

LOCAL DEVELOPMENT FRAMEWORK PANEL MINUTES

3 OCTOBER 2013

Chairman: * Councillor Stephen Greek

Councillors: * Marilyn Ashton * Bill Phillips
* Keith Ferry * Navin Shah
* Thaya Idaikkadar * Simon Williams

* Denotes Member present

RECOMMENDED ITEM

115. Planning Obligations Supplementary Planning Document

The Panel received a report which summarised the public consultation comments on the draft Planning Obligations Supplementary Planning Document (SPD), the Council's response and the respective proposed changes to the SPD.

An officer reported that Harrow's Community Infrastructure Levy (CIL) was brought into effect on the 1st October 2013. The Planning Obligations SPD had been developed to clarify the relationship between the CIL and Planning Obligations.

The officer made the following points:

- The CIL was to be used to fund strategic infrastructure such as schools and healthcare. The Planning Obligations SPD would be used to secure affordable housing and to mitigate site specific impacts;

- The Planning Obligations SPD had been subject to public consultation. 9 responses had been received on the consultation. The bulk of these responses had been received from statutory bodies;
- The Highways Agency had responded that they had no comments and Natural England confirmed their support for the SPD and sought no amendments;
- Thames Water had sought to include a paragraph requiring developers to demonstrate sufficient wastewater and sewerage capacity both on and off the site to serve the development. The Council's Local Plan had already contained this requirement and confirms that, in instances where improvements are required, the Council would use a planning condition rather than a planning obligation;
- Campaign for a Better Harrow Environment had provided several useful comments, most of which had been taken on board;
- The majority of comments made by the Kingsfield Estate Residents' Action Group and Harrow Environmental Forum were outside the scope of the SPD;
- The Mayor of London had raised concerns regarding the SPD's conformity with the London Plan and the Revised Early Minor Alterations, which prevents boroughs from introducing rent caps for affordable rented housing within planning policy. The SPD had referenced the Council's Tenancy Strategy which did suggest that the Council would introduce rent caps. Council officers had therefore proposed that the SPD should therefore remain silent on this issue and the section on housing affordability be deleted completely.

During the discussion on this item, Members of the Panel commented that the report should make clear that funds raised under CIL would fund strategic infrastructure and that this would not be the sole source of funding. It would also be helpful if the risk register was updated correctly.

Resolved To RECOMMEND (To Cabinet):

That the Planning Obligations Supplementary Planning Document be approved and adopted.

Reasons for Recommendation:

1. To ensure the SPD, when adopted, is afforded weight as a material planning consideration.
2. To reflect the Council's introduction of a Community Infrastructure Levy (CIL) and to clarify the relationship between CIL and Planning Obligations to reduce the planning risk of 'double dipping' when seeking or securing contributions from development towards specific infrastructure requirements.