

London Borough of Hounslow

Local Plan Review: Regulation 18 Statement (Single Local Plan), November 2023

Regulation 18, The Town and Country Planning (Local Planning) (England) Regulations 2012)

Hounslow Council is consulting on the Borough's intended approach of progressing the Hounslow Local Plan Review as a single Local Plan, rather than as a series of separate documents in different volumes, which was the case until recently.

BACKGROUND

The Council had been undertaking a Local Plan Review that consisted of three core Development Plan Documents ("DPDs"):

- Volume 2 – Site Allocations DPD
- Volume 3 – West of Borough Area DPD
- Volume 4 – Great West Corridor DPD

The Council submitted these three DPDs to the Secretary of State for independent examination by Planning Inspectors. The inspectors started to examine the documents in November 2021.

To ensure consistency across all the Council's Local Plan documents, the Council then commenced a focussed review of its adopted Local Plan 2015 (Volume 1), thereby widening the scope of the Local Plan Review. Shortly afterwards, the Planning Inspectors who were examining the three Local Plan Review DPDs already at examination raised procedural and potential "soundness" issues about continuing the examination of Volumes 2, 3 and 4 before examining and adopting an updated version of Volume 1 of the Local Plan.

The options for making progress were considered by the Council's Cabinet on 18 April 2023¹. Cabinet endorsed the recommendations made by the Council's officers, which were:

- to continue to positively progress the Local Plan Review;
- to advise the Inspectors presiding over the examination of Volumes 2, 3 and 4 how the Council proposed to proceed;
- to undertake a focused consultation on the proposal to combine the four volumes into a single consolidated Local Plan; and
- to make the changes deemed necessary and appropriate to bring the four volumes of the Local Plan Review into a single consolidated Local Plan.

On 11 July 2023, the full Council agreed to a formal withdrawal of Volumes 2, 3 and 4 of the Local Plan from examination in accordance with this strategy².

Subsequently, on 5 September 2023, the Council's Cabinet agreed to a focused consultation (Regulation 18) on the Council's proposed approach of combining all four Local Plan Review documents into a single, consolidated Local Plan³.

¹ [18 April 2023 Cabinet Report - https://democraticservices.hounslow.gov.uk/ieListDocuments.aspx?CId=571&MIId=12537](https://democraticservices.hounslow.gov.uk/ieListDocuments.aspx?CId=571&MIId=12537)

² [11 July 2023 Full Council Report - https://democraticservices.hounslow.gov.uk/ieListDocuments.aspx?CId=254&MIId=12972&Ver=4](https://democraticservices.hounslow.gov.uk/ieListDocuments.aspx?CId=254&MIId=12972&Ver=4)

³ [5 September 2023 Cabinet Report - https://democraticservices.hounslow.gov.uk/ieListDocuments.aspx?CId=571&MIId=12912](https://democraticservices.hounslow.gov.uk/ieListDocuments.aspx?CId=571&MIId=12912)

PURPOSE OF THE CONSULTATION

This consultation is focused on (i) the Council's proposal to combine the four volumes of the Local Plan Review into a single, consolidated Local Plan; and (ii) the content of that single Local Plan.

It is important to emphasise that previous rounds of consultation and engagement on the emerging Local Plan Review documents have played a very significant role in determining the way forward in our strategy to produce a single, consolidated Local Plan. The feedback received to date on the Local Plan Review documents will continue to shape the new single Local Plan; the new single Local Plan will take forward much of the content of the separate volumes previously consulted upon, with some updates and refinement as the volumes are brought together. The Council remains committed to ongoing consultation and engagement, involving local residents, businesses and other stakeholders in the plan-making process.

In more detail, the proposed changes to be made to the four Local Plan Review documents as they are brought together in a single Local Plan can be summarised as follows:

- **To update the policies, site allocations and supporting text to take account of changes over time.** For example, where sites proposed for allocation in the previous versions of the Local Plan documents have now been developed or built out, these will be removed from the Local Plan.
- **To reflect updates to the evidence base,** to ensure the single Local Plan is supported by a robust and up-to-date suite of evidence. This includes, for example, updates to the Local Housing Needs Assessment, Employment Land Review Study, Retail Needs Assessment and Whole Plan Viability Assessment.
- **To enable general conformity with the London Plan.** The previous versions of the Local Plan Review documents were prepared prior to the publication of the adopted London Plan 2021. It will be important to ensure that the policies and approaches in the single Local Plan are in "general conformity" with the London Plan. This includes in relation to setting the housing target for the Borough, and the approach to be taken to protecting the Green Belt.
- **To ensure the single Local Plan reflects the latest Council priorities,** including in relation to climate change and the move towards net zero carbon.
- **To take account of the comments made by the Planning Inspectors who were presiding over the examination of Volumes 2, 3 and 4 of the Local Plan Review.** For example, to ensure the plan period will cover a minimum of 15 years after the Local Plan is adopted.
- **To make any other changes deemed necessary and appropriate** to ensure consistency with the updated NPPF (September 2023 version) and enable timely progress towards adoption of the single Local Plan. This will include avoiding repetition between sections of the Local Plan and within the policies of the Local Plan.

CONSULTATION QUESTION

The Council is inviting views on this intended approach to progressing the single Local Plan, which is to:

- Bring the four separate volumes of the Local Plan Review together as a single, consolidated Local Plan document, making the changes summarised above.

- Use our existing Sustainability Appraisal and Integrated Impact Assessment (IIA) Framework – with updates as set out in our single Local Plan IIA Scoping Report – to undertake a full assessment of the single Local Plan.
- Consult on the single Local Plan in summer 2024 (Regulation 19), and submit the single Local Plan for examination as soon as is practically possible thereafter.

The Council is also inviting general views on what the single Local Plan ought to contain (in terms of strategy, policies and guidance). As noted above, the responses to the previous consultations on the Local Plan Review documents will be taken into account by the Council when preparing the single Local Plan. As a result, respondents to this new Regulation 18 consultation are encouraged to focus any comments they wish to make on any new points they wish to raise, either on the proposed approach to preparing the single Local Plan, or on any new content they feel should be included in the single Local Plan.

The Council will also consider new sites for potential allocation in the single Local Plan, though it should be noted that the Council currently considers that it has a sufficient land supply to meet the Borough's London Plan housing target. If you are considering proposing a new site for allocation, the Council's officers would welcome early discussion and engagement with you in these circumstances.

HOW TO COMMENT

Please send us any comments you have using our [online consultation web page](https://talk.hounslow.gov.uk/singlelocalplan) - <https://talk.hounslow.gov.uk/singlelocalplan>. PDF copies of the Consultation Response Form are also available to download from the online consultation web page.

We encourage you to use our online platform, but if you are unable to do so, you can also submit your comments to us by email or post:

- By email: LDF@hounslow.gov.uk
- By post: Spatial Planning Team, Hounslow House, 7 Bath Road, Hounslow, TW3 3EB.

Please note your comments and your name or the organisation you represent may be published on our website as part of the Local Plan preparation process; however, we will not publish personal information, such as telephone numbers or email addresses. Please note that we cannot accept anonymous comments or comments marked 'private' or 'confidential'. You can view the Council's relevant privacy notices at: www.hounslow.gov.uk/privacynotice. These provide advice about how your personal information will be used and stored.

NEXT STEPS

Following completion of the work required to update and bring the four volumes together in one document, it is the Council's intention to undertake a Regulation 19 consultation on the single Local Plan in summer 2024, followed by submission of the single Local Plan and all related evidence for independent examination by appointed Planning Inspectors. There will therefore be an opportunity to comment on the full details of the single Local Plan in the summer next year.

Spatial Planning Team

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