

# LONDON BOROUGH OF HAMMERSMITH & FULHAM

**Report to:** The Economy, Arts, Sports, and Public Realm Policy and Accountability Committee

**Date:** 18/11/2024

**Subject:** New Local Plan for Hammersmith & Fulham

**Report author:** Matt Paterson, Assistant Director for Spatial Planning

**Responsible Director:** Bram Kainth, Executive Director of Place

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## SUMMARY

At its meeting of 7<sup>th</sup> October 2024, Cabinet approved the preparation of a new Local Plan for Hammersmith and Fulham. The new Local Plan will need to provide for the development needs of the borough, including housing and employment needs, for the 15-year period from 2025/26 to 2040/41.

This report provides further detail on the process to be followed in preparing the new Local Plan and the likely key issues a new Local Plan for the borough will need to address.

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## RECOMMENDATIONS

1. For the Committee to note and comment on the report.
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**Wards Affected:** All wards.

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<b>Our Values</b>	<b>Summary of how this report aligns to the H&amp;F Values</b>
Building shared prosperity	The new local plan will seek to ensure the benefits of housing and employment growth are realised for local residents and businesses through the upgrading of local infrastructure, securing new job opportunities, and directing development to those parts of the borough that require investment, such as our town centres.
Creating a compassionate council	The new local plan will provide for residents housing, employment, retail, leisure and cultural needs.
Doing things with local residents, not to them	The local community will have the opportunity to help shape the new local

	plan, including strategic options for where development needs will be met within the borough, and the planning policies we will need to ensure new development delivers on our shared vision and strategic objectives for the borough and places within it.
Being ruthlessly financially efficient	The new local plan will seek to ensure that new development contributes financially or in kind towards mitigating the burden of growth on local infrastructure and services.
Taking pride in H&F	The new local plan provides a framework for residents and businesses to shape the future growth strategy for the borough and specific place outcomes, including the opportunity to address existing issues.
Rising to the challenge of the climate and ecological emergency	The new local plan will seek to embed the objectives of the Council's Climate and Biodiversity Strategy in planning policy, ensuring all new development meets the highest levels of sustainability.

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## Background Papers Used in Preparing This Report

[Cabinet Report of 7<sup>th</sup> October 2024 – Local Plan Review](#)

[Local Development Scheme 2024-2027](#)

[Draft Updated Statement of Community Involvement 2024](#)

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## KEY STAGES IN PREPARING A NEW LOCAL PLAN

1. The process for preparing local plans is prescribed in the Planning & Compulsory Purchase Act 2004 as amended. The detail of the main stages is set out below:

### Evidence Gathering

2. The initial stage is concerned with gathering the evidence required 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. In addition, policy options are the subject of an integrated sustainability appraisal and financial viability testing to ensure the policy requirements to be put on new development, such as affordable housing or affordable workspace, do not render schemes unviable. The policy position the Council wishes to take on a particular planning matter will need to be supported by evidence to be justified.

3. Each evidence base document is required to be published alongside the draft of the local plan and comments invited.

### **Draft Plan Stage (Regulation 18)**

4. The next stage of plan-making involves the early consideration of the issues that need to be addressed and the policy options available to address them, including the Councils preferred option for taking forward into the final draft of the Plan. This stage of plan-making involves substantial engagement with stakeholders and interest groups, both internal and external, as this stage provides the greatest opportunity to influence the final growth strategy or policy approach on a particular matter. At this stage, the possible need to include proposals for particular sites will be considered.
5. Alongside informal engagement, this stage includes a requirement for formal consultation, where the early draft of the plan, including policy options available and supporting evidence, are published for a period of no less than six weeks. Further details on how we intend to engage local residents and businesses in the drafting of the Local Plan are set out in the [Statement of Community Involvement](#) (SCI). LBHF's SCI has recently been updated to make more of digital engagement platforms and current best practice. It was reported to Cabinet on 7<sup>th</sup> October 2024 and has subsequently been published to invite comments on the proposed engagement methods.

### **Pre-Submission Draft Plan Stage (Regulation 19)**

6. Comments received to the draft plan stage (Regulation 18) consultation are used alongside the findings of the evidence base studies to inform the final drafting of the spatial strategy, site allocations, and the detailed planning policies. Further evidence may also be produced to address matters raised through the earlier consultation or to assist with policy formulation, and a final integrated sustainability assessment undertaken.
7. Once a final draft of the Local Plan and its supporting evidence has been produced this requires Full Council endorsement to move forward to publication for consultation and subsequent submission to the Secretary of State.
8. Unlike the earlier draft Local Plan, consultation on the Pre-Submission draft is concerned with whether the proposals and policies are 'effective', 'deliverable', and 'legal compliant'. Again, there is a minimum six-week period during which anyone may make representations.

### **Conformity with London Plan (Regulation 21)**

9. A request is made of the Mayor of London's opinion as to the general conformity of the Pre-Submission Draft Local Plan with the London Plan.

### **Submission to the Secretary of State (Regulation 22)**

10. The council is required to submit the Local Plan to the Secretary of State together with all supporting evidence and representations received in accordance with Regulation 20.

## **Independent Examination in Public (Regulation 24)**

11. The Secretary of State will appoint an independent planning inspector to oversee the examination in public and the consideration of any representations and objections received. The planning inspector will consider whether the proposed 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 planning inspector will also consider the sustainability appraisal/strategic environmental appraisal processes that accompanied preparation of the Local Plan.
12. Those persons who made representations to the Regulation 18 or 19 consultation can make a request of the planning inspector that they be offered the opportunity to be heard at the hearing sessions. Likewise, the planning inspector can invite respondents to attend the hearings if they wish to explore a matter further.

## **Inspector's Report and Adoption of Local Plan (Regulation 25 and 26)**

13. The planning inspector will prepare his report setting out any recommendations for amendments. The Inspector's recommendations are no longer binding, but the council can only adopt if the Inspector has recommended that the document overall is sound and capable of being 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.
14. Once the council receives the Planning Inspector's report, it has to formally adopt the Local Plan and bring it into effect. Again, this requires a decision of Full Council to do so.

## **Monitoring report (Reg. 34 Monitoring Report)**

15. 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.

## **KEY MATTERS FOR THE NEW LOCAL PLAN**

### **Housing need and land supply**

16. There is increasing pressure on the local housing market. The borough will have to accommodate significant housing growth and provide additional housing choice in the market. We need a clear strategy for bringing sufficient land forward, to address objectively assessed housing needs. Key priorities are allocating strategic sites for housing and finding new ways to deliver affordable housing for those on lower incomes.

17. H&F's Strategic Housing Requirement has exponentially increased through each new London Plan since 2008.

London Plan 2008	450 p.a. (2007/8 – 2016/17)
London Plan 2011	615 p.a. (2011/12 – 2021/22)
London Plan 2016	1,031 p.a. (2015/16 – 2025/26)
London Plan 2021	1,609 p.a. (2019/20 – 2028/29)

18. The London Plan is to be revised at the same time as we prepare our own Local Plan. A key benefit of the London Plan is that it has a role in redistributing London's housing growth needs from where it arises to where London has land supply to accommodate it. This may mean that LBHF is not required to meet its full housing requirement as derived using the Government's Standard Method. Nevertheless, the expectation is that LHBF's Strategic Housing Requirement will likely be higher than the current London Plan requirement of 1,609 units per annum.

### **Taking action on climate change mitigation and adaptation**

19. Delivering a sustainable built environment is crucial for H&F's long-term sustainability and prosperity. We need to ensure that the borough is prepared for the adverse impacts of climate change. Key priorities are a clear path to zero carbon standards for all types of developments, guidance for retrofitting of properties in the borough, and signalling to the work Council is doing on adaptation.

### **Supporting our town and local centres as they adapt to change**

20. A crucial role of the new Local Plan will be to create the optimal balance of uses that support healthy town centres, contribute to meeting the borough's housing, retail, employment, nighttime economy and community needs, and enhance the special character of our towns. Priorities are a strategy for individual centres which reflect the specific local context and wider Industrial Strategy objectives.

### **Increasing employment and jobs**

21. The council has developed an internationally acclaimed Industrial Strategy which has exciting ambitions for economic growth in the borough and which the Local Plan will need to strive to realise through the delivery of new development.
22. Key priorities are promoting mixed use schemes that recognise the existing strengths in the borough in creative industries, health services, bio-medical and other research-based industries and the continued provision of affordable, flexible and/or managed workspace to support local enterprise and business. It will also need to deal with surpluses in the office stock within Hammersmith Central.

### **Protecting our heritage and designing high-quality safe, accessible, and inclusive communities**

23. The borough's unique and locally distinctive natural, built and historic and cultural environment is highly valued, and we want to protect what is special and improve our areas for residents, businesses and visitors by taking account of how places look and feel, including the interaction of buildings and how they sit within a wider context. The Plan will also need to identify appropriate locations for tall buildings and areas with urban capacity to enhance our existing built environment.
24. A place-led approach has been adopted more recently by the Council, and the new Local Plan should reflect and reinforce this approach.

### **Increasing biodiversity and the quality of our open spaces**

25. In a densely built-up area like Hammersmith and Fulham, the local environment and public spaces are very important. There is a need to tackle the climate emergency and recognise the contribution that urban greening can make to this. The diminishing quality of the green space provided and the paving over of front gardens are key issues, along with further enhancements to the Riverwalk and its environs and to our aging community facilities.

### **Reducing the need to travel and promoting sustainable travel**

26. The Council has a role to play in influencing the behaviour of residents in the borough and encouraging 'modal shift' away from the highest emitting forms of transport towards the lower emitting forms of transport where possible. Priorities are to make it easier for people to choose sustainable forms of travel as their preferred mode of transport, and make use of new systems and technologies, to reduce car dependence.

### **Securing new social and community infrastructure**

27. Development pressures and high land values in the borough mean there is pressure to redevelop sites and it can be difficult to find new sites for community use, especially for use by voluntary groups. Priorities are to upgrade our existing facilities to meet the needs for community, nursery, education and health provision across the borough and promote flexibility in new community buildings so that these can be used by multiple users groups and deliver inclusive access.

## **LIST OF APPENDICES**

None