

Dear Sir/Madam,

This letter is written on behalf of the Harrow Civic Residents' Association (HCRA) <https://www.hcra.org.uk/>, representing more than 300 households from Rosslyn Crescent, Froggnal Avenue and Woodlands Road in Harrow's Greenhill ward.

The association was founded in 1999 with focus on benefitting the local community, activities organised by the HCRA have included annual street clearances, street parties, establishing a community garden and campaigning for tree planting in the streets.

In respect of the Local Plan HCRA strongly disagrees with the council's intention to focus of the majority of new developments in Harrow within the Opportunity Area identified.

- The plan focuses overdeveloping a small portion of the borough's area rather than providing a balanced even approach to distributing housing across the whole of Harrow.
- The plan says that suburban character will be retained however this ignores that the streets surrounding the 'Opportunity Area' such as those in the HCRA are predominately two storey houses. These homes will be under overbearing high-rise developments, damaging to the wellbeing of residents.
- The opportunity area includes Wealdstone, Greenhill and Marlborough are three of the four most deprived wards in Harrow in 2010, 2015 and [2019 Indices of deprivation \(harrow.gov.uk\)](#). HCRA cannot understand how increasing the population in these areas will improve this situation and would surely cause further decline in the areas.
- Although the plan says that there will be infrastructure improvements there is no scope for meaningful road improvements for the two main routes through the opportunity area being Station Road and Harrow View. Increased massing of housing will cause increased congestion and pollution (whether residents own vehicles, deliveries, rubbish collection etc) in a small area where there is the intention to add 7500 new homes. The council's own Harrow and Wealdstone Area Action Plan states that Station Road is *'owing to this heavy usage, it is often congested resulting in an uncomfortable environment'* and *'there is limited opportunity to increase car traffic capacity.'*
- Although the 'Opportunity Area' is served by Harrow on the Hill and Harrow and Wealdstone Station the increased population will stress on these two stations. If there was a borough wide approach of new housing stress and pressure would not be placed on two busy stations and commuters would have a variety of train lines for commuting into and out of central London.
- The Local Plan provides little or no information on how the health needs of the increased population in the Opportunity Area will be met, this is of concern to the HCRA speaking on behalf of residents who have faced challenges accessing basic services.
- The focus of concentrating new builds in one area is a cause for concern for future generations. This has been proven in the new towns, where they have fallen into dilapidation in mass with finances too stretched to remedy the scale of the problem. Therefore, HCRA believes the Opportunity Area will for future generations create 7500 homes which will not provide the thriving, healthier and happier environment Harrow Council says it seeks to create.
-

HCRA does support the council's approach in targeting developers with providing a larger percentage of properties having social rents and making property affordable.

Thank you for the opportunity to comment on Harrow's Local Plan consultation and we hope that our concerns are considered in the decisions the council will have to make.

Yours faithfully,

Harrow Civic Residents' Association


Chair, HCRA (Harrow Civic Residents' Association)

<https://www.facebook.com/HarrowCivicResidents>

<http://www.hcra.org.uk/>