


<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">Full Council</p> <p style="text-align: center;">20 July 2016</p>	
<p style="text-align: center;">HAMMERSMITH & FULHAM LOCAL PLAN - PROPOSED SUBMISSION</p>	
<p>Report of the Cabinet Member for Environment, Transport & Residents Services - Councillor Wesley Harcourt</p>	
<p>Open Report</p>	
<p>Classification: For Decision Key Decision: Yes</p>	
<p>Wards Affected: All</p>	
<p>Accountable Director: Juliemma McLoughlin, Director of Planning and Development</p>	
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1. EXECUTIVE SUMMARY

- 1.1. This report seeks approval for the proposed submission Local Plan and associated changes to the adopted Proposals Map with a view that public consultation on the documents be carried out for a minimum six week period commencing in September 2016.
- 1.2. The report notes that after consideration of representations received during public consultation, the Local Plan 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 2017.

2. RECOMMENDATIONS

- 2.1. That Full Council approve the proposed submission Local Plan (Appendix 1) and changes to the Proposals Map (Appendix 2), with a view that the documents and other associated submission documents required by the Town and Country Planning (Local Planning) (England) Regulations 2012 ('the Regulations') are made available for a minimum 6 weeks for public consultation commencing on 5 September 2016 or as soon as possible thereafter.

- 2.2 That the Director of Planning and Development in consultation with the Cabinet Member for Environment, Transport & Residents Services, 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.
- 2.3 Following public consultation and the incorporation of any technical and other minor amendments to the submission documents, that authority is delegated to officers to submit the proposed submission Local Plan to the Secretary for Examination and to take such further steps as are appropriate and in accordance with the council's statutory duties.

3. REASONS FOR DECISION

- 3.1. Local planning authorities must prepare a Local Plan under the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework expects plans to be kept up to date to ensure policies remain relevant.
- 3.2. The council's existing local plan documents, namely the Core Strategy and the Development Management Local Plan were adopted in 2011 and 2013 respectively. It is considered appropriate that these are updated and combined to create a single Local Plan for the borough.
- 3.3 The Town and Country Planning Regulations set out the process to be followed in preparing a Local Plan.

4. PROPOSALS AND ISSUES

- 4.1. Local Plans were introduced under the Planning and Compulsory Purchase Act 2004. When adopted, the new Hammersmith & Fulham Local Plan will replace the council's existing Core Strategy and Development Management Local Plan and will be used, together with the London Plan and any other pertinent documents, to help shape the borough and to determine individual planning applications and deliver sustainable regeneration.
- 4.2. In January 2015, the council carried out consultation on the draft Local Plan under Regulation 18 of the Regulations . This version of the plan included preferred policy options as well as alternatives that had been considered, but not selected by the council. Following consideration of the representations received during consultation and after undertaking further evidence gathering and consideration of national and London wide policy, the draft Local Plan has been redrafted as the proposed submission Local Plan. When this document is adopted it will be the overarching planning document for the borough and will replace the Core Strategy and Development Management Local Plan.
- 4.3. The next stage in the Local Plan process is publication of the proposed submission Local Plan for public consultation in July 2016, followed by

submission of the document in Spring 2017, along with any representations received, to the Secretary of State for examination in public by an independent Examiner (Planning Inspector). The Local Plan programme envisages adoption of the document in summer 2017.

- 4.4. The Local Plan sets out the council's vision to see, amongst other things, more people in decent affordable homes; a stronger local economy that provides training and job opportunities for local people; a 'greener' borough; and securing and promoting health facilities for residents. It contains strategic objectives and strategic policies for the regeneration of the borough over the next 20 years.
- 4.5. The preparation of the document has been carried out in accordance with the Town and Country Planning Regulations. The policies, whilst taking into account local issues and opportunities facing the borough, are considered to be in conformity with national and London wide policy.
- 4.6. The Local Plan sets out a programme for regeneration in the borough in four identified areas, namely the White City Regeneration Area, Fulham Regeneration Area, Hammersmith Regeneration Area and South Fulham Riverside Regeneration Area. It includes a number of strategic site policies and indicative targets for homes and jobs for each area. A fifth regeneration area, namely Old Oak, now lies within the boundary of the Old Oak and Park Royal Development Corporation (OPDC) and is subject to the Local Plan being prepared by the OPDC. The OPDC was established in April 2015 and, as a consequence, unlike the Core Strategy and Development Management Local Plan, the proposed submission Local Plan includes no policies for the part of the borough now situated within the OPDC boundary
- 4.7. The Local Plan also includes borough wide policies on matters such as housing supply, with a minimum housing target of new dwellings each year , and affordable housing requirements including prioritising homes for local residents. In addition, there are policies on matters such as local employment, community facilities, open space and design and conservation. Also, the Local Plan includes a schedule of social and physical infrastructure that will be required to support the proposed growth.
- 4.8. The proposed submission Local Plan is accompanied by a schedule and series of maps that identify the changes to the adopted Core Strategy Proposals Map arising from the new policies and proposals .
- 4.9. The Local Plan has been subject to sustainability appraisal (SA) which will accompany the proposed submission Local Plan 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 Local Plan.
- 4.10. The Local Plan will be supported by a Planning Guidance Supplementary Planning Document.

5 OPTIONS AND ANALYSIS OF OPTIONS

- 5.1 The proposed submission Local Plan policies have been prepared within the context of a number of factors. Firstly, the Local Plan cannot be seen in isolation and its content should sit comfortably with national policy set out in the National Planning Policy Framework and regional policy set out in the London Plan. Secondly, the policies are drafted so as to be consistent with corporate objectives to meet local needs and issues. In particular, policies on the supply of affordable housing, jobs, environmental issues and health facilities should reflect new council strategies.
- 5.2 The policies within the Local Plan, as well as alternatives, have been subject to sustainability appraisal which incorporates the requirements of the European Directive 2001/42/EC to evaluate social, environmental and economic impacts. The policies have also been subject to equality impact assessment. In addition, the results of public consultation have been considered when drafting the policies.

6 CONSULTATION

- 6.1 The preparation of the proposed submission Local Plan has benefitted from the results of two public consultation exercises carried out by the council. Pre-Regulation 18 engagement with stakeholders, including the local community and businesses, on issues and options for review was undertaken from July to September 2013. Regulation 18 consultation on proposed policy options took place from January to February 2015.
- 6.2 In addition, in compliance with Section 33A of the Planning and Compulsory Purchase Act 2004 and Section 110 of the Localism Act 2011, the council has co-operated with neighbouring boroughs and other authorities and agencies when reviewing its planning policies. These authorities and agencies include the Mayor of London and GLA associated bodies (such as Transport for London), as well as bodies such as the Environment Agency and Historic England.

7 EQUALITY IMPLICATIONS

- 7.1 A completed Equality Impact Assessment is attached at appendix 3. There are no significant equality implications. Through the public consultation process, the council will have an opportunity to consider responses submitted by consultees and make amendments to the proposed submission Local Plan that it considers would be appropriate and in accordance with the public sector equality duty. Accordingly, in approving the recommendations, it is considered that the council will be acting in accordance with its duties under the Equality Act 2010 including the public sector equality duty in section 149 of the Act.

8 LEGAL IMPLICATIONS

- 8.1 In preparing the Local Plan, the council must ensure that it complies with the statutory provisions 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. In addition, the Local Plan must be in general conformity with the London Plan and be prepared having regard to the policies in the National Planning Policy Framework.
- 8.2 The proposed public consultation on the Proposed Submission Local Plan will be carried out pursuant to the requirements contained in Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Following consultation and the incorporation of technical or other minor amendments, it is proposed that the submission Local Plan and associated documents be publicised and submitted to the Secretary of State for Examination.
- 8.3 Following that process, 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 unless material considerations indicate otherwise.
- 8.4 Regulations 1 and 4(3)(ca) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) provides that the approval, for the purpose of its submission to the Secretary of State for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004, of a development plan document (e.g. the proposed submission Local Plan) must not be the responsibility of Cabinet. Accordingly, in accordance with the provisions of article 4 of the council's constitution, it is considered that full council is the appropriate decision-maker in this case.
- 8.5 Implications verified/completed by: Benita Edwards, Senior Project Lawyer - Tel. 020 8753 6378

9 FINANCIAL IMPLICATIONS

- 9.1 The estimated cost of £10,000 for the public consultation and examination process during 2016/17 will be funded from existing approved budget held by Planning Division – Policy and Spatial Planning section.
- 9.2 Implications verified/completed by: Gary Hannaway, Head of Finance for Environment Services - Tel: 020 8753 6071

10. IMPLICATIONS FOR BUSINESS

- 10.1 The Local Plan contains strategic objectives and policies that include supporting businesses (particularly local firms and small and medium sized enterprises), encouraging training and employment in order to reduce

polarisation and worklessness, and regenerating the most deprived parts of the borough through the provision of homes and jobs.

11 OTHER IMPLICATION PARAGRAPHS

- 11.1 It is likely that there will be objections to some of the policies and proposals within the Proposed Submission 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 will be taken into account following public consultation and when preparing for the Submission stage of the plan making process.
- 11.2 Implications verified/completed by: Trevor Harvey, Team Leader Development Plans - Tel: 020 8753 3039

LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

None.

LIST OF APPENDICES:

- Appendix 1 - Proposed Submission Local Plan 2016
Appendix 2 - Proposal Map Changes Schedule
Appendix 3 - Equalities Impact Assessment (EQIA)