

From: Mr. Peter Taylor
Subject: Re: London Borough of Harrow Local Plan Examination
Date: 4 June 2025 at 20:25:16 BST
To: Louise St John Howe <louise@poservices.co.uk>

Dear Louise,

I would like to submit this hearing statement about Matter 5

"Picking up on the Inspectors questions in Matter 5: Affordable housing and other housing matters,

- Issue 6: Whether the Plan has been positively prepared and whether the approach to addressing housing needs is justified, effective and consistent with national policy Strategic Policy 03: Meeting Harrow's Housing needs 6.2 "Is the mix of housing identified at part 5 of the policy justified and supported by robust evidence?"
- Issue 9: Whether the approach to affordable housing is justified, positively prepared, consistent with national policy and in general conformity with the London Plan Policy H01: Dwelling size mix, 10.1 "Does the requirement for a minimum of 25% of all units to be family sized dwellings (three bedrooms or more) accord with the evidence base or should this be higher?"

LB Harrow has consistently been found to have a higher % of families than other London boroughs – in the 2011 Census Harrow had an average household size of 2.8—placing it among the highest in England. In the 2021 Census it went up to 2.9.

In October 2018 Opinion Research Services (ORS) was commissioned by the West London Housing Partnership to prepare a Strategic Housing Market Assessment (SHMA) for the period 2016 to 2041 and its Executive Summary for the London Borough of Harrow stated (page 61)

"5.16 The population and household growth projections for Harrow indicate that there are three main sources of household growth in the area:

- The impact of an ageing population will see more older single

persons and couples. The majority of these households are already occupying dwellings in Harrow and the majority will not wish to downsize from the family size homes they currently occupy;

- The largest growth in projected households is for couples without dependent children, with the main growth being in households aged 55+, again the majority will not wish to downsize from the family size homes they currently occupy; and
- Other households include multi-generation households and also those who occupy Houses in Multiple Occupation. These households would typically require at least 3 bedrooms in their property.

5.17 Therefore, all three sources of household growth are associated with either the continued occupation of family sized dwellings, or new households who require family sized dwellings.

5.18 In addition, families with children are projected to remain a significant group; the second largest group by 2041 (40,600) and these will require family sized two or three+ bedroom homes.”

Elsewhere the same report states “Couples without dependent children represent 50% of the growth, including an increase of 15,000 households aged 55+ in addition of a smaller increase of 200 younger couples without children”.

The supporting documentation for in this Local Plan states “Harrow has significantly larger households than the London average. 32.5% of households have 4 or more people compared to the London average of 24.1%. Harrow has a significantly lower proportion of lone person households (12.1%) than the London average (20.1%).”

This is just some of the evidence that supports the view that the London Borough of Harrow needs family homes and not more 1 & 2 bedroom flats, which is mostly what has been built in recent developments especially in the Opportunity Area.

I object to the plan on these points that the mix of housing identified as part 5 of the policy is justified and supported by robust evidence and that the minimum of 25% of all units to be family sized dwellings accords with the evidence base and should

be higher."

I may submit other hearing statements - when is the exact deadline when hearing statements have to be sent to you?

Could you confirm by email that this hearing statement will be accepted.

regards

Peter Taylor