

Agenda Item 03

Supplementary Information

Planning Committee on 16 November, 2016

Case No.

16/0595

Location	6 Bowmans Trading Estate, Westmoreland Road, London, NW9 9RL
Description	Demolition of existing single storey temple building and erection of a new 5 storey temple with a shikhar (tower), basement level for storage and plant equipment, ancillary library and educational use, priest accommodation, and a function room (Use class Sui Generis) along with associated parking and landscaping

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Members sought further clarification regarding the traffic and travel surveys and the section 106 contributions.

Traffic Surveys

The results of two surveys were provided in the Transport Assessment – a questionnaire and parking beat surveys. The parking beat surveys was carried out by a suitably qualified professional (an independent survey company) examining the levels of parking in the surrounding area on a Tuesday and Saturday in May and on a Thursday and Saturday in November. The surveys were undertaken using a sound methodology and covers book week day and weekend parking. The number of people attending the temple on those days has not been specified. The results of the questionnaire were presented in the Transport Assessment, setting out the modal split of visitors to the existing temple (which included 70% of attendees walking). However, limited supporting information was provided as to how this was carried out. Officers have no reason to doubt the accuracy of the survey and continue to recommend that the scheme is approved subject to a Travel Plan, to be secured through the Section 106 agreement, within which the applicant will demonstrate how they propose to continue to achieve the projected levels of modal split in the future.

It is noted that on-street parking is saturated in the immediate vicinity already, so any potential over-spill parking will therefore take place in streets within the borough of Harrow. Harrow Council consider the proposal to be acceptable subject to the conditions and Section 106 obligations that have been recommended, including an obligation relating to the approval and implementation of a Travel Plan.

S106 Contributions

The financial contribution sought through the S106 agreement is proposed to be used in part towards the establishment of a CPZ in the area and also towards measures to improve footways and crossings close to the site. With regard to the CPZ contribution, this would be in addition to the contribution from the Alpine House development and calculated in line with the Council's approach to CPZ contributions established through previous planning committee decisions.

Recommendation: Remains to Grant Consent subject to conditions and a Section 106 legal agreement.

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