

None

#### **2.4 Legal Implications**

SPG is non statutory guidance. Under the new system of Local Development Frameworks SPG is replaced by 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 PCPA 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**

Report to the Strategic Planning Advisory Panel 2<sup>nd</sup> December 2004

#### **Background Papers**

The Harrow Unitary Development Plan 2004

The London Plan

Report to Unitary Development Plan Advisory Panel June 2004