

LONDON BOROUGH OF HAMMERSMITH & FULHAM

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

Date: 03/02/2026

Subject: Local Plan Update

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SUMMARY

The purpose of this report is to give an update on progress with the Local Plan review. The first draft of the Local Plan went out for public consultation from the 29th October until 10th December 2025. This version of the Local Plan is known as the Regulation 18.

A total of 235 consultees submitted 667 representations, including 178 comments specifically about Uxbridge Road. Statutory consultees numbered 14, including key organisations such as the Greater London Authority, TfL, Historic England, and the Environment Agency. Overall, 191 residents and 18 developers participated, with developers including major stakeholders such as Places for London (TfL), Earls Court Development Company, and Queens Park Rangers.

The Council will now consider the responses received when preparing the next iteration of the Local Plan (Regulation 19) and will prepare a consultation report setting out the consultation activities undertaken, a summary of the responses received and how they have been considered in drafting the Local Plan. This report will be published along with the Local Plan in the following stage of consultation. The next stage in the Local Plan will be subject to a Cabinet decision.

Why do we need a new Local Plan?

Our borough is changing, and our population is growing. Like the rest of London, we face the challenge of accommodating new growth and development. We need a clear strategy for bringing sufficient land forward, to address objectively assessed needs for housing, employment, leisure, and retail. Key priorities are allocating strategic sites for housing and finding new ways to deliver affordable housing for those on lower incomes. We need to carefully plan for this growth to ensure the infrastructure is there to support our existing and new communities.

RECOMMENDATIONS

1. That PAC note the progress on the Local Plan and understand the next steps to be taken as part of the review process.

Wards Affected: All

Our Values	Summary of how this report aligns to the H&F Values
Building shared prosperity	The review of the Local Plan will build on corporate objectives on shared prosperity delivering growth and infrastructure in the borough and encouraging investment.
Creating a compassionate council	It is a priority for us that we will continue to protect our valuable open space and community facilities and deliver new and improved infrastructure for our residents.
Doing things with local residents, not to them	The Local Plan process includes several rounds of public consultation to enable residents to have their say in the future development framework for the borough. A revised SCI will improve methods of engagement with residents.
Being ruthlessly financially efficient	The Local Plan review is an investment in the future growth of the borough and the costs associated are necessary and within budget.
Taking pride in H&F	Giving local businesses and residents an opportunity to contribute towards sustainable growth of the borough.
Rising to the challenge of the climate and ecological emergency	A revised Local Plan would represent a significant step forward in meeting the ambitions and objectives of tackling the causes and impacts of climate change.

DETAILED ANALYSIS

Local Plan Consultation – Key issues raised

Uxbridge Road Regeneration

Uxbridge Road dominated feedback, with 178 comments highlighting its exclusion from the White City/Shepherd's Bush regeneration area. Respondents strongly requested its inclusion in the Local Plan and called for cleaner, safer streets, improved pavements, better shopfronts, and measures to reduce crime and anti-social behaviour. Many referenced the Fix Uxbridge Road petition.

Transport & Infrastructure

Concerns centred on the Hammersmith Flyunder and gyratory proposals, with consultees seeking clarity on disruption and pollution benefits. Reopening Hammersmith Bridge was repeatedly prioritised over new projects. Parking and car-free policies drew mixed views, balancing sustainability with accessibility for elderly

residents and businesses. There were also calls for expanded EV charging infrastructure and financial support for transition to electric vehicles.

Heritage & Conservation

Historic England and others raised issues about tall buildings, citing unclear definitions and potential harm to conservation areas. Respondents requested a robust evidence base and clearer site allocation parameters for building heights and design principles.

Housing & Development

Developers objected to the proposed 50% affordable housing target and mandatory 20% provision for small schemes, citing viability concerns. Changes to tenure split and prescriptive requirements for larger homes were also challenged, with fears these could hinder delivery.

Employment Land & Economy

Several representations opposed extending the office space marketing period from 12 to 24 months, arguing it would delay regeneration. Stakeholders highlighted oversupply of office space in Hammersmith Town Centre and urged a proactive strategy to address vacancy rates.

Environmental & Climate Resilience

The Environment Agency flagged the absence of an updated Strategic Flood Risk Assessment and raised concerns about allocations in high-risk flood zones. Strong recommendations were made for greenfield runoff rates, enhanced water efficiency targets, and compliance with biodiversity and river management plans such as TE2100.

Community & Safety

Residents emphasised the need for stronger measures to tackle crime and anti-social behaviour, particularly along Uxbridge Road. Inclusive design was a recurring theme, with calls for safer public spaces for women, children, and vulnerable groups.

Next Steps

- Engage further on Uxbridge Road regeneration proposals.
- Review the Local Plan policies and draft the next iteration of the Local Plan (Reg 19)
- Continue to strengthen evidence base for flood risk and tall buildings.
- Consult on next Local Plan draft (Reg 19) in July/August 2026

Proposed Local Plan review timetable



Publication of evidence documents

The Council is preparing a suite of up-to-date evidence documents to support production of the Local Plan. The evidence documents cover a wide range of topics including economic, housing, infrastructure and viability. It is proposed that the Council publishes evidence documents that are complete at the time of Regulation 18 consultation.

This will include:

- Employment Land Study
- Local Housing Needs Assessment
- Retail and Town centre Assessment
- Student Accommodation Demand and Supply Study
- Visitor Accommodation Demand and Supply Study
- Infrastructure Development Plan (IDP)
- Characterisation Study
- Affordable workspace viability assessment
- Carbon offset viability assessment
- Open Space Audit

LIST OF APPENDICES

Appendix 1. [Draft Local Plan – Regulation 18](#)