

View results

Respondent

42

Anonymous

79:33

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).

Point 2.4.4 states "..... care needs to be taken to ensure that even within designated tall building zones, stitching into the wider and often much less dense / tall character areas must be satisfactorily demonstrated. "but it does not set out what criteria for the care that will be taken. By not stating the criteria by which the care will be measured it leaves this point wide open to interpretation. A cursory display of acknowledging point 2.4.4 in any future planning decisions could suffice to display care, and tall buildings of any sort could then be built. Policy GR4 represents a double standard, whereby areas close to or in the Harrow & Wealdstone Opportunity Area are not considered in the same way as areas outside.

In addition, tall buildings by their very size and demands by a larger number of residents impact a far wider area than just the footprint of the site. The tall buildings that have been built in Harrow to date have changed the areas they have been built in and surrounding neighbourhoods which area site, especially when they have been built close to smaller residential buildings.

Harrow Council itself objected to the Palmerstone Road development in Wealdstone only to be overruled by the Mayor of London. The building heights which are being allowed in this document will be in areas similar to Palmerstone Road, so it would be thought the same logic would apply and the Council would not want them.. The Council should not plan for tall buildings where they and the present residents don't want them, where they do not fit into the surrounding area and do not answer the demands for housing that exist in Harrow. Harrow needs family homes not more 1 and 2 bedroom multistorey blocks of flats.

17. Would you like to make another representaion?

- Yes
- No

Part B - Your Representation(s) (2)

To which part of the Local Plan does this representation relate?

18. 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

19. Do you consider this policy sound?

- Yes
- No

20. 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).

There are multiple points to object to on this point

- The plan says a "minimum of 16,040 (net) homes" will be delivered, but there is no mention of the maximum that is planned for or will be allowed. What is considered the upper limit for the borough?
- There is no consideration given to the impact of the thousands of flats recently built in Harrow. Are these a success? Can anything be learnt from any failures. Local residents can point to multiple issues with these developments – one being that they are too expensive for local Harrow residents and are often advertised abroad for sale and also often advertised as good rental investment opportunities. This does not address the affordability issue raised elsewhere in the document as a problem.
- "Small Sites: A minimum of 4,125 new homes on small sites (below 0.25ha) will be supported on allocated sites within the Plan and windfalls sites, in locations with good public transport accessibility (PTAL 3-6) and on sites within 800m of a tube, rail stations or a Metropolitan, Major, District town centre boundary, providing they are sensitively designed to protect and enhance the character of the Borough, particularly suburban areas." How do the authors of this plan believe that Harrow has space for 4,125 new homes on small sites?. On what basis did they come up with this figure? How many homes will that be per site? How many small sites will it be acceptable to develop in a specific area?.
- Under the Housing Choice sector, there is a subsection called "Genuinely Affordable housing" "Over the plan period the Council seek to ensure; at least 50% (8,000) of all new dwellings delivered from all sources of housing supply across the Borough will be genuinely affordable to those in need, based on assessment of local housing costs and incomes, in line with the London Plan. At least 70% of all these will be low cost rented housing and the remainder will be Intermediate products which will be genuinely affordable." The plan only seeks to ensure that 50% of new dwellings will be genuinely affordable, and it will not be legally mandatory. How will the Council seek to ensure that the 50% target will be hit? This point is unenforceable and misleading. The plan should only include targets that can be enforced. There are numerous other similar points in this plan that are wish list items that look good but are unenforceable and unattainable.
- The whole sections seems only to deal with the number of homes to be built as demanded by the plan, Harrow Councils Housing Needs – not Harrow's Residents Housing Needs.
- Build to rent (point G) mentions "high quality design" – how is this measured, and by whom. All housing is designed. What differentiates high quality from quality design or homes that are just designed? – Could the plan not required "the highest quality design"?

21. 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.