

Louise St John Howe,

22nd December 2025

**London Borough of Harrow New Local Plan Main Modifications Consultation
Representations on behalf of Tesco Stores Limited**

Dear Louise,

London Borough of Harrow is in the process of producing a new Local Plan which will guide development in the Borough between 2021-2041. The emerging Local Plan was submitted to the Secretary of State for independent examination on 26th February 2025, with the examination opening on Tuesday 24 June 2025. Harrow are now consulting on the proposed main modifications until Tuesday 23 December 2025.

We are writing on behalf of Tesco Stores Limited ('Tesco') who own the following site ('the site'):

Tesco Superstore, Station Road, Harrow, HA1 2TU

We have previously submitted representations to both the April 2014 Regulation 18 consultation and the December 2024 Regulation 19 consultation. A separate submission was also made to the April 2024 call for sites consultation running concurrently with the Regulation 18 consultation which informed site allocation OA7: Tesco Station Road. We also attended the examination hearings.

Site Background

The site is positioned at a key crossroads on Station Road, mid-way between Harrow on the Hill and Harrow and Wealdstone and within the Harrow and Wealdstone Opportunity Area. It measures at 2.19 hectares and is currently occupied by a single storey Tesco Superstore which was opened in 1992. Although performing well, the store is now over 25 years old and no longer reflects modern retailing standards and customer expectation. The existing site layout with the store located towards the back of the site relative to the retail frontage on Station Road gives the impression of a car-dominated retail development. Redevelopment to reprovide a modern store with residential above would contribute to the objectives of the opportunity area and allow for significant improvements to Station Road. The existing site plan is included below.

The Site is allocated within the 2013 Harrow and Wealdstone Area Action Plan as Site 11. The allocation proposed limited redevelopment for the retention and extension of the Tesco store along with new retail units

and 14 new homes on the corner of Station Road and Hindes Road. This allocation was based on an unimplemented 2012 planning permission and represents a significant underutilisation of the site.

The site is the subject of a major planning application (ref. PL/0693/24) which was validated on 11th April 2024.

Representations

We understand that comments can only be made on the proposed Main Modifications to the Local Plan, not the full draft Plan as submitted for Examination on 26 February 2025. On that basis we wish to comment on the following modification:

MM9 Policy GR4 up to Para 2.4.2 pp52-53

Part B of policy GR4 has been modified to provide clarity to the locations of tall building, stating:

'B. Tall buildings are directed to designated tall building zones within the Harrow & Wealdstone Opportunity Area.'

Tesco support this modification.

MM55 Policy M2 pp281-284

Policy M2 has a new Part B added to replace part H (deleted), and add clarity around the parts of the borough in which reductions in public car parking need to be carefully managed to ensure ongoing town centre vitality and viability, so as to be consistent with national policy. The new proposed wording states:

'B. Sites which serve wide catchments in Harrow may need to continue to provide public car parking. On sites with existing public car parking in the Metropolitan and District Centres, or at strategic public transport, culture, or leisure nodes, any loss should be managed, based on an agreed local parking strategy. Any proposed reduction of car parking (either on-street or off-street) should consider the overall parking provision in the centre or locality, and should not adversely impact upon town centre vitality and viability. Proposals to improve the quality of existing off-street car parking will be supported and encouraged.'

Tesco support the inclusion of this policy wording. Retaining and improving sufficient car parking provision where it already exists is essential for the viability of the Station Road Tesco as well as the Harrow on the Hill and Harrow and Wealdstone Centres by providing continuity of linked trips that also support the wider viability of the town centre.

MM59 Paras 11.20- 11.21 & List of Sites Table Pp291-293

Modification to paragraph 11.20 reflect that housing capacities in the site allocations are minimums to ensure the policy is positively prepared.

Tesco support this modification as a positive change to maximise housing delivery on allocated sites.

MM68 Site OA7 pp311-312

MM68 makes a number of modifications to site allocation OA7 (Tesco Station Road).

Tesco support the amendments to include a reference to 'Minimum' housing capacity in line with MM59.

Tesco also supports the amendment to also include the non-residential floorspace capacity as a minimum.

MM68 also refers to an amendment to reference the London Plan parking standards to add clarity and effectiveness. This modification does not appear to correlate to a tracked change within the policy wording.

Conclusions

Tesco welcome the opportunity to comment on the emerging Local Plan, please contact [REDACTED] if you have any questions or would like to arrange a meeting.

