



# St George's Field Newsletter

July 2009

JT

## Revised Proposals for St George's Field



INDICATIVE AERIAL VIEW WITH ST GEORGE'S CHURCH HALL IN FOREGROUND

### **New St George's Field Planning Application**

A new outline planning application for St George's Field has been submitted on behalf of St George's Parochial Church Council (PCC) to Harrow Council for a development of 27 homes for sale and for rent, 0.8 hectares (2 acres) of retained and more publicly accessible private open space, and parking for church hall and field users. The existing headquarters of the 1st Headstone Scouts will be retained.

### **Background**

St George's Field is approximately 1.4 hectares (3.5 acres) of private land, including the Scout HQ, which is owned by the Church. Approximately two thirds of the land is designated as private open space in the Borough Unitary Development Plan with the remainder (the former tennis area) being unallocated. The majority of the new housing is proposed on the unallocated part of the site. The land was purchased by the PCC for the use of St George's Church but in recent times has fallen largely out of use as other recreational facilities in the area have improved and lifestyles have changed.

### **Features of the new proposal**

St George's Field was the subject of a previous planning application which went to appeal in October 2008. Although the appeal was dismissed, the Planning Appeal Inspector provided clear guidance about what would, in his view, constitute acceptable development. In short, the proposed development on two sides of the field was considered acceptable subject only to resolution of key concerns about the future of the Scouts and the regime for access to the retained open space. In the light of this, the new proposal submitted is essentially similar to the previous scheme, the main differences being:

1. The 1st Headstone Scout HQ building is retained, with its access from Churchfield Close, and the Scouts will have the use of the retained open space. The Scouts have confirmed their support for the revised proposals.
2. The previously proposed new community building is no longer part of the scheme and this reduces to a minimum the amount of building on the designated open space. The retained open space will be 0.8ha (previously 0.7ha) and enclosed by railings with lockable gates.
3. Access will be given to the open space during daylight hours to local residents, community groups and other users at the discretion of the PCC. This may be restricted from time to time to allow for particular activities.
4. Land drainage of the retained open space will be undertaken as part of the development.
5. The floor areas of the affordable homes have been increased to comply with Council requirements.

The application, including an illustrated Design and Access Statement, will be available for inspection at the Council's Planning Department at Access Harrow, Ground Floor, Civic Centre, Station Road, Harrow (Tel 020 8736 6069).



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- The scheme comprises:
- Attractive residential development in keeping with the local area, fronting onto open space
  - A range of houses and apartments (27 in total) including 52% affordable housing
  - 0.8 hectares (2 acres) of retained, enhanced and more accessible private open space
  - Retained headquarters for the 1st Headstone Scouts
  - Improved access and parking for church hall and field users