View results

Respondent

68   Anonymous

37:08
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

Miss

3. First Name *

Anjali

4. Last Name *

Lakhani

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).

The growth assigned to the Opportunity Area is disproportionately high, placing an excessive strain on the area. Since its establishment in 2013, it has already delivered over 3,500 units. The area itself is relatively small, covering just 69 hectares compared to the borough's total of 5,047 hectares. The Opportunity Area's housing capacity has been repeatedly revised—from an initial estimate of 2,900 units to the current 9,352—now representing 58.3% of the borough's total housing target of 16,040 units. Given that this area makes up only 1.3% of the borough's total size, this allocation is clearly inequitable.

The London Plan 2021 sets the Opportunity Area's capacity at 5,000 homes and 1,000 jobs. This target is expected to be met by 2029, and there is no justification for adding an extra 4,352 units. Further residential development in the Opportunity Area is unnecessary. Instead, the remaining sites should be used for family housing that fits the character of the area, preserving the low-rise nature of Station Road.

If current development trends continue, the Opportunity Area will have delivered nearly 13,000 homes by the end of the plan period. The area is already oversaturated, which is diminishing the quality of life for both existing and new residents. Adding more flats would only exacerbate these issues. Previous regeneration efforts have worsened inequality within the borough, particularly for those living near the Opportunity Area, where infrastructure strain has led to a decline in living standards. For example, power outages have become more frequent in these neighbourhoods. Despite 11 years of regeneration, the area remains rundown, dirty, and unappealing, suggesting that the regeneration strategy is failing.

The Harrow and Wealdstone Opportunity Area differs significantly from other large redevelopment zones like Wembley (239 hectares) and Brent Cross (151 hectares), which are located on large, separate plots of land, often former industrial sites. These areas are less constrained by surrounding residential neighbourhoods, making it unrealistic to expect the same outcomes from Harrow and Wealdstone. In particular, areas like Station Road, which borders low-rise neighbourhoods, are not suitable for high-density development.

Proposal: Retain a housing capacity of 5,000 units for the Opportunity Area and allocate remaining sites for more appropriate development. The original proposal in Regulation 18 suggested a capacity of 7,500 units, which has since been raised to 9,352. Further increases in capacity are not sustainable or justified.

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).

> The term 'design-led development' has been used a lot in the plan but doesn't appear have a true meaning. Are design templates/ formats available for use by the which developers? Each of the new developments wants to be an island on its own with no effort made to cohesive look or trying the enhance or blend in with its surroundings. The Metroland identity referred to in the plan has almost been lost.

21. Would you like to make another representaion?

◉   Yes

○   No

Part B - Your Representation(s) (3)

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

22. 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

23. Do you consider this policy sound?

○ Yes

◉ No

24. 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).

Harrow is a community which includes families and despite the limited construction of family-sized social rent homes in the borough, there is no indication that the council can supply the number of new homes of this nature. Plans indicate that a significant portion of the new housing will consist of flats. The council has conflated the provision of social rent homes with 'affordable' rent homes. These two are not necessarily the same and could obscure the actual provision of social rent homes, which are more affordable than intermediate rent/percentage London Rent housing.

Proposed Change: current residents would support more social affordable housing in the borough and not more 'luxury' flats

25. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (4)

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

26. 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

27. Do you consider this policy sound?

○ Yes

◉ No

28. 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).

> The aesthetic of the area does not suit buildings of 15 stories or even 18 stories and planning permission has been granted for these on station road in the past.
>
> Recommendation: review the height permits granted to be commensurate to the area...

29. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (5)

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

30. 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

31. Do you consider this policy sound?

○ Yes

◉ No

32. 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).

The housing allocation for sites on Station Road has been significantly increased: the Tesco site allocation rose from 14 to 500, and the Civic Centre from 300 to 1139 compared to allocations in the 2013 Local Plan. These changes appear to be more driven by developer needs than by actual capacity calculations, suggesting a target-driven 'anything goes' approach, particularly in the Opportunity Area. 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.

33. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (6)

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

34. 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

35. Do you consider this policy sound?

◉ Yes

○ No

36. 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 is a general agreement on the lack of Social Rent and truly affordable family homes for purchase. Recent data indicates that Harrow Council initiated only one affordable home between April 2023 and March 2024, despite the construction of thousands of new flats in the Opportunity Area. Therefore, should the Council not enforce stricter regulations on the number of Build to Rent sites and large-scale purpose-built and conversions for shared living, since they are not obligated to provide affordable housing? Moreover, it appears inequitable for the council to limit large-scale purpose-built and conversions for shared living, as well as Build to Rent developments, solely to the Opportunity Area, especially when it is the most densely populated area in the borough. Proposed Amendment: Permit large-scale purpose-built and conversions for shared living, as well as Build to Rent developments, throughout the Borough, particularly near train stations. With ten train stations in the borough, situating these developments near them could alleviate the strain on the Opportunity Area.

37. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (7)

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

38. 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

39. Do you consider this policy sound?

○ Yes

◉ No

40. 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 is still no clear strategy for creating the 1000 jobs associated with the new Opportunity Area. Are there any employers who would be interested in investing here? Is the Council actively working with any employers to create jobs in the local economy. Does this plan reflect any actions or plans that employers have asked for to create jobs in the opportunity area. Where is the 20-year job creation strategy in the plan, like the details about housing creation? How is this plan aiming to recover the jobs lost recently in the area at the Council, Debenhams and the conversion of office space to accommodation.

41. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (8)

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

42. 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

◉ Regulation 18 Consultation

43. Do you consider this policy sound?

○ Yes

◉ No

44. 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).

> The council has overlooked the concerns of residents within the Opportunity Area. Changes to the plan have only been made following feedback from residents outside of this area. Additionally, developers and other non-residential organisations have influenced further alterations.
> Targets for the Opportunity area have been increased from 7500 to 8750 (with allocation of 9352) since Regulation 18 Consultation, despite residents saying 7500 was too much.
> This raises questions about the council's assertion of 'Putting Residents First.'

45. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (9)

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

46. 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

◉ Regulation 19 Consultation

47. Do you consider this policy sound?

○ Yes

◉ No

48. 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).

> The consultation seems rushed.
> Residents were reportedly allotted six weeks to respond, from the 4th of November to the 17th of December. However, those who had previously responded were only notified on the 17th of November, effectively reducing the actual consultation period to four weeks.
> The MS Forms survey provided for making representations proved to be quite challenging as it does not permit users to save their progress and return later to continue from where they left off. Completing it thoroughly, with considered responses and multiple answers, requires more than one session.

49. Would you like to make another representaion?

◉ Yes

○ No

Part B - Your Representation(s) (10)

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

50. 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

51. Do you consider this policy sound?

○ Yes

◉ No

52. 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).

> The safety and security of the borough will be put at risk as the police and hospital facilities are insufficient to cover the neighbourhood... how will this be addressed?

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.