

Hammersmith and Fulham
Local Development Scheme (LDS)
2024-2027

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LOCAL DEVELOPMENT SCHEME 2024-2027

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1. INTRODUCTION

1.1 This is the Local Development Scheme (LDS) for the London Borough of Hammersmith & Fulham, produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Its purpose is to explain which Local Plan documents are to be produced between 2024 and 2027, and to set out the timetable for preparing them.

1.2 This Scheme is the first point of contact for anyone wishing to find out about which planning documents apply to the borough and their status. If annual or ad hoc monitoring indicates the need to further adjust the Local Development Scheme timetable or if there is a need to revise and/or prepare new planning documents, this will be announced on the council's website and in the council's Monitoring Report, and the scheme will be adjusted accordingly.

2. OVERVIEW OF THE DEVELOPMENT PLAN PROCESS

2.1 The current planning system is based on the Planning & Compulsory Purchase Act 2004, as amended by the Localism Act 2011 and The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), whereby a collection of documents should be produced by the Local Planning Authority that make up together the statutory plan for the borough, referred to as a "Local Plan".

Structure

Development Plan Document

2.2 Local Plans have development plan status and are subject to independent examination before an Inspector who prepares a report and recommendations on the soundness of the plan. Each local planning authority must produce a Local Plan for its area that should, amongst other things, address the growth needs of the borough and the spatial implications of economic, social and environmental change.

Supplementary Planning Documents

2.3 These do not have development plan status. The guidance within supplementary planning documents must supplement policies within the adopted development plan.

Neighbourhood Plans

2.4 These are plans which a neighbourhood forum (or parish council) prepares for a particular neighbourhood area, and following a referendum, the local planning authority agree to bring into force. A neighbourhood plan is part of the development plan.

Statement of Community Involvement

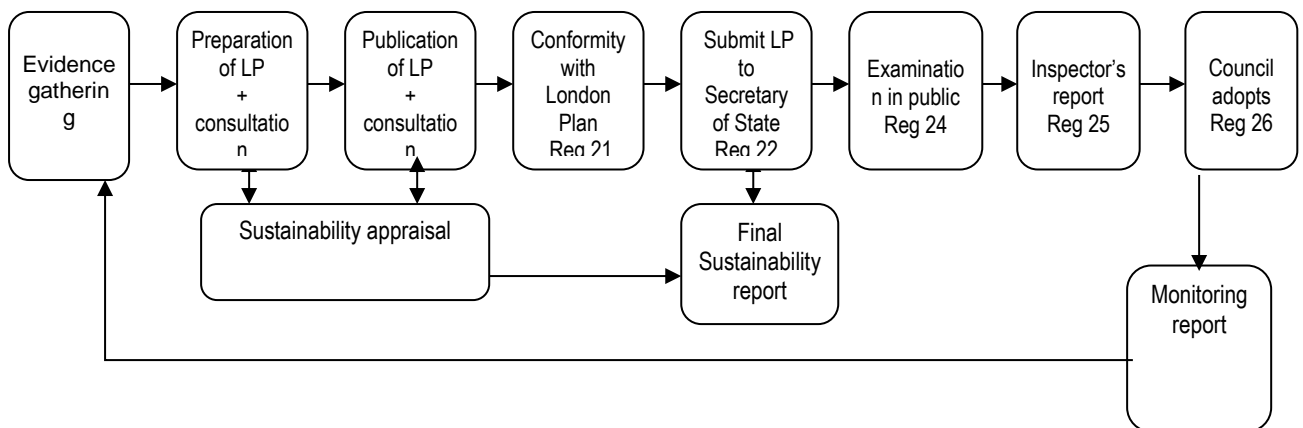
2.5 The Statement of Community Involvement (SCI) sets out how stakeholders and the community will be engaged in the process of preparing local plans and supplementary planning documents as well as outlining how they will be consulted on planning applications.

Process

2.6 The Planning and Compulsory Purchase Act 2004 introduced a greater emphasis on public consultation at the early stages of plan-making process with a view to resolving issues before the formal consideration of the detailed proposals. The Localism Act introduced the Duty to Co-operate. In addition, sustainability appraisal is integrated into the process.

2.7 The Regulations for preparing Local Plans and other local development documents have changed several times since the publication of the 2004 Act. The 2012 Regulations set out the process below for preparing Local Plans.

Key stages in the production of Local Plans



2.8 The key stages in the preparation of Local Plan documents are set out below, together with the relevant reference to the appropriate regulations set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Evidence gathering

2.9 Evidence is gathered to help identify the issues that need to be considered. This includes assessments of local needs and supply, alongside surveys, analysis of existing information and monitoring of existing policies, as well as preparation of a sustainability appraisal report (see section 5 below).

Public participation in the preparation of a Local Plan (Reg. 18)

2.10 The early stage of plan-making involves the consideration of the issues that need to be addressed and the policy options. There is consultation with particular stakeholders and interest groups, proportionate to the scale of issues involved in the plan. At this stage, the possible need to include proposals for particular sites will be considered. An initial sustainability report will also be available.

Publication of a Local Plan (Reg. 19)

2.11 Taking account of the comments received and the findings of the evidence studies, a draft of the Local Plan is prepared. The draft is subject to detailed consultation alongside the full evidence base and the final sustainability appraisal report. At this stage, there is a minimum six-week period during which anyone may make representations. At this stage, comments are to be concerned with matters of 'soundness', 'deliverability', or 'legal compliance'.

Conformity with London Plan (Reg. 21)

2.12 A request is made of the Mayor of London's opinion as to the general conformity of the Local Plan with the London Plan.

Submission of Local Plan and information to the Secretary of State (Reg. 22)

2.13 The Local Plan sets out detailed proposed policies and proposals. The council will submit the Local Plan to the Secretary of State together with all supporting evidence and representations received in accordance with Reg 20.

Independent Examination (Reg. 24)

2.14 This is an independent examination of the Local Plan and the representations and objections received. It will be conducted by an Independent Planning Inspector appointed by the Secretary of State. The Inspector must consider whether the Local Plan is sound and in general conformity with the London Plan (taking account of any representations from the Mayor of London) and national planning policy. The Inspector will also consider the sustainability appraisal/strategic environmental appraisal processes that accompanied preparation of the Local Plan.

Inspector's Report and Adoption of Local Plan (Reg. 25 Publication of the recommendations of the person appointed and Reg. 26 Adoption of a local plan)

2.15 The Inspector's recommendations are no longer binding, but the council can only adopt if the Inspector has recommended that the document may be adopted. The Inspector can recommend changes only if invited to by the council. These changes or modifications will be advertised by the council to allow comments to be made before finalisation of the Inspector's Report.

Adoption

2.16 Once the council receives the Planning Inspector's report, it has to formally adopt the Local Plan and bring it into effect.

Monitoring report (Reg. 34 Monitoring Report)

2.17 Following implementation of the Local Plan, the council must monitor the performance of the policies and prepare an annual monitoring report. The monitoring report outlines performance against the timetable the Local Development Scheme and the extent to which policies set out in the Local Plan are being achieved. The monitoring report is normally produced in January and will be published on the Council's website.

Supplementary Planning Documents

2.18 Since the publication of the Planning Act 2008, Supplementary Planning Documents (SPDs) no longer have to be included in the LDS. Details of Hammersmith & Fulham's SPDs can be viewed on the Council's website at localplan@lbhf.gov.uk. The purpose of SPDs is to provide guidance and more detail on the application of Local Plan policy.

3 THE BOROUGH'S LOCAL PLAN

Introduction

3.1 The current statutory development plan for the borough consists of the following:

- The London Borough of Hammersmith & Fulham Local Plan, adopted February 2018
- The London Plan, adopted March 2021

3.2 The main proposed plan is the new Local Plan, which together with the Policies Map, will, upon its adoption, supersede the existing Local Plan (2018). The programme set out at 3.5 identifies the review of the Local Plan.

Conformity and integration with other plans and strategies

3.3 There are a number of strategies, plans and policy guidance that need to be considered and, where necessary, integrated into the Local Plan.

Government planning policy

3.4 The Government sets out national planning policy in the National Planning Policy Framework (NPPF, 2023) and the accompanying National Planning Practice Guidance (NPPG). There are also other national strategies and guidance that the Council needs to follow. The Local Plan must have regard to these policies and guidance and implement them taking account of local circumstances.

The London Plan and related guidance and strategies

3.5 The London Plan (2021) is the overall strategic plan for the Greater London area, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital. London Boroughs' local plans need to be in 'general conformity' with the London Plan, and its policies guide decisions on planning applications in London. The London Plan forms part of the adopted Development Plan for Boroughs.

Other local and partnership strategies

3.6 Key strategies prepared by the council or by other organisations, in partnership with the council, that have particular relevance to the Local Plan include those identified below. The council will ensure that reviews of its planning documents are consistent with the production and review of these and other strategies wherever possible.

- The H&F Plan – Corporate Plan
- Industrial Strategy
- Climate and Ecology Strategy
- Local Implementation Plan - Transport Plan

Proposed programme for the borough Local Plan 2024-2027

3.5 The key milestones for the new Local Plan are as follows:

What	When
Evidence gathering and research, including duty to co-operate engagement	Ongoing
Pre-Publication consultation on draft Plan and SA (Regulation 18)	May/June 2025
Publication consultation on the Council's final version of the Plan and final SA report (Regulation 19)	Jan/Feb 2026
Submission of the Council's final version of the Plan to the Planning Inspectorate	July/Aug 2026
Independent Examination in Public	Dec 2026
Inspector's Report	May 2027
Adoption of the Local Plan	August 2027

3.7 Full details for the anticipated programme of the new Local Plan and the timetable for its production are set out in Appendix 2 of this report.

Supplementary Planning Documents

3.8 There is no requirement to include the programme of work for the preparation of Supplementary Planning Documents within the LDS, but where these are known they are included in this LDS for information. A review of SPDs will occur once the new Local Plan reaches adoption. As of September 2024, the Council will consider the production of the following:

1. Planning Guidance SPD (update to the adopted SPD)
2. Railway Arches SPD (update to the adopted SPD)
3. Affordable Workspace SPD (update to the adopted SPD)
4. South Fulham Riverside SPD (new SPD)
5. Hammersmith Town Centre SPD (update to adopted SPD)
6. Hammersmith and Fulham Riverfront SPD (new SPD)
7. Climate Change SPD (update to the adopted SPD)

4 RESEARCH AND EVIDENCE GATHERING

4.1 The Local Plan and other documents will be supported by an evidence base consisting of research reports, technical papers and on-going studies. In part, these will be prepared or commissioned by the council. There will also be relevant research from other organisations, particularly the Greater London Authority.

4.2 The evidence base will include, but is not limited to:

- Employment Land Study update

- Student Housing Demand and Supply Study
- Hotel Demand and Supply Study
- Town Centre/Retail Health Assessment
- Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment
- Strategic flood risk assessment
- Open Space Audit
- Carbon Offset Cost Viability Study
- Climate change assessment
- Heights and Densities Assessment
- Design Codes
- Infrastructure Delivery Plan (IDP)
- Playing Pitch Strategy
- Leisure Needs Study
- Parks and Open Space Strategy
- Waste Study
- Gypsy and Travellers Needs Assessment
- Surface Water Management Strategy
- Full Local Plan Viability Study

5 SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

5.1 The Planning and Compulsory Purchase Act 2004 requires consideration of how policies and plans contribute to the achievement of sustainable development. Therefore, sustainability appraisal is an integral part of the preparation of Local Plan documents and involves a formal report when documents are published and sent to the Secretary of State. Sustainability appraisal will incorporate Strategic Environmental Assessment in accordance with the European Union Directive and will also integrate a Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Habitats Regulations Assessment (HRA).

5.2 Part of the evidence base for the Local Plan will be the collection of baseline information for sustainability appraisal and strategic environmental assessment. Sustainability Appraisal Reports will be prepared in parallel with the preparation of Local Plans and will also be subject to consultation. There are a number of key stages:

- Preparation of a sustainability scoping report and consulting relevant authorities as part of the process of developing the evidence base for Local Plan preparation.
- Preparation of the sustainability report.
 - Consultation on the Sustainability Appraisal Report alongside the Local Plan document.

5.3 The final sustainability report will be submitted to the Secretary of State when submitting the Local Plan, having taken into account any changes as a result of public participation.

6 PROJECT MANAGEMENT AND RESOURCES

6.1 The council's Planning and Property Services will lead the process for preparing the Local Plan. The Policy and Spatial Planning Team will project manage the process and will draw upon the resources of other divisions in the Place Directorate and other council services. Other organisations will also be involved in the plan preparation process through the duty to cooperate, including neighbouring boroughs and strategic partners, as well as through general evidence gathering and consultation.

6.2 As part of the process of preparing Local Plans, the council will enter into service level agreements with the Planning Inspectorate regarding the Examination.

6.3 An important element of project management is assessment and management of risks to the programme. The timetables are based on assumptions concerning the future timing of council committees and meetings of the full council (for approval of the submission Local Plans and adoption). The timescale for preparing the Local Plan also assumes that resources will be available to handle the workload. The key risk areas are:

- Extensive opposition and/or submission of complex evidence from the community or landowners / developers requiring further review or evidence to support proposals.
- Changing circumstances, such as new national policies and guidance, or emerging development pressures could alter priorities, such as leading to a proposed addition or substitution of policies and proposals.
- Broader changes, particularly the COVID-19 pandemic, as well as other market factors, cause uncertainty around trends and about behavioural and societal changes, as well as impact on the market and development activity.
- Other pressures such as redevelopment of key sites or other planning priorities could mean that staff may need to spend more time on non-Local Plan work.
- Elections and political priorities: local elections and subsequent changes to the administration could lead to a reconsideration of issues and alter priorities; whilst the timetable and key milestones note and take account of the scheduled dates for elections, any changes to this (such as an earlier general election) could impact on the consultation timetable due to the pre-election period ('purdah').
- Changes in the Spatial Planning and Design Team's staffing levels, such as a team member leaving, and/or vacant post(s) are not being filled, and issues related to attracting and/or retaining skilled and experienced officers.
- Legal or other challenges (particularly following adoption), e.g. through the Sustainability Appraisal or Duty to Co-operate requirements. The Council will work closely with the Planning Inspectorate and the GLA, other agencies and stakeholders to ensure that emerging and final policies are justified and based on sound and up to date evidence, also ensuring that there is effective community engagement, and the correct procedures are followed. In addition, the Council will consult and engage the prescribed Duty to Co-operate bodies throughout the plan making stages as appropriate; and enter into Statements of Common Ground where necessary.

6.4 If the timescale has to change, we will make this clear (see section 8) and revise the Local Development Scheme.

7 ANNUAL MONITORING AND REVIEW

7.1 The council's Annual Monitoring Report (AMR) has two functions: to review the Local Development Scheme (LDS) and to report on the implementation of Local Plan policies. The latter will involve:

- whether policies and related targets have been met or progress made towards meeting them or, where they are not being met to assess the reasons why
- what impact the policies are having on national, London and local targets
- whether the policies need adjusting or replacing because they are not working as intended or are not achieving sustainable development objectives

7.2 In particular, the AMR will provide a progress report on housing supply.

7.3 Appropriate indicators to monitor policies will be included in the Local Plans when these are adopted.

8 INFORMATION ABOUT PROGRESS ON THE LOCAL PLAN

8.1 The Local Development Scheme will be the first point of contact for information about the Local Plans for Hammersmith & Fulham, although updates will be included on the council's web site when necessary. The Statement of Community Involvement explains how the council will actively engage with stakeholders and the wider community during the preparation of Local Plans and the consideration of planning applications. The council will provide information on progress in the following ways:

- on the council's website, which is linked to the Planning Portal, from where it can be downloaded in PDF and text formats (and in large type). We will also advise of updates on the website;
- for inspection at the borough's reference libraries and Hammersmith town hall (duty planner office);
- to local community groups and other organisations with an interest in the borough, on request; and
- to stakeholders and partners and others on request.

APPENDICES

APPENDIX A

LOCAL PLAN SUMMARY

TITLE	Hammersmith & Fulham Local Plan 2018	
STATUS	Development Plan Document (DPD)	
ROLE AND CONTENT	The Hammersmith & Fulham Local Plan provides the vision, objectives and strategy for the spatial development for the whole of the borough up until 2035. The Local Plan is the primary development plan document for the borough and its policies assist in delivering the development requirements and needs of the borough, including numbers of new dwellings, as set out in the London Plan, and jobs. In addition, the Local Plan sets out policies and proposals for the borough's key development sites.	
COVERAGE	Borough wide, not including land within Old Oak and Park Royal MDC.	
CONFORMITY	The Local Plan will be in general conformity with the London Plan. It will have regard to the NPPF.	
PRODUCTION	Lead	Policy and Spatial Planning Team Manager
	Management arrangements	Policy and Spatial Planning Team Manager
	Resources	Development Plan team and additional officers throughout the council
	Stakeholder and community involvement	Statutory consultees and local community groups and organisations with an interest in the borough.
POST PRODUCTION	The Local Plan was made available electronically for inspection on the council's website and in printed version at the council's offices, libraries and information centres.	

TITLE	Policies Map 2018	
STATUS	Development Plan Document	
ROLE AND CONTENT	The Proposals Map illustrates the policies and proposals contained in the council's DPDs. It identifies: <ul style="list-style-type: none"> • areas of protection, such as MOL, conservation areas and archaeological priority areas; • locations and sites for particular land uses, including regeneration areas, town centres and specific site proposals; strategic designations, such as opportunity areas and the Thames Policy Area and transport proposals; and • the road hierarchy. 	
COVERAGE	Borough wide	
CONFORMITY	In general conformity with the London Plan and in conformity with the Core Strategy.	
TIMETABLE	February 2018	
PRODUCTION	Lead	Policy and Spatial Planning Team Manager
	Management arrangements	Policy and Spatial Planning Team Manager
	Resources	Development Plan team and additional officers throughout the council
	Stakeholder and community involvement	Statutory consultees and local community groups and organisations with an interest in the borough
POST PRODUCTION	The Proposals Map has been made available electronically for inspection on the council's website and in printed version at the council's offices, libraries and information centres.	

TITLE	New Hammersmith & Fulham Local Plan	
STATUS	Development Plan Document	
ROLE AND CONTENT	It sets out policies and guidance for the development of the borough over the next 15 years. It looks ahead to 2042 and identifies the growth requirements to be met, where the main developments will take place, and how places within the borough will change, or be protected from change. The Plan follows the approach of the presumption in favour of sustainable development and shows how it is expressed locally.	
COVERAGE	Borough-wide - not including land within Old Oak and Park Royal MDC.	
CONFORMITY	London Plan, NPPF	
TIMETABLE	Start	Ongoing evidence and review
	Pre-publication consultation (reg 18)	May/June 2025
	Publication consultation (reg 19)	Jan/Feb 2026
	Submission of DPD	July/Aug 2026
	Examination	Dec 2026
	Adoption	May 2027
PRODUCTION	Lead	Policy and Spatial Planning Team Manager
	Management arrangements	Policy and Spatial Planning Team Manager
	Resources	Spatial Planning Team + staff from other departments as appropriate + consultants (for production of evidence base and support at examination if required)
	Stakeholder and community involvement	As set out in the Statement of Community Involvement
	Political Management	Environment and Economy
POST PRODUCTION	Upon its adoption, the new Local Plan will supersede the existing Local Plan (2018).	

APPENDIX B

PROGRAMME FOR THE PRODUCTION OF THE NEW HAMMERSMITH & FULHAM LOCAL PLAN

London Borough of Hammersmith and Fulham Local Development Scheme 2024-2027																																																												
Local Plan and Policies Map	2024				2025								2026								2027																																							
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																			
Evidence gathering and research (ongoing)																																																												
Consultation on Sustainability Appraisal Scoping Report																																																												
Informal engagement: community conversations																																																												
Preparation of Pre-Publication version of Plan and Sustainability Appraisal																																																												
Pre-Publication (Regulation 18) consultation on draft Plan and Sustainability Appraisal																																																												
Prepare Publication version and Sustainability Appraisals																																																												
Consultation on Publication (Regulation 19) version and Sustainability Appraisal																																																												
Local Elections 5 May 2026																																																												
Preparation for submission to Planning Inspectorate																																																												
Submit Local Plan including updated Policies Map and other supporting documents																																																												
Examination in Public, including potential consultation on main modifications																																																												
Inspector's Report																																																												
Adoption																																																												