

Harrow Civic Centre
Station Road
Harrow
Middlesex
HA1 2XY

Our ref:
Your ref:
Date: 12 December 2024

Dear Sir/Madam,

Re: New Local Plan Consultation (Regulation 19)

We act on behalf of Harrow School and have been instructed to submit representations to the current New Local Plan Regulation 19 Consultation. Rapleys have also been instructed to submit representations on behalf of John Lyon School, and the two representations are consistent and should be read in conjunction with one another.

The representations follow previous representations made in April 2024, and address the following matters:

- Proposed allocation O5, and
- Commentary relative to the proposed changes to MOL within the School estate.

Harrow School Estate Allocation

Harrow School was founded in 1572 under a Royal Charter granted by Queen Elizabeth I. It is located in a 120 hectare estate, encompassing much of Harrow on the Hill. As recognised by the New Local Plan, the Harrow School buildings are a key part of the special character of Harrow on the Hill. It also recognises that Harrow School is an asset which brings important social, cultural, economic and environmental benefits to the borough (Strategic Policy 02). Commentary supporting New Local Plan Policy LE5 also recognises the importance of Harrow School as a key tourist attraction in the Borough.

In this context, and as previously confirmed in representations, it must be recognised that the benefits accruing from Harrow School, to the Borough, are that of a very long-standing, but vital and evolving educational establishment. As such, local planning policy should recognise that sensitive evolution, improvements and (if necessary) supporting development are key to the ongoing health and success of Harrow School, and the benefits it brings to the Borough. Such development can also provide opportunities for greater community access to Harrow School's facilities, which generates additional planning benefits (particularly in the context of the Local Authority's evidence base, which identifies a shortage of sporting and recreational facilities in the Borough). A prime example of this is the new Sports and Sciences development, currently under construction, which was supported by the Local Authority.

Proposed allocation O5, covering both schools, is broadly welcomed by Harrow School, not least as it is noted that the site objective is to:

Facilitate the continued maintenance and use of assets within the school estates, and development and change within the estate to strengthen the educational roles of the Harrow School and John Lyon School.

It is also noted that the “allocated use” element of the allocation relates to:

Refurbishment/redevelopment of school buildings, sports facilities and enhancement of playing fields

However, in the context of previous representations and the foregoing commentary, it is requested that the “allocated use” element of the allocation be amended to:

Refurbishment/redevelopment of school buildings, sports facilities and enhancement of playing fields, and other development which will support the ongoing operation and/or evolution/improvement of Harrow School or John Lyon School

Evidently any development which is brought forward in the context of the allocation would need to be sensitively considered, in order to address matters such as heritage (the Harrow Area of Special Character, the Harrow on the Hill Conservation Areas, and Listed buildings) and MOL, but these are addressed by other policies in the New Local Plan and any allocation would not prejudice them.

Proposed changes to MOL

It is noted that the local authority have confirmed that – as a result of the amendments proposed by the Local Plan – that none of the Sports and Sciences building will be in MOL. This is welcomed by the School.

Conclusions

It is trusted that the representations are self explanatory, and that the Local Authority will give them full consideration as part of the consultation process. As confirmed above, Harrow School (in parallel with John Lyon School) would continue to welcome the opportunity to engage further on policy matters post-consultation, in relation to the site allocation, and the proposed MOL alterations.

Yours faithfully,

