



**London Borough of Hammersmith & Fulham**

**Environment and Residents Services  
Select Committee**

**DATE**

9<sup>th</sup> November 2010

**TITLE**

Local Development Framework Core Strategy

**Wards**

All

**SYNOPSIS**

This report advises the Committee that the proposed submission Local Development Framework Core Strategy and associated changes to the adopted Proposals Map are subject to a six week period of public consultation that commenced on 1st 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 for independent examination expected in Spring 2011.

**CONTRIBUTORS**

ENVD – Policy & Spatial Planning

**RECOMMENDATIONS**

- a) To note the key challenges that are being tackled in the Core Strategy and the public consultation that is being undertaken prior to submission of the document for Examination in Public in spring 2011; and
- b) To consider any comments the Committee may wish to submit to the Director of Environment in respect of technical and other minor amendments to the submission documents
- c) To advise whether the Committee would like to receive reports on future additional LDF documents, such as the Development Management Policy Document.

## **CONTACT**

Pat Cox, Head of  
Policy & Spatial  
Planning

## **NEXT STEPS**

The Director of Environment, in conjunction with the Deputy Leader and Cabinet Member for Environment and Asset Management, will give consideration to any technical and other minor amendments which may arise as a result of public consultation prior to submission of the documents to the Secretary of State for independent examination.

## **1 INTRODUCTION**

1.1 This report advises the Committee that the proposed submission Local Development Framework Core Strategy and associated changes to the adopted Proposals Map are subject to a six week period of public consultation that commenced on 1st October 2010.

## **2 BACKGROUND**

2.1 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, deliver regeneration and to determine individual planning applications. The LDF will consist of the Core Strategy Development Plan Document, the Development Management Development Plan Document and Supplementary Planning Documents.

2.2 In June 2009, the council carried out consultation on Local Development Framework Core Strategy Options. After considering the representations received, undertaking further evidence gathering and considering national and London wide policy, the Options document was redrafted as the proposed submission Core Strategy. 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.

2.3 Following approval of the proposed submission Core Strategy by Council on 16 September 2010, there is a six week period of public consultation that will finish on 12 November. This will be followed by submission to the Secretary of State for examination in public by an independent Planning Inspector.

2.4 The Core Strategy programme envisages adoption of the document in late 2011.

## **3 THE CORE STRATEGY**

3.1 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.

3.2 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.

3.3 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% 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.

3.4 The proposed submission Core Strategy is accompanied by 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 an SA report accompanies the proposed submission Core Strategy. There is also a report that sets out how earlier consultation was undertaken and summarises the main issues raised and how these have been addressed in the Core Strategy.

3.5 The Core Strategy will eventually be supported by a Development Management Development Plan Document (DM DPD) and a number of Supplementary Planning Documents (SPDs). The DM 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 DM 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 and the Earls Court/West Kensington Opportunity Areas.

## **4 CONSULTATION**

4.1 The Regulations require a 6 week public consultation to be carried out prior to submission of the Core Strategy to the Secretary of State. The consultation has been announced by a notice included in the H&F News and the Gazette and runs until 12<sup>th</sup> November 2010. Letters have been sent to all known amenity groups, tenants and residents associations in the borough and other bodies in accordance with our Statement of Community Involvement and national Regulations.

4.2 As part of the consultation process the council has requested 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 6 week consultation period.

4.3 Any minor or technical changes to the Core Strategy that are required after consultation or for other reasons will be 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.

## **5 COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES**

5.1 The costs of public consultation 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). Provision from central contingency will need to be made 2011/12.

## **6 COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)**

6.1 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.

## **7 RECOMMENDATIONS**

- a) To note the key challenges that are being tackled in the Core Strategy and the public consultation that is being undertaken prior to submission of the document for Examination in Public in spring 2011; and
- b) To consider any comments the Committee may wish to submit to the Director of Environment in respect of technical and other minor amendments to the submission documents
- c) To advise whether the Committee would like to receive reports on future additional LDF documents, such as the Development Management Policy Document.

## **ACCOMPANYING DOCUMENTATION**

The Proposed Submission Local Development Framework Core Strategy document and the Proposals Map Changes have been previously published with the agenda for the meeting of the Council on September 2010. The documents can also be found on the Council's website at;

[http://www.lbhf.gov.uk/Directory/Environment\\_and\\_Planning/Planning/Local\\_plan/150540\\_Proposed\\_Submission\\_Core\\_Strategy.asp](http://www.lbhf.gov.uk/Directory/Environment_and_Planning/Planning/Local_plan/150540_Proposed_Submission_Core_Strategy.asp)

Hard copies can be supplied to Members upon request and will be available at the meeting. A presentation summarising the proposals will also be delivered at the meeting.

**LOCAL GOVERNMENT ACT 2000**  
**LIST OF BACKGROUND PAPERS**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
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