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|  | <p align="center">London Borough of Hammersmith & Fulham</p> <p align="center">CABINET</p> <p align="center">1 DECEMBER 2014</p> |
| <p>DRAFT HAMMERSMITH & FULHAM LOCAL PLAN - APPROVAL OF CONSULTATION DOCUMENT</p> | |
| <p>Report of the Cabinet Member for Transport and Technical Services – Councillor Wesley Harcourt</p> | |
| <p>Open Report</p> | |
| <p>Classification: For Decision Key Decision: Yes</p> | |
| <p>Wards Affected: All</p> | |
| <p>Accountable Executive Director: Nigel Pallace Executive Director Transport and Technical Services</p> | |
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1. EXECUTIVE SUMMARY

- 1.1. A review of the Council’s development plan documents, namely the Core Strategy (adopted in October 2011) and the Development Management Local Plan (DMLP) (adopted in July 2013), has been undertaken. This report outlines a number of reasons for the review, including the need to acknowledge new housing targets set by the Mayor of London in the draft Further Alterations to the London Plan, as well as the need for new policy for the Old Oak Regeneration Area (OORA). The latter is primarily a result of Government proposals affecting railways which will provide the opportunity for significant regeneration in the north of the borough, in the Park Royal/Old Oak area.
- 1.2. The draft Local Plan combines the existing Core Strategy and DMLP. In addition to policies for OORA there are some new policies for identified strategic sites and proposals, such as the “Hammersmith Flyunder”. There are also proposed new policies on betting shops and public houses and

changes to others, including the provision of housing. However, many existing policies are subject to little or no change.

- 1.3. The preparation of the Local Plan is subject to the process set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council is required to notify consultation bodies and others as appropriate of the preparation of the Local Plan and at this stage representations may be made about what the Local Plan ought to contain. The report seeks approval of the consultation timetable and process and advises of other supporting documents, such as the sustainability appraisal, that will be published with the draft Local Plan.

2. RECOMMENDATIONS

- 2.1 That approval be given to the consultation draft Local Plan (see Appendix 1) and the Proposals Map changes (see Appendix 2), with a view that the documents and other associated material such as the Sustainability Appraisal are made available for public consultation.
- 2.2 That the Executive Director Transport and Technical Services, in conjunction with the Cabinet Member for Environment, Transport & Residents Services, be authorised to approve any technical and other minor amendments to the consultation draft Local Plan.
- 2.3 That approval be given to consultation commencing in January 2015 for a minimum of 6 weeks.

3. REASONS FOR DECISION

- 3.1. The consultation draft Local Plan needs to be published as part of the engagement process for the preparation of the development plan document. Preparation of the draft Local Plan is an executive function. The proposed policies and proposals are of borough-wide and strategic importance and approval by Cabinet is considered appropriate.

4. INTRODUCTION AND BACKGROUND

- 4.1 Local authorities are expected to plan strategically and to work with partners to plan and develop policies to do this. Following the decision to review the Council's Core Strategy and Development Management Local Plan, statutory and other consultees were contacted in July 2013 and invited to get involved in the "local plan" review process. The consultation especially welcomed comments on the way forward for the Old Oak area and on other topics, such as housing numbers and infrastructure needs. Consultees were also asked to identify other policies and issues that they thought required review and to put forward suggestions as to the scope of any policy changes that they wished to see.

- 4.2 In addition, cross boundary working has continued to take place with neighbouring boroughs and the GLA, as well as strategic agencies, on issues affecting a number of key regeneration areas and strategic matters. This involvement is crucial, because under the Duty to Co-operate introduced by the Localism Act 2011 all local authorities are expected to work with, and demonstrate, effective working on strategic planning policies.
- 4.3 The plan preparation process is set out in planning legislation. This report seeks approval of the draft Local Plan and to commence consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5. PROPOSAL AND ISSUES

- 5.1 The draft Local Plan is based upon the adopted Core Strategy (2011) and Development Management Local Plan (2013). It seeks to combine the two plans into one document, whilst at the same time updating policies where necessary. At this stage the draft Local Plan is still subject to the consideration of alternative policy options, including alternatives that may arise during consultation.
- 5.2 The most significant change involves the proposed new policies for that part of the Old Oak Common Opportunity Area, formerly known as the Park Royal Opportunity Area in the Core Strategy, that lies within Hammersmith and Fulham. The draft policies propose significant regeneration (a potential for 18,000 new homes and 50,000 new jobs in the longer term) and for an indicative 6,000 new homes and 20,000 jobs over the next 20 year period, based around the planned major transport improvements in the area
- 5.3 A further significant change included in the Local Plan is the promotion of the closure of the A4 Flyover and its replacement with a tunnel, thereby releasing significant land for regeneration which would benefit Hammersmith town centre and its environs. There are also proposed new policies on betting shops and public houses, and changes to others, including the provision of housing.
- 5.4 The draft Local Plan also includes the new housing targets set out in the draft Further Alterations to the London Plan which were subject to an examination in public in September 2014 (the results of which are awaited). These raise the annual target for the borough from 615 to 1031 additional dwellings a year. The increase has been reflected in changes to housing targets for the borough's five regeneration areas.

6. OPTIONS AND ANALYSIS OF OPTIONS

- 6.1 The Council is expected to have an up to date Local Plan. The Local Plan must be prepared with the objective of contributing to the achievement of sustainable development. To this end, the Local Plan should be consistent with the principles and policies set out in the National Planning Policy Framework, including the presumption in favour of sustainable development. Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. The plan must be prepared in co-operation with strategic partners.
- 6.2 The plan preparation process is set out in planning legislation and the plan should be based on objectively assessed need and should be the most appropriate strategy when considered against reasonable alternatives. A sustainability appraisal of draft policies has been undertaken and this also considers alternative policies and options for tackling the issues facing the borough. The Regulation 18 consultation exercise is also intended to allow the opportunity to develop alternatives and options which can be appraised in further sustainability appraisal.

7. CONSULTATION

- 7.1 Informal consultation on the proposed review of the Local Plan commenced in June 2013. The Council announced the review on its web pages and sent letters and emails to consultees. Responses were received from 25 consultees. In addition, the review has been discussed internally within the Council and with external partners in a variety of forums, for example as part of joint working on regeneration areas with neighbouring boroughs and the GLA.
- 7.2 The statutory requirements for the next round of consultation are set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council must meet these requirements as well as the guidance set out in Council's Statement of Community Involvement. It is proposed to consult over a minimum 6 week period running from January 2015 – this will involve notification by letters and emails, the Council's web pages and using the Council's Planning Newsletter. In addition it is expected that there will be numerous ad hoc meetings with interested parties and community organisations, including any Ward Panels in existence, neighbouring boroughs, the GLA, landowners and local interest groups as the Council meets Duty to Co-operate requirements.

8. TIMETABLE

- 8.1 After consideration of consultation responses, the proposed submission Local Plan will be prepared and further consultation undertaken in

accordance with Regulation 19 in Summer 2015. The Local Plan and the responses received will then be sent to the Planning Inspectorate for an independent examination, which is anticipated to be in late 2015. It is expected that adoption of the new Local Plan could be in Spring 2016.

9. EQUALITY IMPLICATIONS

- 9.1 This section of the report addresses the needs of all protected groups under the Equality Act 2010, as well as how S149 of the Act has been taken into account in the proposed decision.
- 9.2 Officers have considered the impact of the proposed Local Plan policies and proposals against the protected characteristics under the Equality Act. An EQIA has been prepared and finds, amongst other things, that “in general there is unlikely to be any potential unlawful discrimination against protected groups associated with the implementation of these policies”.

10. LEGAL IMPLICATIONS

- 10.1 In preparing the Local Plan, the Council must have regard to a number of existing policies and documents listed in the above-mentioned regulations and statute. The Local Plan must be in general conformity with the London Plan and be prepared having regard to the National Planning Policy Framework.
- 10.2 The public consultation of what the Local Plan ought to contain is the first formal step in the process of revising the existing development plan documents and the adoption of the new Local Plan. The process is subject to a number of statutory requirements primarily those contained in the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Environmental Assessment of Plans and Programmes Regulations 2004.
- 10.3 Once adopted, the Local Plan will form part of the statutory development plan in accordance with which applications for planning permission must be determined by the Council.
- 10.4 Implications verified/completed by: (Alex Russell, Senior Solicitor, Tel 02087532771).

11 FINANCIAL AND RESOURCES IMPLICATIONS

- 11.1 The estimated cost of the public consultation and inspection process during 2014/15 is estimated to be £45,000. This will be funded from existing approved budget held by Planning Division.

11.2 Implications verified/completed by: (Gary Hannaway, Head of Finance (Environment), Tel 02087536071)

12 RISK MANAGEMENT

12.1 It is likely that there will be objections to some of the policies and proposals within the draft Local Plan, but the proposed consultation is intended to engage all stakeholders in the plan making process. Any adverse comments on soundness or legal compliance can be taken into account when preparing for the next stage of the plan making process

12.2 Implications verified/completed by: (Pat Cox, Head of Policy and Spatial Planning, Tel 02087535773)

13 PROCUREMENT AND IT STRATEGY IMPLICATIONS

13.1 Not applicable.

LOCAL GOVERNMENT ACT 2000 **LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

| No. | Description of Background Papers | Name/Ext of holder of file/copy | Department/ Location |
|------------|---|--|-----------------------------|
| 1. | Sustainability Appraisal | Pat Cox/Ext 5773 | TTS/HTE |
| 2. | July 2013 consultation responses | Pat Cox/Ext 5773 | TTS/Ext HTE |