



**Report for: Planning Policy
Advisory Panel**

Date of Meeting:	18 September 2023
Subject:	Draft Infrastructure Delivery Plan (IDP) context report
Key Decision:	No – Advisory Panel / for information only
Responsible Officer:	Viv Evans, Chief Planning Officer Emma Talbot, Director of Regeneration and Sustainable Development
Portfolio Holder:	Councillor Marilyn Ashton, Deputy Leader of the Council, Planning & Regeneration Portfolio Holder
Exempt:	No
Decision subject to Call-in:	No
Wards affected:	All Wards
Enclosures:	Appendix 1 – Infrastructure Delivery Plan Context Report (August 2023)

Section 1 – Summary and Recommendations

This report sets out the context and findings of the Infrastructure Delivery Plan (IDP) context report. This IDP is an integral aspect of the new Local Plan evidence base. Once the full IDP is completed, it will also inform decisions on the allocation of Harrow Community Infrastructure Levy (CIL) receipts.

The context report is attached at Appendix 1.

Recommendations:

The Panel is requested to:

- A. Note and comment on the findings of the IDP context report as they relate to the new Harrow Local Plan and potential future CIL receipts.

Reason:

The Infrastructure Delivery Plan (IDP) context report sets the context for the full IDP, which is expected to be completed in the middle of next year (in time for the second round of consultation on the draft Harrow Local Plan). The full Infrastructure Delivery Plan is required as part of the Evidence Base for Local Plans. Ensuring that the context report is comprehensive and sensible will ensure the success of the full report, and subsequently the plan for Infrastructure provision in the borough over the lifespan of the new Local Plan.

Section 2 – Report

1. Introduction

- 1.1 The Harrow Infrastructure Delivery Plan (IDP) will identify what infrastructure is required to sustainably support future population growth and development in the borough (including housing delivery). The IDP will also support and inform the policies contained in the new Local Plan, as well as potential site allocations.
- 1.2 Infrastructure is an umbrella term encompassing ‘strategic infrastructure’ (rail, road, electricity and heat, waste, water supply, water management and flood risk, digital connectivity, and green infrastructure) and ‘social infrastructure’ (health, education, community facilities, cultural, play, recreation and sports facilities, faith facilities, and emergency facilities, etc.).

2. Options Considered

- 2.1 None – This report is for information purposes only.

3. Background

- 3.1 The National Planning Policy Framework (NPPF) sets out the responsibility of local planning authorities to identify and proactively plan for the provision of infrastructure to support their projected growth.
- 3.2 This context report sets out the understanding of infrastructure need and provision across several key areas in Harrow. This report is the first step in the Infrastructure Delivery Plan (IDP) process and will be followed by a programme of internal and external engagement to inform the full IDP.
- 3.3 The current Local Plan has an associated IDP which can be found here (<https://www.harrow.gov.uk/downloads/file/23229/community-infrastructure-levy-revised-infrastructure-assessment-and-delivery-plan.pdf>). The updated IDP will use up to date data and will follow a slightly different structure. Additionally, the new IDP will utilise GIS

mapping and be presented in a more visual way which will be easier to understand.

- 3.4 The full IDP is intended to:
- a) Identify the infrastructure required to support anticipated housing and other growth.
 - b) Identify potential infrastructure funding mechanisms.
 - c) Identify key responsibilities, timescales and phasing elements in the delivery of infrastructure.
 - d) Provide advice on the range of delivery mechanisms available for delivering strategic infrastructure.
 - e) Provide evidence to support any review of the current Harrow Community Infrastructure Levy Charging Schedule, as well as future allocation of CIL funds.

4. Context Report

4.1 The context report provides a policy review and addresses physical and social infrastructure contexts through identification of a lead contact, needs assessment, current provision, known planned provision, gap analysis, key evidence base, and next steps.

4.2 The report covers the following infrastructure categories:

Physical Infrastructure

- Transport
- Energy & Utilities
- Digital Connectivity
- Flood Defence
- Waste & Recycling
- Green Infrastructure
- Blue infrastructure

Social Infrastructure

- Education
- Sport and Leisure Facilities
- Emergency Services
- Health and Social Care
- Community and Cultural Facilities

4.3 The context report highlights gaps in data availability, these will be filled by additional consultation with service providers, and additional reports/strategies that are being produced by the council at present. This work will be undertaken in the full IDP later this year and early next year.

4.4 The findings of the context report detail the following highlights:

- a) Most current infrastructure levels are generally adequate with the exception of EV charging points and cycle infrastructure.
- b) Reinforcement of electrical infrastructure is required. Of the seven primary substations in Harrow, six were forecasted to

have very little demand headroom, which is the spare capacity available in the network to accommodate additional demand without reinforcement.

- c) Energy Performance Certificate (EPC) ratings for residential properties in Harrow are quite low. 28% of residential properties in Harrow have an EPC rating Band C, 41% are rated D, and 15% are rated E. South Harrow and West Harrow in particular are challenges with average EPC ratings of D and higher percentages of fuel poverty.
- d) There are currently 56 EV charge points in Harrow and the need is forecasted to be 4,156 by 2030. Belmont, Canons Park, and Headstone appear to lack charge points. Additionally, Harrow has fewer total EVs compared to other boroughs.
- e) Broadband provision in the borough is generally good and is close to the London average, but full-fibre connectivity rates are amongst the lowest in London. Planned works are anticipated to roll out full-fibre across several networks by 2028.
- f) A series of flood management infrastructure projects have been planned, although financing these projects will be difficult. Sewer infrastructure is owned by Thames Water, ongoing liaison will be required to ensure that upgrades are completed.
- g) Additional waste management facilities will need to be developed in West London during the Plan period up to 2031 to address the 'gap' between the apportionment target and the waste management capacity that currently exists. West London Boroughs will need to have an additional 9.4 hectares of land available for waste management to meet these needs delivered through eight existing sites (including Forward Drive in Harrow).
- h) There is a significant requirement for more Special Education Needs and Disabilities (SEND) places, provision is currently insufficient.
- i) There is an identified need to replace or improve existing leisure and recreation facilities in the borough.
- j) Need for healthcare infrastructure is increasing. There is expected to be a 38% increase in people aged 65 by 2041, which will put sustained pressure on services across the system.
- k) Many community halls in Harrow require refurbishment, and the location of some existing halls pose accessibility issues for some residents. Existing community halls need to be retained and improved.
- l) The role of libraries is changing. They need to adapt to modern media consumption and act as community hubs, hosting a

variety of services in addition to their traditional role focused on book lending, as well as increasing opening hours and automated library lending.

- m) Most parts of the borough have a deficiency in access to open space. The increased use of Harrow's green spaces (during and post covid) has resulted in a negative impact on the health and biodiversity of the spaces.

4.5 This information will be used to form part of the first (Regulation 18) draft of the new Harrow Local Plan, which is scheduled to be consulted on end of 2023 / early 2024. Additionally, the IDP will assist in forming a view on site allocations as they relate to infrastructure and assist in forming decisions on future Community Infrastructure Levy (CIL) spending.

4.6 Ward Councillors' comments

None, report for information only.

5. Risk Management Implications

5.1 Risks included on corporate or directorate risk register? **No**

5.2 Separate risk register in place? **Yes**

5.3 The relevant risks contained in the register are attached/summarised below. **Yes**

5.4 The following key risks should be taken into account when agreeing the recommendations in this report:

Risk Description	Mitigations	RAG Status
<p>Consultation with infrastructure providers is unsuccessful.</p>	<ul style="list-style-type: none"> ▪ Contact providers early in next stage of IDP. ▪ Emphasize importance of project and need for collaboration on delivery. ▪ 	<p>Green</p>
<p>Data not up to date</p>	<ul style="list-style-type: none"> ▪ Use most up to date data available. ▪ Undertake extensive consultation to ascertain if new data has been released or is in the pipeline. ▪ Check back with consultees to ensure that the data captures their understanding of the situation. 	<p>Green</p>

6. Legal Implications

- 6.1 The new Harrow Local Plan is required to have an Infrastructure Delivery Plan as part of its evidence base in order to be found sound at examination. This IDP has been prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) alongside relevant best practice guidance, relevant cross-borough working, London and local policy.

7. Financial Implications

- 7.1 The cost of updating the IDP has been met from the Planning Policy budget. Additional work required to finalise the document will also be met from this budget.

8. Equalities implications / Public Sector Equality Duty

- 8.1 No Equalities implications are foreseen at this stage of the IDP as this context report is contextual and for information only. The draft Local Plan, including policies and site allocations relating to infrastructure, will be subject to a full Equalities Impact Assessment.

9. Council Priorities

- 9.1 Progressing the IDP will help meet the following Council priorities:
- 1. A council that puts residents first**
This IDP context report identifies existing deficiencies and planned future provision of infrastructure required to meet the needs of current and future Harrow residents. Creating a plan for infrastructure provision ensures that residents are well serviced by all forms of infrastructure.
 - 2. A borough that is clean and safe**
The cleanliness of the borough will be addressed through waste management infrastructure provision. Safety will be ensured through provision of emergency services infrastructure

Section 3 - Statutory Officer Clearance

Chief Officer: Viv Evans

Signed by Chief Planning Officer

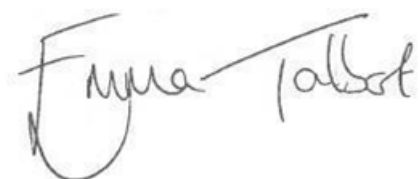


Date: 5th September 2023

Director: Emma Talbot

Signed by Director of Regeneration and Sustainable Development

Date: 5th September 2023



Corporate Director: Dipti Patel

Signed by Corporate Director

Date: 5th September 2023

Mandatory Checks

Ward Councillors notified: NO, as it impacts on all Wards

EqIA carried out: NO - for information only

Section 4 - Contact Details and Background Papers

Contact: Harriett Noall, Principal Policy Planner,
harriett.noal@harrow.gov.uk

Appendix 1: Infrastructure Delivery Plan Context Report (August 2023)

Background Papers:

Infrastructure Planning Guidance:

<https://www.gov.uk/government/collections/national-infrastructure-planning-guidance>

National Planning Policy Framework – Plan Making Guidance:

<https://www.gov.uk/guidance/plan-making>