



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 10 SEPTEMBER 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 10TH SEPTEMBER 2008

Section 1

1/01 Officers request deferment for member site visit.

1/02 1 a) **ADD** v) 'Development to be used only by Stanmore College students and staff.'

Condition 16 Insert 'completed' before development in line one.

g) Notifications-Replies. Delete 11, Insert 15

5) Parking and Highway Safety

The amended framework for the travel plan, as required by the legal agreement, is attached for members information.

Description of development:

Delete 'AND OUTDOOR' in line 2.

New description reads 'OUTLINE; REDEVELOPMENT TO PROVIDE NEW TWO TO FOUR STOREY BUILDING ALONG WITH INDOOR SPORTS AND RECREATIONAL FACILITIES, INTERNAL ROADS AND FOOTPATHS, ACCESS AND PARKING AND ANCILLARY FACILITIES.

1 a)

Add v) The premises and land shall only be used as a college.

Condition 23-Delete sub para C

1/03 i) **Affordable Housing** – delete wording and rand replace with '*provision of 30 social rented dwellings and 12 shared ownership dwellings, the affordable units to be managed by an RSL subject to a nomination agreement with the Council. 'In the event that housing grant is not available the developer will agree an alternative scheme for affordable housing provision with Harrow Council housing officers.'*

xi) **Highway Improvements** – delete: '*The developer will fund these surveys to a maximum of £50,000*' and replace with: '*The developer will fund these surveys and works to a maximum of £150,000.*'

4) Affordable Housing, Housing Provision & Density – 5th paragraph delete '31 units' and replace with '30 units'

1/04 **ADD** the following condition:

'20. There shall be no change in the bedroom and conference facility areas within the development without the prior written consent from the local planning authority.

REASON: In the in interests of neighbouring amenity'

1/05 1) v):

a Add after 1291/200 'and 1291/73C'

d Delete

f Delete 'shall not be restricted in any way and insert ' shall be provided'

Add after 1291/200 ' and 1291/61'

Add vi)

The planning permission shall be implemented until the leasehold interest on the subject land 9 ie the land that will be subject to the 106 agreement) has been determined.

MEMO

From: Peter Brett Associates
Date: 13 August 2008
Subject: **Stanmore College – Staff Transport Arrangements during Construction**
Job Number: 20571

1.1 Background

- 1.1.1 Peter Brett Associates LLP (PBA) were commissioned by Stanmore College to prepare a Transport Assessment (TA) in support of a planning application to redevelop the current Stanmore College site, London Borough of Harrow (LBH). This TA was dated May 2008.
- 1.1.2 In the TA, we stated that no car parking was to be retained on-site during construction and highlighted the need to formalise alternative arrangements for staff to access the site during this time.
- 1.1.3 One access option mentioned was to identify alternative sites for staff to park and to provide shuttle buses to transport staff to and from the College and these sites.
- 1.1.4 Since the preparation of the TA it has been concluded that there are no suitable car parking sites within a close enough vicinity of the College to enable this arrangement to work effectively. In this note we provide details of an alternative scheme.

1.2 Revised Transport Arrangements

- 1.2.1 The revised arrangement is to operate a number of shuttle buses to key public transport interchanges nearby. Shuttle buses will operate during the morning and afternoon peak times. The scheme will begin when construction begins and it becomes necessary to remove on-site parking. Staff will be made aware of shuttle bus arrival and departure times well in advance to the scheme being implemented.
- 1.2.2 Shuttle buses will operate between the College and Stanmore Station, which is on the Jubilee Line of the London Underground, and between the College and Harrow and Wealdstone Station, which is on the Bakerloo Line and connects with National Rail services between Hemel Hempstead and Euston.
- 1.2.3 Additionally, 17 car parking spaces will be retained on-site during construction. Six of these spaces will accommodate disabled people which accords with the disabled parking provision post development. The remaining 11 on-site car parking spaces will be allocated to staff members who are unable to travel via alternative modes during this time.

MEMO



1.3 Conclusion

- 1.3.1 The revised arrangement for staff access to Stanmore College during construction will enable staff to use sustainable modes of transport and will cater for staff arriving from many different locations. The arrangements will continue to provide for disabled people parking on site.

8 Travel Plan Framework

8.1 Introduction

- 8.1.1 Travel Plans include a range of measures that aim to reduce private vehicle use by students and / or staff travelling to and from businesses, schools, hospitals or universities / colleges.
- 8.1.2 Effective Travel Plans reduce local congestion, improve the environment, encourage more active forms of travel and can relieve parking stress and improve the health of students and staff.
- 8.1.3 Travel Plans are usually customised to suit the context of a site, but measures typically contained within College-related Travel Plans include:
- Provision of sustainable travel information to staff and students outlining local public transport, walking and cycling services and routes;
 - Improvements to facilities for walking and cycling including bicycle parking for students and parking, lockers and shower / changing facilities for staff;
 - Membership of Car Sharing and Car Club schemes to reduce the number of vehicles used for travel to the college, and during the day; and
 - A dedicated Travel Plan coordinator to oversee Travel Plan implementation and undertake yearly reviews and monitoring.
- 8.1.4 This Travel Plan Framework has been developed to introduce Travel Plan principals and suggest possible measures that may be implemented once a full Travel Plan is prepared.

8.2 Objectives and Targets

- 8.2.1 The main objective of the Stanmore College Travel Plan is:
- To reduce the occurrence of single occupancy 'drive alone' vehicle trips, made by staff and students travelling to and from Stanmore College through facilitating access to sustainable modes and promoting the benefits of 'greener' travel choices.*
- 8.2.2 Further objectives include:
- Actively promote and encourage sustainable transport through positive actions and communications, internally and externally;
 - Ensure public transport information is readily available to students, staff and visitors; and

- Continue to implement and monitor the Travel Plan, reviewing Targets and updating Measures regularly.

8.2.3 The following indicative targets have been set for the Travel Plan:

- Ensure that all staff and students are aware of the Travel Plan and its objectives within the first six months of Travel Plan implementation;
- All able-bodied staff and students who live within 1km of the campus walk on a regular basis following 12 months of Travel Plan implementation;
- Increase the proportion of staff and students cycling by 10% within the first year of Travel Plan implementation;
- Formal Travel Plan monitoring and review process established within six months of Travel Plan implementation.

8.3 Possible Measures

8.3.1 Specific Travel Plan measures are best designed based on information obtained through site analysis and surveying of staff and students. This way any previously unforeseen issues or opportunities can be mitigated / optimised through Travel Plan implementation.

8.3.2 However, there are often similarities across Travel Plans and it is expected that the Stanmore College Travel Plan will include a make up of the following measures.

Sustainable Travel Information

8.3.3 Information provision has proven impacts on increasing the number of people choosing sustainable modes, particularly public transport. New students can be provided with information packs that outline the sustainable transport options available to them. Information and maps can also be put on display and available in common rooms and reception.

Facilities

8.3.4 Good quality walking and cycling facilities are essential to encouraging sustainable travel. In a College environment, students could be provided with more lockers so that they do not have to carry heavy textbooks to and from college.

8.3.5 Cycle parking would be easily accessible in an area of high pedestrian traffic, well lit and secure. Staff only cycle parking may be provided away from student parking to provide staff with more security as adult bikes are usually more valuable than student bikes.

Car Share / Car Clubs

8.3.6 Car Share schemes match people living in and travelling to a common destination, usually via a web-based service. Car sharing is applicable for travelling to and from

Stanmore College Transport Assessment
Draft Transport Assessment

college and is likely to be more applicable for staff and adult students rather than 6th form students.

- 8.3.7 Car Clubs are membership-based share car systems that provide a car, usually parked on a local street, that members can then book via a website and use when required. Car Clubs do not directly address travel to and from college, but they do provide an alternative to pool cars and an option for people that don't drive to use if they need a car during the day.

Coordination and Advocacy

- 8.3.8 A Travel Plan Coordinator could be appointed to oversee the Travel Plan implementation and to act as a liaison person for transport related queries and issues and as an advocate for sustainable travel choices.
- 8.3.9 The Travel Plan Coordinator would provide personalised journey planning advice to students and staff who commonly drive and they can liaise with Local Authorities if repairs / improvements are needed locally to support sustainable travel.

8.4 Monitoring

- 8.4.1 The Travel Plan is not a static document. Instead, it provides a procedure and measures that the College will need to continually implement in order to achieve objectives and targets.
- 8.4.2 The Travel Plan would be monitored via annual travel surveys that establish the proportions of staff and students using different modes of travel for their journey to college. The survey will also seek to identify issues faced when using sustainable travel and collect other information such as home post codes so possible car sharers can be identified.
- 8.4.3 Travel Surveys can usually be done on-line and the Local Authority could be involved in monitoring so they can assist with information and initiatives.

8.5 Summary

- 8.5.1 The Travel Plan will be a tool for Stanmore College to use in reducing the number of vehicles accessing the site once redeveloped.
- 8.5.2 This Travel Plan Framework has identified the types of measure that may be implemented once the full Travel Plan is developed. However, the College will define specific measures based on the results of a Travel Survey that would be carried out once the site is occupied.

Stanmore College Transport Assessment
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- 8.5.3 Travel Plans provide an effective means of addressing transport related impacts of development and as long as they are monitored and sustained they can achieve significant reductions in private vehicle use.

DEVELOPMENT MANAGEMENT COMMITTEE – 10 SEPTEMBER 2008

AGENDA ITEM 10

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
Item 1/02 Stanmore College, Elm Park, Stanmore	Mr Derek Adams	
Item 1/03 Former Travis Perkins, 19 Pinner Road, Harrow	Mrs Jane Galbraith Dr Rex Galbraith	
Item 1/05 Wood Farm, Wood Lane, Stanmore	Mrs Carole Lis	

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**STRATEGIC PLANNING
COMMITTEE
WEDNESDAY 10 SEPTEMBER 2008
6.30 PM**

COMMITTEE AGENDA

**COMMITTEE ROOMS 1 & 2,
HARROW CIVIC CENTRE**

MEMBERSHIP (Quorum 3)

Chairman: Councillor Marilyn Ashton

Councillors:

**Husain Akhtar
Don Billson
Julia Merison
Joyce Nickolay (VC)**

**Mrinal Choudhury
Keith Ferry
Thaya Idaikkadar**

Reserve Members:

1. Manji Kara
2. G Chowdhury
3. Dinesh Solanki
4. Ashok Kulkarni
5. -

1. Krishna James
2. Graham Henson
3. Jerry Miles

**Issued by the Democratic Services Section,
Legal and Governance Services Department**

**Contact: Miriam Wearing, Senior Democratic Services Officer
Tel: 020 8424 1542 E-mail: miriam.wearing@harrow.gov.uk**

***NOTE FOR THOSE ATTENDING THE MEETING:
IF YOU WISH TO DISPOSE OF THIS AGENDA, PLEASE LEAVE IT BEHIND AFTER THE MEETING.
IT WILL BE COLLECTED FOR RECYCLING.***

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