



Objections to the New Local plan

From Lucie Moss <[REDACTED]>
Date Sat 07/12/2024 22:55
To LocalPlan@harrow.gov.uk <LocalPlan@harrow.gov.uk>; local.plan@harrow.gov.uk <local.plan@harrow.gov.uk>

Caution: External email

Lucie MOSS
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Re: HARROW NEW LOCAL PLAN

To Whom it may concern,

By this email I strongly oppose the New Local Plan upon which Harrow resident are being consulted .

I do hope that the Council will check via the electoral roll if the residents giving their opinion on the future of the borough are genuinely living in the borough, for their opinion to be taken onboard.

This is just too much of a sensitive subject that we can not have organisations outside the borough trying to influence the outcome.

I do not know how many individual objections are needed for the plan to be reviewed accordingly to the objections received. I would appreciate to be informed on the matter.

Please also note that I wish to attend the hearing sessions, to witness how each of the Councilors who have been voted in will debate and position themself.

Here is the list of policies in the Plan I oppose:

A-Strategic policy-1: high quality growth

Policies GR1 on achieving a high standard of development and GR2 about inclusive neighbourhoods, whatever what means in the eyes of who drafted this Plan.

The capacity of the Opportunity Area has been repeatedly revised, from an initial 2,900 units to the current 9,352, accounting for 58.3% of the borough's 16,040 housing target. This area represents only 1.3% of the borough's size and this will not change. The result of that sharp increase number of units in such a small area will lead to an unprecedented density of residents, affecting the quality of life of all, old and new residents (congestion, traffic...in an area already saturated with traffic as Station rd is a main artery to enter or leave Harrow to the North)

Who will decide of a limit number of units or this will forever continue to increase in these 69 hectares that represent the Opportunity Area?

To compare with nearby Wembley, developments on 239 hectares mostly comprised of industrial sites but clearly separated from residential neighbourhoods.

Here, Station rd is directly abiding low rise typical metro land maisonettes which will be dwarfed.

B-Policy GR3A about inclusive design,

Not a sound policy without design templates showing that the Metroland character is taken into account and preserved.

C-Strategic Policy 03 meeting Harrow's housing needs

These are more flats being built as if the borough does not have enough being built lately.

How many of these lately finished flats are rented, affordable with a provision of social flats? How many are empty or belong to same landlord to make money? I live near the just finished ex Safari cinema flat development. I witnessed a landlord receiving the delivery of 10 basic mattresses obviously not for his own use but equip the flats he would have bought to rent. Not all the flats seem to be rented out as no light. In fact very few seem to be occupied.

We, the local community are still waiting for the cinema /shops/ social places which were part of the development. It is still a building site.

Should the Council not assess first if what has been built lately is fully occupied hence was needed in first place under that format of flats, which seem more luxurious than affordable.

D-Strategic policy 06 social and community infrastructure and their delivery plan

Relying on developers which may get bust, with the Council having to pick up the pieces (hence us residents paying our council tax) is hugely risky

There is a capacity shortfall for GP's and what is the strategy to address that considering the sharp increase of population? Where are the mitigation measures? According to the Council's own data (New Harrow Local Plan - Infrastructure Delivery Plan, page 7), the population will decrease in every ward except for those within the opportunity area, which will see an increase over the next five years as follows:

Marlborough will increase by 7,847

Greenhill will increase by 2,777

Headstone South will increase by 962

Harrow on the Hill will increase by 166, totalling 11,752 in five years, and up to 21,000 in 15 years.

Given these Council's data, it raises the question of why developments would be concentrated in the Opportunity Area when it is already the most densely populated and struggling to meet the infrastructure demands of its current residents.

Harrow residents demand adequate infrastructure to meet present and future needs, delivered by their Council.

E-Policy GR4 on building heights and GR3 on public Realm and Connecting places

These policies are not sound.

The Council claims to be retaining the human scale of Station Road, but the proposals are contradictory. Residents have expressed a desire for a maximum building height of 7 stories, in line with the Harrow and Wealdstone Opportunity Area tall buildings study's findings.

On page 96, the study shows the highest composite scores for tall building suitability were for sites adjacent to Harrow on the Hill Station and Harrow and Wealdstone Station. However, 12-storey buildings have been designated for sites behind these stations (ex Safari cinema), while the Tesco site, with a lower composite score, has been allocated 15 storeys. This site is not in the Town Centre. This site lies close to a low-rise suburban area which is outside of the Opportunity Area. This site is not near a green space larger than 2 hectares and is farther from the train stations. This site has a relatively low PTAL and is near one outlier tall building.

If you pay for a study why does not the Council follow its conclusions?

F-Policy GR12 on site allocation

The Tesco Station Road site, (designated as site-OA7), lies within a protected view area, is not located in the Town Centre, has a Public Transport Accessibility Level (PTAL) of 3-5, and is adjacent to a low-rise area outside the Opportunity Area. It directly backs onto a residential area not within the Opportunity Area, raising questions about its suitability for high-density development of up to 500 flats. It is proposed to reassess whether such a high-density allocation for the Tesco and Civic Centre sites aligns with the best interests of the residents.

G-Strategic policy 04 on the local economy

Where is the 20-year job creation strategy in the plan? Can you list employers who will be interested in investing here to create jobs or this is just an assumption to tick the local economy box?

I am very much concerned about the sustainability of all the developments the Council is pushing for through this local plan and the level of green they will be.

Nothing in that plan convinces me this is a priority for Harrow council.

With that Local Plan, in particular the height of building which is firmly rejected by its residents, Harrow Council does not listen to its residents.

This Local Plan raises questions about the Council's assertion of « putting residents first ».

Looking forward to hearing from you,

Yours Sincerely,



Home owner