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|  | <p align="center">London Borough of Hammersmith & Fulham</p> <p align="center">COMMUNITY SAFETY, ENVIRONMENT & RESIDENT SERVICES POLICY & ACCOUNTABILITY COMMITTEE</p> <p align="center">3 FEBRUARY 2015</p> |
| <p>DRAFT HAMMERSMITH & FULHAM LOCAL PLAN</p> | |
| <p>Report of the Executive Director for Transport & Technical Services</p> | |
| <p>Open Report</p> | |
| <p>Classification: For Policy & Advisory Committee review & comment Key Decision: No</p> | |
| <p>Wards Affected: All</p> | |
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1. EXECUTIVE SUMMARY

- 1.1 On 1 December 2014, Cabinet approved the draft Local Plan for public consultation between 9 January and 20 February 2015.
- 1.2 The draft Local Plan combines the existing Core Strategy and Development Management Local Plan. It updates and refreshes topic policies where necessary and includes new policies for the Old Oak Regeneration Area and a number of strategic sites, 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 development plan 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, as well as about the detail of the draft policies. The Local Plan is accompanied by supporting documents, such as the sustainability appraisal.

2. RECOMMENDATIONS

- 2.1 CSERS PAC members are invited to review and comment upon the draft Local Plan.

3. INTRODUCTION AND BACKGROUND

- 3.1 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. This 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.
- 3.2 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.
- 3.3 The plan preparation process is set out in planning legislation. Public consultation is an integral part of the process and is subject to the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.4 On 1 December 2014, Cabinet approved the draft Local Plan and associated changes to the Proposals Map and agreed to public consultation beginning on 9 January 2015. A link to the draft Local Plan is provided below:

www.lbhf.gov.uk/localplan

See also Appendices 1 and 2.

4. PROPOSAL AND ISSUES

- 4.1 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.

- 4.2 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. However, it should be noted that this area is subject to the Mayor of London's proposed Development Corporation for the area. If this proceeds in April 2015, the whole of this area will cease to be subject to LBHF policies.
- 4.3 A further significant change included in the draft Local Plan is the promotion of the closure of the A4 Flyover and its replacement with a tunnel, thereby releasing a significant area of 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.
- 4.4 The draft Local Plan also includes the new housing targets set out in the Further Alterations to the London Plan due for adoption shortly. These raise the annual housing 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.

5. OPTIONS AND ANALYSIS OF OPTIONS

- 5.1 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.
- 5.2 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 is also intended to allow the opportunity to develop alternatives and options which can be appraised in further sustainability appraisal.

6. CONSULTATION

- 6.1 Informal consultation on the proposed review of the Local Plan took place 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.
- 6.2 The statutory requirements for the current 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 its own Statement of Community Involvement. The 6 week period of consultation running from January 2015 has included notification by letters and emails, the council's web pages and the borough's reference libraries. In addition it is expected that there may be ad hoc meetings with interested parties and community organisations, neighbouring boroughs, the GLA, landowners and local interest groups as the council meets Duty to Co-operate requirements.

7. TIME TABLE

- 7.1 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/early 2016. It is expected that adoption of the new Local Plan could be in Spring 2016.

8. EQUALITY IMPLICATIONS

- 8.1 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".