



Outlook

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**Local Plan Consultation**

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Date Sun 15/12/2024 23:50

To local.plan@harrow.gov.uk &lt;local.plan@harrow.gov.uk&gt;

**Caution: External email**

Dear Councillors,

As a resident in the Harrow Opportunity Area I am dismayed by a number of the proposals in the new Local Plan for Harrow.

**Strategic Policy 01: High Quality Growth**

The proposed growth for the area is almost double that of ten years ago and quite out of proportion to that of other areas of Harrow. The Opportunity Area is part of Harrow, an outer London borough, not a congested, inner-city area.

**Strategic Policy 03: Meeting Harrow's Housing Needs**

Family-sized social rent homes are in short supply in Harrow. This is the type of development which is needed not flats with unaffordable rents, often having to be topped up by Housing Allowance.

**Policy GR4: Building Heights****Policy GR3: Public Realm and Connecting Places****Policy GR12: Site Allocations**

Harrow's Conservative Council came into office saying they were not in favour of very tall buildings, yet proposals for the Tesco site range up to fifteen storeys. The Council's own Tall Buildings Study says Station Road is unsuitable for tall buildings but tall buildings are proposed there. Both the Tesco site and Station Road lie close to low-rise suburban housing which is outside the Opportunity Area.

There needs to be a reassessment of whether the proposed height and density of buildings in the Tesco and the Opportunity Area is in the best interests of residents.

**Strategic Policy 05: Harrow & Wealdstone Opportunity Area**

In the 2013 plan the Station Road area was seen as a low-rise buffer zone between the two town centres of Harrow and Wealdstone. The new plan seems to allow for high buildings which would join the two town centres together. If this is the overall aim, this entrance to Harrow would become even more congested, polluted and dreary.

**Policy HO9: Large scale purpose built and conversions for shared living****Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)**

Large-scale purpose-built and conversions for shared living, as well as Build to Rent developments should not only occur in the Opportunity Area. They could be built near train stations in other

parts of the Borough.

**Strategic Policy 06: Social and Community Infrastructure and Harrow Infrastructure Delivery Plan**

There is little information about infrastructure and no dedicated funding. More people in the Opportunity Area will mean greater demand for healthcare provision, services such as water, electricity, schools and leisure facilities yet there is no documented strategy for any of this. With such a densely populated area already, without proper planning the outlook for the area appears bleak.

**Strategic Policy 04: Local Economy**

There is still no clear strategy for creating the one thousand jobs associated with the Opportunity Area.

Thank you for your time and attention. I trust you will consider my concerns.

Kind regards,  
Hilary Coombes

