

View results

Respondent
31 Anonymous

06:17
Time to complete

Part A - Personal Details

We will not be able to accept responses where personal details are not provided.

1. Are you submitting this representation as an individual or on behalf of an organisation? *

- Individual
- Organisation

2. Title

Mr

3. First Name *

Peter

4. Last Name *

Taylor

5. Job Title (where relevant)

6. Organisation (where relevant)

7. Address Line 1

8. Address Line 2

9. Address Line 3

10. Address Line 4

11. Post Code

12. Telephone Number

13. Email Address *

Part B - Your Representation(s)

To which part of the Local Plan does this representation relate? (Please make one representation at a time, you can click to make a further representation - up to a maximum of 10 per form - at the end of this section).

14. To which policy does your representation relate? *

- Strategic Policy 01: High Quality Growth
- Policy GR1: Achieving a High Standard of Development
- Policy GR2: Inclusive Neighbourhoods
- Policy GR3: Public Realm and Connecting Places
- Policy GR3A: Inclusive Design (New)
- Policy GR3B: Safety, Security and Resilience to Hazards (New)
- Policy GR4: Building Heights
- Policy GR4A: Basement Development (New)
- Policy GR5: View Management
- Policy GR6: Areas of Special Character
- Policy GR7: External Lighting
- Policy GR8: Shopfronts & Forecourts
- Policy GR9: Outdoor Advertisements, digital displays and hoardings
- Policy GR10: Infill and backland sites, back gardens and amenity areas
- Policy GR11: Planning Obligations
- Policy GR12: Site Allocations (New)
- Strategic Policy 02: Harrow's Historic Environment
- Policy HE1: Historic Environment
- Policy HE2: Enabling Development
- Strategic Policy 03: Meeting Harrow's Housing Needs
- Policy HO1: Dwelling size mix
- Policy HO2: Conversion and redevelopment of dwellings
- Policy HO3: Optimising the use of small housing sites
- Policy HO4: Genuinely Affordable Housing
- Policy HO5: Housing estate renewal and regeneration
- Policy HO6: Accommodation for older people
- Policy HO7: Supported and Sheltered Housing
- Policy HO8: Purpose-built student accommodation
- Policy HO9: Large scale purpose built and conversions for shared living
- Policy HO10: Housing with shared facilities (Houses in Multiple Occupation)

- Policy HO11: Self-build and Custom build housing
- Policy HO12: Gypsy and Traveller Accommodation Needs
- Strategic Policy 04: Local Economy
- Strategic Policy 05: Harrow & Wealdstone Opportunity Area
- Policy LE1: Development Principles & Town Centre Hierarchy
- Policy LE2: Night-time and Evening Economy
- Policy LE3: Industrial Land
- Policy LE4: Culture and Creative Industries
- Policy LE5: Tourism and Visitor Accommodation
- Strategic Policy 06: Social and Community Infrastructure
- Policy CI1: Safeguarding and Securing Social Infrastructure
- Policy CI2: Play and Informal Leisure
- Policy CI3: Sport and Recreation
- Policy CI4: Digital and Communications Infrastructure
- Strategic Policy 07: Green Infrastructure
- Policy GI1: Green Belt and Metropolitan Open Land
- Policy GI2: Open Space
- Policy GI3: Biodiversity
- Policy GI4: Urban Greening, Landscaping and Trees
- Policy GI5: Food Growing
- Strategic Policy 08: Responding to the Climate and Nature Emergency
- Policy CN1: Sustainable Design and Retrofitting
- Policy CN2: Energy Infrastructure
- Policy CN3: Reducing Flood Risk
- Policy CN4: Sustainable Drainage
- Policy CN5: Waterway Management
- Strategic Policy 09: Managing Waster and Supporting the Circular Economy
- Policy CE1: Reducing and Managing Waste
- Policy CE2: Design to support the Circular Economy
- Strategic Policy 10: Movement
- Policy M1: Sustainable Transport

- Policy M2: Parking
- Policy M3: Deliveries, Servicing and Construction
- Other

15. Do you consider this policy sound?

- Yes
- No

16. Please give details of why you consider this policy to be sound or not sound and set out the modification(s) you consider necessary to make the policy sound that you have identified (if any).

Paragraph b states "New development within the Opportunity Area will by its nature be more intensive than elsewhere in the borough, due to the character of the area and its proximity to public transport and infrastructure". The area is surrounded by a low rise residential area, which will be overlooked by the building of high rise towers, which the proposal allows. The character of the area was taken into consideration in the last Local Plan and high-rise tower blocks were restricted. The area has changed very little since then, the major exception being the Safari development which is not in keeping with the residential area it backs onto. The centre of Harrow has also had and continues to have multiple developments which has soaked up what demand there was for flats in that area. The Kodak development has also been built recently which further answers any demands for flats and apartments in the vicinity. Other relevant points which apply to this point and elsewhere on the plan are.

1. Overemphasis on Growth: The policy prioritizes growth at the expense of maintaining the character and heritage of existing neighbourhoods. This could lead to overdevelopment and a loss of local identity.
2. Infrastructure Strain: There are concerns about whether the current infrastructure, such as healthcare facilities, schools, and utilities, can support the proposed growth. Without significant upgrades, increased population density might strain these services.
3. Environmental Impact: Overall the plan has potential negative environmental impacts, including increased pollution and reduced green spaces. The policy's focus on high-density development could be seen as conflicting with sustainability goals. The plan doesn't seem to mandate environmental steps that need to be taken in new plans, such as the use Solar power and batteries to complement their use. In a 405 page document about planning for the future, the word Solar is used only 5 times, recycling 17 times and battery/batteries not at all.
4. Affordability Issues: The plan does not adequately address housing affordability.
5. Community Involvement: Community involvement in the planning process has not been listened to. Residents feel that their voices are not being heard (or being heard and ignored) and that the consultation process is insufficiently.

These points reflect common themes in urban development and highlight the need for a balanced approach that considers growth, sustainability, and community well-being.

17. Would you like to make another representaiton?

- Yes
- No

Part C - Demographics

London Borough of Harrow has a legal responsibility to promote and advance equality. To help us to do this, it is important that we have a good understanding of our communities, how our services are being accessed and who is using or would like to use our services. With up-to-date and accurate information we are able to: Better understand our service users / residents and shape services to meet their specific needs, Identify and address any barriers / issues individuals may experience when accessing our services (including information about our services), Ensure our policies and services are accessible to everyone who uses them.

The information will also enable us to monitor our progress with regards to addressing inequality and allow our employees and service users see how we are performing on equality.

Data Protection: It is your choice whether you provide this information. Your replies will not be used in a way that identifies you.