

SUMMARY PROOF OF EVIDENCE

OF

CALLUM SAYERS

DATED: 14 June 2021

Pursuant to Rule 15
of the Compulsory Purchase (Inquiries Procedure) Rules 2007
(modified by the Compulsory Purchase (Inquiries Procedure)
(Miscellaneous Amendments and Electronic Communications) Rules 2018)

**THE LONDON BOROUGH OF HARROW
(GRANGE FARM ESTATE REGENERATION PHASES 2 AND 3)
COMPULSORY PURCHASE ORDER 2020**

Section 226(1)(a) of the Town and Country Planning Act 1990

The Acquisition of Land Act 1981

1. INTRODUCTION

- 1.1 My name is Callum Sayers. I hold a Bachelor of Resource & Environmental Planning (Hons) from Massey University, New Zealand.
- 1.2 I have ten years of experience working for local government planning departments at the London Borough of Hounslow and the London Borough of Harrow ("the Council"). I was the case officer for the Grange Farm Estate planning application, which relates to the London Borough of Harrow (Grange Farm Estate Regeneration Phases 2 and 3) Compulsory Purchase Order 2020 ("the Order").
- 1.3 This evidence focuses on the land use planning, relevant planning policy considerations, the benefits and deliverability of the scheme within the context of the proposed acquisition.

2. THE SCHEME

- 2.1 The scheme and its location is described in Sections 1 (Introduction), 2 (Background) and 3 (Description and Location of the Order Land) of the Council's Statement of Case **[CDC.4]**.
- 2.2 A hybrid planning permission under reference P/3524/16 **[CDB.1]** for the Regeneration Scheme was approved by the Council on 29 March 2019 and comprises the following elements:
 - (i) Detailed Planning Application for Phase 1 (Plot 2) comprising: demolition of existing dwellings; erection of buildings C, D and E ranging from three to seven storeys in height to provide 89 dwellings; realignment of public highway; landscaping of public realm; associated parking and cycle parking spaces.
 - (ii) Outline Application for access only and subject to Design Code (December 2017) in respect of Phases 2 and 3 comprising: demolition of existing buildings; erection of buildings on Plots 1 and 3 of up to max 93.70metres in height above ordnance survey to provide 485 dwellings; Community Centre (up to 1,350sqm) for D1/D2 uses within Plot 9; Community Facility (up to 282sqm) for D1 use within Plot 7.

- 2.3 The intention of the Council is that the Regeneration Scheme will be delivered in three phases; supported by and in line with its current decant strategy. Phase 1 of the Regeneration Scheme (the detailed element of the scheme) is being delivered by the Council and is entirely affordable housing comprising 89 dwellings made up of 68 replacement social rent housing and 21 shared ownership units.
- 2.4 Phase 1 of the permitted scheme has commenced and is well advanced. Phases 2 and 3 of the Regeneration Scheme (the outline element) will provide the remaining 485 dwellings comprising 300 units for private sale and 185 affordable housing units along with a replacement community facility.
- 2.5 Such is the poor quality of the existing accommodation and environment in the Estate, the Regeneration Scheme would deliver considerable benefits for residents and the wider area.

Phase 1 - Full Planning Permission

- 2.6 The full planning permission for Phase 1 (Plot 2) of the Regeneration Scheme will provide a 100% affordable housing units (89 dwellings in total) made up of 68 social rented units and 21 shared ownership units along with provision of 26 car parking spaces and 151 cycle spaces.

Phases 2 & 3 - Outline Planning Permission

- 2.7 Phases 2 and 3 of the Regeneration Scheme make up the outline element of the planning permission and for which the Order Land is required.
- 2.8 Phases 2 and 3 will involve the erection of Blocks A, B, F, G, H, I, J, K, L, M, N, O, P, Q, R and S **[CDB.2.2 , para 2.4]** and will provide 485 dwellings in total comprising 148 social rent units, 4 shared ownership units and 333 private sale units along with 234 car parking spaces and 792 cycle spaces.
- 2.9 When completed, the Scheme will deliver a new lifetime neighbourhood that naturally connects with the wider borough and breaks down the barriers between the Estate and the surrounding areas.

Section 106 Agreement

- 2.10 As the planning application was submitted by the Council and the Council cannot enter a section 106 agreement with itself, a “shadow” Section 106 agreement **[CDB.4.1-4.4]** has been drafted to sit alongside the planning permission.

3 PLANNING POLICY COMPLIANCE

- 3.1 The Regeneration Scheme was designed having regard to the relevant prevailing planning policies of the National Planning Policy Framework **[CDB.7]** and the Council's development plan which comprised the London Plan 2016 **[CDB.10]**, the Harrow Core Strategy 2012 **[CDB.9]**, and the Development Management Policies Local Plan 2013 **[CDB.8]**.
- 3.2 The Draft London Plan 2017 had been published by the Mayor of London at the time the planning application was determined by the Council's Planning Committee. However, as the emerging plan was still in its initial stages, it was given only limited weight in the determination of the planning application in line with the guidance in the National Planning Policy Framework.
- 3.3 The Regeneration Scheme was considered by the Council's Planning Committee to be in accordance with the development plan in the round and, where departures from policy were necessary, these were fully justified and the planning benefits of the scheme outweighed these concerns, and therefore were not deemed to be significant to warrant a refusal of the planning application.

4 DELIVERY

- 4.1 Delivery of Phases 2 and 3 of the Regeneration Scheme will be through a phased programme of demolition and redevelopment. Details of the delivery are addressed in the evidence of other Council witness.

5. BENEFITS

- 5.1 The Council is committed to securing the regeneration of the Estate of which the Order Land forms a part. The need for the physical renewal and comprehensive redevelopment of the Estate is identified within the Harrow Core Strategy Core Policy CS3(J) **[CDB.9]**.
- 5.2 The Regeneration Scheme is part of the Council's ambition for "Building a Better Harrow" which is increasing the supply of housing in the borough.
- 5.3 The existing housing stock on the Estate is an experimental "Resiform" type of housing that has gone well past its anticipated life of circa 30 years. The building stock is of a

poor quality and the poor layout of the internal highway network fails to provide a satisfactory level of permeability through the site, either for vehicle movement or pedestrian.

- 5.4 The comprehensive regeneration of the Order Land and the Estate would deliver the aspirations of the Council and include key regeneration benefits.

6 OBJECTIONS

- 6.1 The consultation responses (including objections) to the planning application and the Council's comments on these are set out at section 4 (Consultation) of the officer report and addendum to the planning committee meeting of 21 March 2018 **[CDB.2.1 – 2.2]**.

7 SUMMARY AND CONCLUSIONS

- 7.1 In my view, the planning reasons for bringing the scheme forward are sound and the benefits to the residents would be considerable.

8 STATEMENT OF TRUTH

The evidence which I have prepared and provide for this Inquiry ref. APP/PCU/CPOP/M5450/3260423 is to the best of my knowledge true and I confirm that the opinions expressed herein are my true and professional opinions.

Callum Sayers

14 June 2021
