

Hearing Statement

Mr Sunil Kapoor

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Please refer below to the statements I would like to raise in the Hearing sessions for my representations in reference to the Harrow Local Plan, for which I cannot see to be explicitly addressed in the document referenced as LBH/ED6.A - Inspectors' Matters, Issues and Questions for Hearing Sessions.

Strategic Policy 05: Harrow & Wealdstone Opportunity Area

There is a failure to address the impact of further housing on the existing intensity of population, traffic and noise pollution in this area. As a resident on the corner of Hindes Road and Station Road, the road design around the box junction is already subject to confused drivers who interpret the traffic lights and lane convergence rules in different ways, leading to constant car horn noise being heard from within my property. This is in addition to the fact that Station Road is the thoroughfare for emergency service vehicles, leading to constant noise from the sirens of ambulances, police cars and fire engines.

There is also a failure to address the impact on already stretched and limited local infrastructure, including health services, schools, policing and waste management services, such as the ability of the council to cope with increased rubbish collection.

An increase in the population density around Station Road will also exacerbate the increasing issues around litter, fly-tipping and other anti-social behaviour such as Paan spitting.

In reference to item G. for Station Road, the identification of Tesco Station Road (Site Ref. OA7 under item 11.21) as a proposed site for high-rise housing development will not ensure "a satisfactory relationship with the surrounding suburban character area which is a much lower density" and will not meet the 'Development principles' mentioned under OA7 to "tie in appropriately to the lower density and scale residential properties that adjoin the site".

The block of flats which I live in [REDACTED] is directly opposite the Tesco Station Road site, and the location of this site is the only source of natural light for my property. Development of high-rise towers directly opposite [REDACTED] will block the majority of natural light and thereby have an impact on residents' mental and physical health and productivity. There has already been an impact on natural light because there is already a new high-rise tower block as a result of the conversion of Safari Cinema.

I have not seen any evidence of a light and noise assessment and direct engagement with the impacted community of low-rise blocks in the surrounding area, from Tesco or the property development firm.

The development of the Safari Cinema led to a few years of increased construction noise, which will be multiplied by the proposed Tesco site development. I do not think that the impact of construction on noise and traffic can be justified by the increase in housing, as I do not think that these new flats will result in the family homes required to create a cohesive and “inclusive neighbourhood” as per policy GR2, given that the area already shows signs of being a divided community of strangers. There appear to be many high-rise blocks of flats in Harrow marketed to overseas investors, who could potentially leave these flats empty. I also do not believe that such luxury flats can be classed as affordable housing. As such, I cannot agree with item 5.0.27 identifying this site as one of the “significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity.” The adverse impact of a smaller Tesco supermarket also needs to be considered, with potentially reduced staff employment, a reduced product range and supply volumes, and already stretched with long queues at the tills. In reference to item 5.0.40, I cannot see how this Tesco site development would “optimise development whilst ensuring that the interface between a more densely developed location and a strong suburban character of lower height and density.”