



Report for: Cabinet

Date of Meeting:	15 February 2024
Subject:	New Harrow Local Plan – approval to consult (Regulation 18 version)
Key Decision:	Yes
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, Portfolio Holder for Planning & Regeneration
Exempt:	No
Decision subject to Call-in:	Yes
Wards affected:	All Wards
Enclosures:	Appendix 1 – Draft New Harrow Local Plan – Regulation 18 version Appendix 2 – Summary of draft Local Plan Appendix 3 – Draft Interim Integrated Impact Assessment (IIA) advice note Appendix 4 – Recommendation from the Planning Policy Advisory Panel meeting of 22 January 2024

Section 1 – Summary and Recommendations

This report provides background to the preparation of a new Harrow Local Plan and presents the Draft Plan (Regulation 18 version) to the Cabinet for consideration and approval to consult for eight weeks over February-April 2024. The report also provides an outline of the proposed consultation arrangements.

Recommendations:

Cabinet is requested to:

1. note the report and Appendices.
2. note the feedback from the Planning Policy Advisory Panel (Appendix 4)
3. agree to consultation on the draft Local Plan ('Regulation 18' consultation) attached at Appendix 1 and the consultation arrangements outlined in section 8 of the report.
4. Delegate authority to the Chief Planning Officer, following consultation with the Planning and Regeneration Portfolio Holder, to make minor modifications to the draft document prior to consultation, including inserting any outstanding process / background elements and presentational / typographical / accuracy amendments (as set out in paragraphs 6.7 and 6.8 below).
5. note that the outcomes of the consultation will be reported back to the Planning Policy Advisory Panel in mid-2024 and Cabinet in late-2024 (when it is intended approval will be sought for 'Regulation 19' consultation on the revised Plan).

Reason: (for recommendations)

The Harrow Local Plan is one of the key documents in the Council's policy framework. The current plan is considered in many respects to be 'out-of-date' in the context of national and regional planning policy and therefore needs to be updated / replaced. The process of preparing a new Local Plan includes statutory consultation periods. Cabinet's agreement is required to undertake consultation. The new plan is being prepared in the context of Government deadlines and delegated authority to make minor amendments to the Plan prior to consultation is necessary to allow the process to continue in a timely manner.

Section 2 – Report

1.0 Introduction

- 1.1 This report relates to the new Harrow Local Plan and:
- (a) introduces the process of preparing a new Local Plan for Harrow and the rationale as to why a new Plan is required.
 - (b) presents the Draft new Harrow Local Plan – Regulation 18 version (and accompanying documents) to Cabinet for approval to consult for eight weeks over February-April 2024; and
 - (c) provides an outline of the proposed consultation arrangements.
- 1.2 The plan will cover the period from 2021-2041.

2.0 Options considered

- 2.1 The option of not preparing a new Local Plan for Harrow was considered and dismissed. The current Local Plan is over 10 years old and is therefore (under national and regional planning policy) considered in many respects to be out-of-date. Additionally, the context for the Local Plan has changed significantly since the current plan was adopted and therefore the policies within the plan need to be revised and new policies added where new issues and priorities have emerged. Not preparing a new Plan would risk intervention by the Government given the age of the current Local Plan.
- 2.2 In developing the draft Local Plan, various potential policy options were considered. These are documented in the draft Local Plan, with reasonable alternatives (options) included where appropriate. Where no alternatives are considered appropriate, the reasons for this have been identified (i.e. the need to be in general conformity with the London Plan).

3.0 Background

- 3.1 National planning policy places Local Plans at the heart of the planning system and consequently the Government considers that it is essential that they are in place and kept up to date. Local Plans set out a vision and a framework for the future development of an area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, mitigating and adapting to climate change and securing good design.
- 3.2 The Local Plan is also a key mechanism in assisting the delivery of many Council services and priorities, such as the securing of affordable housing, achieving high quality of development in the borough, managing the location, quantity and quality of development [including houses in multiple occupancy (HMOs) flat conversions, and

tall buildings] and promoting the vibrancy and vitality of town centres, responding to the climate and nature emergency, planning for infrastructure, and fulfilling the Council's priorities of putting residents first, and creating a borough that residents can be proud of.

- 3.3 Local Plans are also a critical tool in guiding decisions about individual development proposals, as they are the starting point for considering whether applications can be approved.
- 3.4. The Local Plan also has an important role in translating any corporate strategy into a spatial vision for the borough, along with guidance to assist in delivering that vision (see paragraphs 4.6-4.11 below).
- 3.5 Harrow's Local Plan currently comprises the following documents:
 - a. Core Strategy – adopted February 2012
 - b. Development Management Policies – adopted July 2013
 - c. Harrow and Wealdstone Area Action Plan (AAP) – adopted July 2013
 - d. Site Allocations – adopted July 2013
- 3.6 The Local Plan is accompanied by an adopted Policies Map that illustrates particular land uses throughout the Borough including areas for protection such as open space and conservation areas, as well as employment and residential activities. It also identifies key sites for development ('site allocations'). The documents listed in paragraph 3.5 above form the Council's statutory development plan, alongside the London Plan [and any future neighbourhood plans prepared by community groups ('neighbourhood forums')]. Planning applications are assessed against the statutory development plan.
- 3.7 At its meeting on 16 February 2023, Cabinet committed to preparing a new Harrow Local Plan (through approving an updated 'Local Development Scheme' that sets out the programme for preparing local plan documents). This was in response to the time that has elapsed since the current Local Plan was adopted (2012 and 2013) and changes in national and regional planning policy since that time, as well as emerging issues and local priorities.
- 3.8 The Local Plan is required to be consistent with national and regional planning policy. Crucially, there have been significant changes in this higher-level policy landscape since the current Harrow Local Plan was adopted. The new National Planning Policy Framework (NPPF) and its associated guidance were first published in July 2018 and revised several times since then, including significant changes published on 19 December 2023.
- 3.9 Furthermore, the current Local Plan was prepared under the London Plan 2011, which was updated in 2015 and 2016 and completely replaced in 2021. The 2021 version of the London Plan includes significantly higher housing targets for Harrow as well as new obligations such as policy around tall buildings. A new Local Plan is

required to respond to the new London Plan and is required to be in 'general conformity' with it.

- 3.10 As noted above, the plan will cover the period from 2021-2041.

Risk management

- 3.11. In the absence of an up-to-date Local Plan that aligns with the latest NPPF and London Plan, it will become increasingly difficult to influence and determine development proposals which fail to deliver positive outcomes for Harrow. The National Planning Policy Framework (NPPF, 2023) clearly states, at paragraph 11, that where there are no development plan policies, or the policies which are most important for determining an application are out-of-date, the council must grant planning permission (unless very limited exceptional circumstances apply). By not updating its Local Plan, the council would effectively render a number of policies out-of-date and significantly compromise its ability to make planning decisions based on local circumstances and policies / priorities.

4. Policy context

National Planning Policy Framework (NPPF)

- 4.1. The preparation of a new Local Plan must comply with the National Planning Policy Framework (NPPF) (revised December 2023). The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
- 4.2 Paragraphs 15-16 of the NPPF outlines the expectations and requirements for local authorities in preparing a new Local Plan. Specifically, local authorities need to ensure that new plans are succinct and up-to-date, provide a positive vision for the future, and present a framework for meeting housing needs and addressing other economic, social and environmental priorities. Local authorities also need to ensure that plans are prepared with the objective of contributing to the achievement of sustainable development, and are shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.
- 4.3. Paragraphs 24-27 of the NPPF further outline the requirements for local planning authorities to ensure that their plan addresses the relevant strategic matters that have broader spatial implications that cross administrative boundaries ("duty to co-operate"), and that effective and on-going joint working between strategic policy-making authorities and statutory bodies has taken place to inform the relevant strategic policies in the new Plan.
- 4.4. Local plans are also required to be reviewed at least once every five years, and updated as necessary (paragraph 33), and ensure that the existing strategic policies can provide a sufficient supply of new

homes over a minimum five-year period (paragraph 75-78). Given that Harrow's current Core Strategy was published in 2011, and Site Allocations and Harrow and Wealdstone Area Acton Plan published in 2012, many sites allocated for development in these documents have been taken up or built out, Council is obliged at this time to prepare a new Local Plan to meet the requirements of paragraph 33 and 75-78 of the NPPF.

- 4.5. Further, the new Local Plan needs to comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations"). Regulation 18 outlines the first steps that must be undertaken in preparing a local plan, including who needs to be notified, and how a local authority should consider feedback received during public consultation when preparing a final draft Plan for submission to the Secretary of State.

Harrow's Corporate Plan 2024

- 4.6. The Local Plan sets out the long-term development strategy for the Borough and is one of the Council's most important strategies. It makes provision for new housing, employment and other development needs including infrastructure. It plays a key role in implementing or facilitating many aspects of the Council's Corporate Plan, including flagship actions.
- 4.7. Specifically in relation to planning, the 2023/24 flagship actions included actions around tall buildings and protecting the suburban character of Harrow. This included adopting a Tall Buildings (Building Heights) SPD and agreeing criteria for Local Areas of Special Character, a new heritage designation. The draft Local Plan introduces for the first time a specific tall buildings policy that will build upon and formally incorporate into policy the recently adopted SPD. It also incorporates the concept of Local Areas of Special Character into the Local Plan / planning policy framework.
- 4.8. Progressing the Local Plan forms a flagship action for 2024/25, as well as designating at least two Local Areas of Special Character.
- 4.9. In more general terms, the draft Local Plan will provide a policy framework that will assist in the delivery of flagship actions where these relate to the use of land, development and infrastructure in the borough. Examples of how the draft Local Plan will support the 'A council that puts residents first' priority include facilitating the development of allocated development sites within the borough (including those forming part of the Harrow Strategic Development Partnership) and the provision of affordable housing (including on Council land).
- 4.10. In relation to the 'A borough that is clean and safe' priority, draft policies relating to public realm and employment / workspaces will complement flagship actions such as enhancements to Harrow Town Centre. Draft policies relating to open space, flooding, waste and

recycling, sustainable transport infrastructure, biodiversity, energy efficiency / retrofitting, renewable energy and electric vehicle (EV) charging points will support flagship actions relating to those issues.

- 4.11 Finally, in relation to the 'A place where those in need are supported', the draft Plan protects the existing infrastructure and facilitates new infrastructure where many of the flagship actions are delivered from (i.e. schools, health, extra care and community facilities, sustainable transport infrastructure and digital infrastructure).

5. How the plan is being prepared

Key stages

- 5.1. There are a number of stages involved in the preparation of a local plan. In addition, there are procedural requirements that the council is required to comply with throughout. These stages and requirements are prescribed by national policy and legislation. This includes the undertaking of at least two rounds of public consultation before a draft local plan can be submitted to the Secretary of State for independent public examination.

Timetable / Local Development Scheme

- 5.2. The timetable for preparing the Local Plan is set out in the council's adopted Local Development Scheme (LDS). As noted above, the latest LDS was approved by Cabinet on 16 February 2023. This proposes submission of the Local Plan and representations to the Secretary of State for Independent Examination in early 2025.

Evidence base

- 5.3. The Local Plan has to be underpinned by a robust evidence base to justify the policy approach. A number of studies and supporting documents have been compiled to help inform the preparation of the new Local Plan. These have been prepared both by the council and other organisations, including government bodies. Collectively, these documents are known as the 'evidence base'. The evidence base helps to ensure that the approaches and policies in the Local Plan are appropriate and justified, taking into account the latest available information. All evidence base documents will be made available in time for the consultation.

Integrated Impact Assessment (Appendix 3)

- 5.4. An Integrated Impact Assessment (IIA) helps to inform the preparation of the Local Plan. It is a detailed analysis of the potential environmental, social and economic effects of the plan. The IIA brings

different types of assessment together into a single process, including:

- (a) Strategic Environmental Assessment (SEA)
- (b) Sustainability Appraisal (SA)
- (c) Equalities Impact Assessment (EqIA)
- (d) Health Impact Assessment (HIA)

- 5.5 The IIA is undertaken as an iterative process during the plan's preparation. It includes assessments of preferred policy approaches and reasonable alternatives. Reports are published and consulted on at key stages in the plan process, often alongside draft Local Plan documents. The IIA helps to identify potential issues at an early stage so that measures to avoid or mitigate harm, and improve expected outcomes, can be incorporated into the plan.
- 5.6. An interim advice note for the IIA has been prepared for Cabinet and is included within Appendix 3. This focusses on the main spatial alternatives (i.e. the reasonable alternatives) which are required to be considered as part of the plan making process. The alternatives have been assessed and findings used to inform the preparation of the draft Local Plan. The interim advice note also includes headline findings of the overall plan appraisal. The full Interim IIA Report will be finalised and issued as part of the package of Local Plan documents to be consulted on.
- 5.7 In general terms, the interim advice notes concludes that the majority of the preferred policies perform well against the IIA objectives (i.e. the policies either have a neutral or positive effect on the objectives). Very few instances were identified where the preferred policies in the draft Plan were considered to have a negative effect on the IIA objectives. A number of 'reasonable alternatives' identified in the draft Plan had negative effects; this is not unexpected as the alternatives, whilst 'reasonable' are not the preferred policy approach for the reasons identified as having negative effects / performing poorly against the preferred policies.
- 5.8 The IIA identifies opportunities to enhance positive effects, mitigate negative effects or where the impact is uncertain. These opportunities will be reviewed and consideration given to amending, clarifying or strengthening policies where appropriate.
- 5.9. A separate Habitats Regulations Assessment (HRA) will also be carried out to assess whether protected habitats and species may be adversely impacted by the plan's implementation. This will be undertaken prior to the second round of consultation (Regulation 19) when the policies are future developed and call-for-sites process completed and proposed site allocations identified.

Tests of soundness

- 5.10. The Local Plan sets out how the Council intends to sustainably manage growth over the long-term. To realise the plan's vision and to secure the new homes, jobs and infrastructure required for the borough, the plan must be demonstrated to be deliverable. The NPPF (paragraph 35) sets out 'tests of soundness' that help to ensure deliverability. The soundness of the plan is assessed at the examination stage. The tests are that plans must be:
- (a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - (b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - (c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - (d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant

Planning Policy Advisory Panel

- 5.11 The Planning Policy Advisory Panel is an advisory panel to Cabinet. Its terms of reference (with respect to planning policy) is as follows:
- 1. To provide input into the development of planning policy within the borough by giving detailed consideration to:
 - (a) the Local Development Framework / Local Plan and its Development Plan Documents and matters incidental thereto;
 - (b) representations received to Development Plan Documents and any amendments proposed;
 - (c) monitoring the implementation of the Framework / Local Plan, its review and modification as necessary.
- 5.12 The Panel formally considered the new Harrow Local Plan at six previous meetings:
- (a) *9 January 2023*: the Panel considered a report in relation to the Council's Local Development Scheme (LDS). The LDS is a rolling three-year project plan setting out all the planning documents to be produced by the local authority and the timetable for their preparation. The draft LDS considered by the Panel committed the Council to prepare a new Local Plan, with adoption scheduled for December 2025. The LDS was subsequently agreed by Cabinet on 16 February 2023.

- (b) *6 March 2023*: the Panel considered a report that introduced the Local Plan process in more detail and key issues that it will need to address. It sought comments and discussion from the Panel to assist in the scoping of the Local Plan, including its broad vision and objectives, to inform drafting of the new Local Plan.
- (c) *13 July 2023*: the Panel considered the revised Statement of Community Involvement (SCI) which sets out how the Council will consult on planning matters, including the draft Local Plan. The revised SCI was adopted under delegated authority on 2 February 2024, after a 21-day period of consultation.
- (d) *18 September 2023*: the Panel considered the draft Infrastructure Delivery Plan (IDP) Context Report, which sets the context for the full IDP, which is expected to be completed in the middle of 2024 (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
- (e) *2 November 2023*: the Panel considered the draft Borough Profile, Spatial Vision and Strategy and Strategic Objectives for the new Local Plan. The Borough Profile sets the context for the plan. Within the plan, the Spatial Vision and Strategy, and Strategic Objectives provide the overarching narrative for the document from which detailed provisions / policies follow. Members raised some queries regarding the draft material, but no changes / alternatives were suggested and therefore the draft Local Plan has been drafted on the basis of the material presented at the 2 November 2023 meeting.
- (f) *22 January 2024*: the Panel received an update on the preparation of the new Local Plan and considered the draft Local Plan (Regulation 18 version) (see Appendix 4). Comments received on the draft Plan have been reflected in the version of the Plan included in Appendix 1 of this report.

Legal review

- 5.13 Kings Counsel (Saira Kabir Sheikh KC) has been appointed to assist the Council during the Local Plan process. To-date this has included the review of the key parameters / issues influencing the Local Plan process and review of the draft Local Plan itself. The version of the policies / Draft Local Plan attached at Appendix 1 (as well as this report) has been updated to reflect feedback from Kings Counsel. Counsel will continue to be involved in reviewing the draft Local Plan / evidence base before key stages such as the revised version of the Local Plan (post first round of consultation), submission to Government and representing the Council at hearings as part of the independent examination of the draft Local Plan by the Planning Inspectorate. Counsel has confirmed that this report and draft Local Plan should be presented to Cabinet for approval to consult on the draft Plan.

6.0 Draft New Harrow Local Plan (Regulation 18 version)

- 6.1 The new Harrow Local Plan will replace the existing adopted Harrow Local Plan that comprises four documents and an accompanying Policies Map (see paragraphs 3.5 and 3.6 above).
- 6.2 Consistent with contemporary national policy, the existing 'framework' of four Local Plan documents will be replaced by a single Local Plan document.
- 6.3 As noted above, the new Local Plan will cover the period from 2021 to 2041.

Structure of the Draft Local Plan

- 6.4 For legibility the Local Plan is set out in a series of thematic chapters that cover a number of policy areas however it must be read as a whole, particularly for the purpose of planning and investment decisions.
- 6.5 The Local Plan is organised as follows:
- (a) *Introductory Chapter (Chapter 01)*: Context and the spatial strategy: provides background information on the Local Plan (including Borough Profile) before setting out the Vision for Harrow and the plan's strategic / spatial objectives. It also establishes the 'spatial strategy' for the Borough, the land-use priorities and overall pattern of development that the plan will seek to deliver.
 - (b) *Thematic policy chapters (Chapters 02-10)*: these cover the policy areas that seek to deliver the spatial vision, objectives and strategy of the Local Plan, and contribute to the overarching objective of sustainable development (consistent with the NPPF and the London Plan's 'Good Growth' objectives). Each chapter includes at least one overarching strategic policy and a series of detailed policies. These chapters represent the development management policies that all planning applications will need to comply with.
 - (c) *Appendices*: covering glossary, site allocations (to be included in the next version of the draft Local Plan for 'Regulation 19' consultation), delivery and monitoring framework (will include implementation framework for the Local Plan, as well as the arrangements for monitoring and outcomes over the plan period), housing trajectory (at this stage, presented as broad capacity figures, to be refined once site allocations are progressed) and proposed changes to the Policies Map).

Summary of draft Local Plan

- 6.6 Appendix 2 includes a summary of the draft Local Plan, including key policy positions and changes from the current Local Plan. However, the nature of the Local Plan is that it covers a wide range of policy

areas, types of development and different areas / constraints within the borough. It is therefore an extensive document. The draft at Appendix 1 should therefore be reviewed for detailed provisions relating to any specific aspects of interest as the summary below cannot fully reflect the extent and detail of all the policies in the draft Plan:

Ongoing refinement of the draft Local Plan

- 6.7 There are a number of outstanding elements of the Plan that will be added as the drafting process moves towards formal consultation on the Plan. These include:
- (a) Inclusion of graphics and maps within the document to assist in conveying key elements of the Plan and to make it more user friendly and appealing. This will include insertion of a map depicting the Spatial Vision.
 - (b) General formatting of the document for consistency and legibility.
 - (c) Inclusion of the appendices (including an 'atlas of change' to identify proposed changes to the Policy Map that accompanies the current Local Plan).
- 6.8 Delegated authority (in consultation with the Portfolio Holder for Planning and Regeneration) is sought to make minor amendments to the document and add any outstanding elements ahead of formal consultation (if agreed by Cabinet). Such an approach will enable the Plan to progress to consultation in a timely manner in the context of the challenging timeframes for the process and Government deadlines.
- ## **7.0 Next steps**
- 7.1 Subject to Cabinet's approval, it is intended to consult on the draft Local Plan (Appendix 1) and accompanying documents for eight weeks (end of February to end-April 2024). The proposed consultation arrangements are summarised in section 8 below.
- 7.2 A summary of the consultation feedback on the version of the draft Plan will be presented to the Planning Policy Advisory Panel mid-2024, along with a revised version of the draft Local Plan.
- 7.3 A second round of consultation on a revised Local Plan (Regulation 19 consultation) is anticipated to occur by the end of 2024; Cabinet approval will be sought for this beforehand.
- 7.4 There has been approximately three months slippage in the Local Plan programme included in the Local Development Scheme (LDS) agreed by Cabinet on 16 February 2023. This is largely due to difficulty in recruiting the additional resources for the Planning Policy Team that were included in the budget agreed by Full Council in

February 2023. Such difficulty in recruitment is being experienced across London and the country generally.

- 7.5 The LDS will be updated in due course if necessary to reflect actual timeframes closer towards submission of the draft Local Plan to Government for examination.
- 7.6 As the draft Local Plan progresses through the formal process, greater weight can be given to the draft policies when determining planning applications [NPPF paragraph 48 (a)]. In this regard, the draft Plan is still in very early stages (i.e. yet to be consulted on), so limited weight can be given to the draft policies at this point in time. Additionally, the level of objection to the draft policies has not been established [para. 48(b)] (as there has been no formal consultation to-date) nor has the degree of consistency with the NPPF nor general conformity with the London Plan been tested [para 48(c)]. These factors further diminish any weight that can be given to the draft Plan.

8.0 Consultation arrangements

- 8.1 Subject to approval by Cabinet, it is proposed to undertake an eight-week consultation period on the draft Local Plan. It is intended that this occurs from the end of February 2024 to the end of April 2024.
- 8.2 There are minimum statutory requirements for this consultation, as set out in 'Regulation 18' of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("the 2012 Regulations"). Such minimum requirements are also reflected in the adopted Statement of Community Involvement (SCI):
- 8.3 As a minimum, the Regulations require the local planning authority to notify and invite representations on the content of the draft plan to:
- (i) such specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
 - (ii) such of the general consultation bodies as the local planning authority consider appropriate; and
 - (iii) such residents or other persons carrying on business in the local planning authority's area as the local planning authority consider appropriate.
- 8.4 The above will be undertaken using the Council's Local Plan consultation database (email or letter). The draft Plan, supporting documents (i.e. Integrated Impact Assessment) and evidence base will be included on the Council's website. Hard copies of the draft Local Plan will be made available to view at Greenhill Library, and potentially other libraries in the borough. Documents will also be available to view at the Harrow Hub (Council Depot) by appointment.

- 8.5 It is proposed to go beyond the minimum requirements set out in paragraph 8.3 above, with the intention to undertake a range of engagement tasks as follows:
- (a) Street events at several locations
 - (b) Drop-in sessions at the Conversation Café
 - (c) Online consultation hub
 - (d) E-newsletter/social media
 - (e) Webinar launch event
 - (f) Information displays/leaflets at key sites
 - (g) Email address
 - (h) Attendance at key stakeholder events
- 8.6 It is acknowledged that the second half of the consultation period will be impacted upon by the pre-election period for the Mayor of London / London Assembly elections. Consultation activities will be frontloaded to occur before the pre-election period and any subsequent activities during the pre-election period will be limited to awareness raising / factual reminders regarding consultation arrangements and deadlines in order to comply with any relevant requirements for the pre-election period.
- 8.7 Representations received will be compiled, reviewed and response / actions identified, including any amendments required to the draft Local Plan. A consultation statement will be prepared documenting the outcomes of this process and published online. It will also be reported back to the Panel mid-2024.

Ward Councillors' comments: These will be invited as part of any formal consultation process.

Performance Issues

Monitoring is a key element of the Local Plan 'policy cycle'. An implementation and monitoring framework will be developed and included in the Local Plan. This will include performance indicators / targets. The performance of the plan against these indicators / targets will be reported in the annual Authorities Monitoring Report.

Environmental Implications

As noted above, sustainable development is at the heart of the Local Plan process, including environmental sustainability. The Plan will therefore have positive environmental implications and is a key mechanism for delivering many aspects of the recently adopted Climate and Nature Strategy.

The interim / draft Integrated Impact Assessment (IIA) that accompanies this report tests the draft Plan against a number of indicators / objectives and concludes the Plan is generally positive with respect to environmental implications (refer to section 5 above).

A Habitats Regulation Assessment will be completed prior to the next round of consultation and will also test the environmental implications of the plan.

Data Protection Implications

If approved by the Cabinet, the draft Local Plan will be subject to public consultation. Any personal data obtained during this process will be handled in accordance with the General Data Protection Regulations (GDPR).

Risk Management Implications

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

Separate risk register in place? **Yes**

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

The following key risks should be considered when agreeing the recommendations in this report:

Risk Description	Mitigations	RAG Status
Programme – slippage in the Local Plan programme and potential risk of missing the Government’s July 2025 deadline for submission	<ul style="list-style-type: none"> ▪ Weekly programme management meetings ▪ Additional resources secured 	Green
Consultation arrangements – these do not comply with statutory requirements	<ul style="list-style-type: none"> ▪ Statement of Community Involvement updated ▪ Detailed consultation arrangements scoped and documented. ▪ Legal / Counsel review of process (prior to Cabinet) 	Green
Draft polices not in general conformity with the London Plan resulting in objections from the Mayor	<ul style="list-style-type: none"> ▪ Ongoing discussions with Greater London Authority (GLA) officers ▪ Counsel review of draft policies (prior to Cabinet) 	Green
Draft policies not consistent with national policy, including recent changes to the NPPF etc.	<ul style="list-style-type: none"> ▪ Ongoing monitoring of emerging / published Government policies ▪ Assessment of implications of recent Government policy announcements / publications. ▪ Counsel review of draft policies (prior to Cabinet) 	Green

Procurement Implications

None – the report seeks approval to consult on the draft Local Plan. Any procurement associated with the draft Local Plan has been undertaken in accordance with the Council’s Contract Procedure Rules and have been below the value threshold for consideration by Cabinet.

Legal Implications

The Planning and Compulsory Purchase 2004 (as amended) (“the 2004 Act”) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the 2012 Regulations”) set out the requirements and the statutory procedure for the preparation of a Local Plan.

Regulation 18 of the 2012 Regulations requires the local planning authority to notify and invite representations on the content of the draft plan to: (i) such specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan; (ii) such of the general consultation bodies as the local planning authority consider appropriate; and (iii) such residents or other persons carrying on business in the local planning authority’s area as the local planning authority consider appropriate.

Regulation 18 consultation provides an important opportunity for the gathering of critical information from landowners, developers, and site promoters to support the suitability, capacity and deliverability assessments of potential site allocations. Section 7 above outlines the proposed consultation arrangements to meet these statutory requirements.

The next stage, after this ‘Regulation 18’ consultation, is for the local planning authority to prepare a submission draft of the local plan. All representations received during this consultation stage must be taken into account when preparing this submission draft. The submission draft will then return to the Planning Policy Advisory Panel (and Cabinet) for further consideration.

Financial Implications

Preparation of a Local Plan is a significant undertaking, requiring resourcing for officers and revenue budget to undertake evidence base work, consultation, document production and independent examination. The resourcing is required to ensure the draft Plan is found sound as it is based on an evidence base of appropriate coverage and quality, all statutory requirements have been met (preparation of sustainability appraisals etc) and can be undertaken in a timely manner.

The estimated cost of the Local plan for 2023/24 is £399k and a growth budget of £206k is included within the Medium Term Financial Strategy (MTFS) to fund this along with other sources of funding outlined in Table 1 below. Additional resources of £171k over 2024/25 and 2025/26 have been secured within the MTFS process to fund further extra costs required to produce the Harrow Local Plan.

Table 1

Additional costs	23/24 (£)	24/25 (£)	25/26 (£)	Total (23/24- 25/26) (£)
Evidence base / consultancy	212,500	177,500	30,000	420,000
Production / consultation / examination	50,000	40,000	295,000	385,000
Additional officer resource	137,000	278,000	105,000	520,000
Total	399,500	495,500	430,000	1,325,000
Funding sources	23/24 (£)	24/25 (£)	25/26 (£)	Total (23/24- 25/26) (£)
MTFS growth funding bids (22/23 and 23/24)	206,000	303,000	377,000	886,000
Grant funding received	105,000	98,739	0	203,739
Existing revenue budget (consultancy)	25,000	25,000	25,000	75,000
Internal planning resource	63,500	68,761	28,000	160,261
Total	399,500	495,500	430,000	1,325,000

Costs and funding continue to be monitored as part of ongoing budget monitoring process for the Planning Service and any significant variances identified along with mitigation measures to ensure a balanced budget position.

Equalities implications / Public Sector Equality Duty

The Equality Act 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- a) Eliminate discrimination, harassment and victimisation and other contact prohibited by the Equality Act 2010.
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The broad purpose of this duty is to integrate considerations of equality into day-to-day business and keep them under review in decision making, the design policies and the delivery of services.

The relevant protected characteristics are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation.

The preparation of the Local Plan is being informed by an Integrated Impact Assessment which includes an Equalities Impact Assessment. An interim Advice Note is included as Appendix 3.

Publishing the draft Local Plan at this stage will allow stakeholder/resident views on the content of the document and any likely adverse impacts of policies and proposals on equality groups to be identified and carefully considered prior to the preparation of the final plan document. The proposed submission version of the plan (at Regulation 19 stage) will be supported by

an updated IIA / EqIA. Consultation arrangements will consider how to best engage with stakeholders having regard to the protected characteristics.

Council Priorities

Please identify how the decision sought delivers this priority.

1. **Putting residents first.**
2. **A Borough that is Clean and Safe**
3. **A Place where those in need are supported.**

The wide-ranging nature of the spatial plan means that the new Local Plan will contribute to all the delivery of these priorities as well as the objective of Restoring Pride in Harrow.

Section 3 - Statutory Officer Clearance

Statutory Officer: Comie Campbell
Signed on behalf of the Chief Financial Officer
Date: 17 January 2024

Statutory Officer: Chileme Hayes
Signed on behalf of the Monitoring Officer
Date: 19 January 2024

Head of Procurement: Nimesh Mehta
Signed by the Head of Procurement
Date: 19 January 2024

Head of Internal Audit: Neale Burns
Signed on behalf of the Head of Internal Audit
Date: 16 January 2024

Corporate Director: Dipti Patel
Signed off by the Corporate Director Place
Date: 7 February 2024

Has the Portfolio Holder(s) been consulted? Yes

Mandatory Checks

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

EqIA carried out: YES (initial draft)– see IIA Interim Advice Note (Appendix 3)

EqlA cleared by: N/A (initial draft – as Local Plan not at the formal submission stage yet)

Section 4 - Contact Details and Background Papers

Contact: David Hughes, Head of Planning Policy,
david.hughes@harrow.gov.uk

Background Papers:

Adoption of revised Local Development Scheme (LDS) – Cabinet – 16 February 2023 (item 109) - [Agenda for Cabinet on Thursday 16 February 2023, 6.30 pm – London Borough of Harrow](#)

New Harrow Local Plan – Way Forward and Strategic Objective – Planning Policy Advisory Panel – 6 March 2023 (item 33) - [Agenda for Planning Policy Advisory Panel on Monday 6 March 2023, 6.30 pm – London Borough of Harrow](#)

Statement of Community Involvement – Planning Policy Advisory Panel – 13 July 2023 (item 50) - [Agenda for Planning Policy Advisory Panel on Thursday 13 July 2023, 6.30 pm – London Borough of Harrow](#)

Draft Infrastructure Delivery Plan (IDP) Context Report – Planning Policy Advisory Panel – 18 September 2023 (item 58) - [Agenda for Planning Policy Advisory Panel on Monday 18 September 2023, 6.30 pm – London Borough of Harrow](#)

New Harrow Local Plan – draft Spatial Vision and Objectives – Planning Policy Advisory Panel – 2 November 2023 (item 66) - [Agenda for Planning Policy Advisory Panel on Thursday 2 November 2023, 6.30 pm – London Borough of Harrow](#)

New Harrow Local Plan – Draft Local Plan (Regulation 18 version) – recommendation to Cabinet for approval to consult – 22 January 2024 (item 3) – [Agenda for Planning Policy Advisory Panel on Monday 22 January 2024, 6.30 pm – London Borough of Harrow](#)

Current Harrow Local Plan: https://www.harrow.gov.uk/planning-developments#id-local_plan

London Plan (regional spatial strategy) 2021:
https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

National Planning Policy Framework (NPPF) (December 2023) -
https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf

Call-in waived by the Chair of Overview and Scrutiny Committee: No