



Report to Council

16 SEPTEMBER 2010

LEADER

Councillor Stephen Greenhalgh

**LOCAL DEVELOPMENT FRAMEWORK:
PROPOSED SUBMISSION CORE STRATEGY**

**WARDS
All**

SYNOPSIS

This report seeks approval to the proposed submission Local Development Framework Core Strategy and associated changes to the adopted Proposals Map with a view that public consultation on the documents to be carried out for a six week period commencing in October 2010.

The report notes that after consideration of representations received during public consultation, the Core Strategy will be submitted to the Secretary of State along with a number of other submission documents identified in the Regulations for independent examination expected in Spring 2011.

CONTRIBUTORS

ENVD
DFCS
ADLDS

**HAS A PEIA
BEEN COMPLETED**

YES

RECOMMENDATION

- 1. That approval is given to the proposed submission Local Development Framework Core Strategy (see Appendix 1) and changes to the Proposals Map (see Appendix 2), with a view that the documents and other associated submission documents required by the Town and Country Planning Regulations are made available for 6 weeks for public consultation commencing on 1 October 2010 or as soon thereafter.**
- 2. That the Director of Environment in conjunction with the Cabinet Member for Environment, is authorised to approve any technical and other minor amendments to**

the submission documents:

- a) before public consultation; and**
- b) after, or in response to, public consultation, and before submission to the Secretary of State for independent examination.**

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 Development Plan Document, the Generic Development Management Development Plan Document and Supplementary Planning Documents.
- 1.2. In June 2009, the Council carried out consultation on Local Development Framework Core Strategy Options. After consideration of the representations received, undertaking further evidence gathering and consideration of national and London wide policy, the Options document was redrafted as the proposed submission Core Strategy Development Plan Document. When this document is adopted it will be the overarching document of the LDF and will set out the Council's long term vision for the borough.
- 1.3. The next stage in the LDF process is publication of the proposed submission Core Strategy for public consultation, followed by submission to the Secretary of State for examination in public by an independent Planning Inspector. In accordance with Regulations, the document must be approved by full Council.
- 1.4. The Core Strategy programme envisages adoption of the document in late 2011.

2 THE CORE STRATEGY

- 2.1. The Core Strategy sets out the Council's vision to create a borough of opportunity for all by 2031, and contains strategic objectives and strategic policies for the regeneration of the borough over the next 20 years.
- 2.2. The preparation of the document has been carried out in accordance with Town and Country Planning Regulations, and the policies whilst taking into account issues and opportunities facing the borough must be in conformity with national and London wide policy.
- 2.3. The Core Strategy sets out a programme for regeneration in the borough in five identified areas, namely the White City Opportunity Area, North Fulham Regeneration Area and Opportunity Area, Hammersmith Town Centre and Riverside, South Fulham Riverside and Old Oak Common and Hythe Road. It includes indicative targets for homes and jobs for each area.
- 2.4. The Core Strategy also includes borough wide policies on matters such as housing supply, with a minimum housing target of 615 additional dwellings a year, and affordable housing, where the borough wide target is for 40% or 2960 (whichever is the greater) of all additional dwellings to be affordable. In addition, there are policies on matters such as local employment,

community facilities, open space and design and conservation. Also, the Core Strategy includes a schedule of social and physical infrastructure that will be required to support the proposed growth.

- 2.5 The proposed submission Core Strategy is accompanied by a schedule and series of maps that identify the changes to the adopted UDP Proposals Map arising from the new policies and proposals. In addition, the Core Strategy has been subject to sustainability appraisal (SA) and a SA report will accompany the proposed submission Core Strategy when it is published. There is also a report that sets out how earlier consultation has been undertaken and summarises the main issues raised and how these have been addressed in the Core Strategy.
- 2.6 The Core Strategy will eventually be supported by a Generic Development Management Development Plan Document (GDM DPD) and a number of Supplementary Planning Documents (SPDs) when these are prepared. The GDM DPD will include policies that will be used particularly for development management purposes and, when adopted, will, together with the Core Strategy, replace the UDP. The programme for the GDM DPD does not envisage adoption until mid 2012. In respect of the SPDs, these will provide greater detail on the policies in the Core Strategy and will include planning frameworks for the White City Opportunity Area and the Earls Court/west Kensington Opportunity Area.

3. CONSULTATION

- 3.1 The Regulations require a six week public consultation to be carried out prior to submission of the Core Strategy to the Secretary of State. The Core Strategy and other submission documents must be accompanied with copies of any representations made during consultation and a summary of the main issues raised. The consultation needs to be announced by a notice included in a local newspaper, and in this case this will be the Gazette and the H&F News. It is proposed that the consultation period runs from 1 October until 12 November 2010.
- 3.2 It is proposed that any minor or technical changes to the Core Strategy that are required before or after consultation or for other reasons are made by the Director of Environment in conjunction with the Cabinet Member for Environment. However, the Council cannot make further substantive changes to the Core Strategy without a further period of consultation.
- 3.3 As part of the consultation process the Council needs to request the Mayor of London's opinion as to the general conformity of the Core Strategy with the London Plan. The Mayor must send his opinion to the Secretary of State within the six week consultation period.

4. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

- 4.1. The costs of public consultation and printing are met from within the planning budget. The Examination in Public (EIP) will incur more significant one-off costs including appointment of the Inspector, programme officer, Counsel's advice, possibly specialist consultants and EIP running costs. Much will depend on the length of the EIP but this could amount to £100,000 or more (mostly in 2011/12). It is suggested that these costs are initially met from within existing revenue budgets in Environment Services. A review will be undertaken at year end with funding available from central contingency, if required.

5. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 5.1. Preparation of the Core Strategy is governed primarily by the Planning and Compulsory Purchase Act 2004 and regulations made by the Secretary of State. The legislation requires that the version of the Core Strategy to be submitted to the Secretary of State be approved by 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	Pat Cox/ext 5773	EnvD/THE
2.	Representations from earlier consultation exercises	Pat Cox/ext 5773	EnvD/THE
3.	Sustainability Report and Equality Impact Assessment	Pat Cox/ext 5773	EnvD/THe
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