



Report to Council

19 OCTOBER 2011

LEADER

Councillor Stephen Greenhalgh

**LOCAL DEVELOPMENT FRAMEWORK:
ADOPTION OF CORE STRATEGY**

**WARDS
All**

SYNOPSIS

This report seeks the adoption of the Council's Local Development Framework Core Strategy.

The report provides details of the independent Inspector's Report into the submission Core Strategy and notes that the findings of the Inspector must be published and made available for inspection after the adoption of the Core Strategy.

In addition the report notes that a public notice must be made to announce the adoption and to advise on the availability of the Core Strategy and other supporting documents, including the Proposals Map.

CONTRIBUTORS

EDTTS
EDFCG
ADLDS

RECOMMENDATION

That Full Council resolves to adopt the Local Development Framework Core Strategy Development Plan Document as modified in accordance with the independent inspector's binding recommendations (see Appendix 1) and the Proposals Map (see Appendix 2).

**HAS A EQIA
BEEN COMPLETED**

YES

1 BACKGROUND

- 1.1. The Local Development Framework (LDF) is part of the Government's Planning system introduced under the Planning and Compulsory Purchase Act 2004. When adopted, the LDF will replace the borough's Unitary Development Plan (UDP) and will be used, together with the London Plan, to help shape the borough and to determine individual planning applications and deliver development. The LDF will consist of the Core Strategy, the Development Management Development Plan Document (DM DPD) and Supplementary Planning Documents.
- 1.2. In October 2010, the Council carried out consultation on the Local Development Framework submission Core Strategy which sets out the Council's long term vision for the borough. After consultation, the Core Strategy and the representations were submitted for independent examination in January 2011. The public hearing took place in April 2011 and the Inspector's report was received at the end of July.
- 1.3. During the Examination the Council suggested a number of minor changes to the submission Core Strategy, for example to clarify or expand upon policy matters, and in his report the Inspector also suggested a number of amendments to the document that are binding on the Council. These amendments may be seen in his report and include:
 - Amending policy on affordable housing in line with the London Plan by adding "at least" before "40%" affordable housing target, for soundness, given that the viability evidence indicates that the target would now be achievable in normal circumstances.
 - Retaining the existing open space designations at Linford Christie Stadium (Wormwood Scrubs) and South Park (Fulham).
 - Retaining the safeguarding of wharves on the River Thames pending the Greater London Authority 2012 review.
- 1.4. The Inspector concluded "that the Hammersmith and Fulham Core Strategy Development Plan Document provides an appropriate basis for the planning of the Borough over the next 20 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered".
- 1.5. The next stage in the LDF process is adoption by full Council.

2 THE CORE STRATEGY DPD

- 2.1 The Core Strategy (see Appendix 1) sets out a vision for the borough and includes spatial regeneration policies and boroughwide strategic policies that take into account local issues and opportunities as well as national and London wide policy. Its preparation was supported by a sustainability appraisal (SA).

- 2.2 The Core Strategy identifies five regeneration areas (including the White City Opportunity Area and the Earls Court and West Kensington Opportunity Area) with indicative quantities of new housing and jobs. It is within these areas that much of the borough wide target of 615 dwellings per annum will be met.
- 2.3 The Core Strategy is also supportive of major strategic infrastructure projects such as Crossrail and High Speed 2 (HS2) Heathrow rail link, whilst at the same time identifying local infrastructure required to support the borough's growth. In addition there are borough wide strategic policies on a variety of matters such as housing tenure, design and conservation, open space and climate change.
- 2.4 The Core Strategy will replace a number of policies within the existing UDP. It will be supported by an updated Proposals Map and the remaining UDP policies until these are replaced by a Development Management Development Plan Document and a number of supplementary planning documents (SPDs). The SPDs will include both spatial guidance (for example for South Fulham riverside) and topic guidance (for example on access, residential standards and design). A colour version of the Proposals Map is available in the electronic version of the agenda on the internet and a hard copy is also available to view in the agenda on display at Hammersmith Town Hall reception.

3 EQUALITY IMPLICATIONS

- 3.1 An equality impact analysis (EQIA) of key Core Strategy policies and themes had positive findings overall across all equality groups and no significant negative impacts on equality were identified. The EQIA received no adverse comments during public consultation or at the Examination.

4 POST ADOPTION REQUIREMENTS

- 4.1 After adoption it is necessary to give notice by local advertisement of the adoption and to make the Core Strategy, Inspector's Report and other documents supporting the Core Strategy available for inspection and publish the same on the Council's website. The Council must also notify any person who requested to be notified of the publication of the Inspector's Report and the adoption of the Core Strategy.

5 COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE

- 5.1 The costs of adoption will be met from within existing revenue budgets in Environment Services.

6 COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 6.1 Preparation and adoption of the Core Strategy is governed primarily by the Planning and Compulsory Purchase Act 2004 and regulations made by the Secretary of State. The Council must not adopt the Core Strategy unless it

has been modified in accordance with the Inspector's recommendations. The post adoption requirements are set out at paragraph 4 of the report.

6.2 The Core Strategy must be adopted by a resolution of the full Council.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Proposed Submission Local Development Framework Core Strategy January 2011	Pat Cox/ext 5773	EnvD/THE
2.	Inspector's Report July 2011	Pat Cox/ext 5773	EnvD/THE
3.	Sustainability Appraisal and Equality Impact Analysis	Pat Cox/ext 5773	EnvD/ThE
CONTACT OFFICER:		NAME: Pat Cox EXT. 5773	