

<p>London Borough of Hammersmith & Fulham</p> <p>COMMUNITY SAFETY, ENVIRONMENT AND RESIDENTS SERVICES POLICY & ACCOUNTABILITY COMMITTEE</p> <p>21 September 2016</p>	
ENVIRONMENT PLANNING POLICY REPORT	
Report of the Divisional Director	
Open Report	
Classification For Policy & Accountability Review & Comment	
Key Decision: NO	
Wards Affected: ALL	
Accountable Director: Juliemma Mcloughlin, Director for Planning & Development	
Report Author: Matt Butler, Head of Policy & Spatial Planning	Contact Details: Tel: 020 8753 3493 E-mail: matt.butler@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 Since May 2014 the council has established a new set of corporate objectives and priorities. In response, the Planning & Development Department is producing a Local Plan to assist in delivering these with a focus on affordable homes, the local economy, health facilities and the environment.
- 1.2 The council is determined to be the greenest borough and at the forefront of fostering and securing environmental improvements through a wide range of Local Plan policies that new development in the borough will need to comply with.
- 1.3 In applying policy, planning conditions, CIL rates and negotiating Section 106 agreements appropriate mitigation can be achieved as well as securing maximum value for residents as a priority. This is all taking place within new procedures and forums that better facilitate and encourage resident engagement in the planning process in both policy formulation and the assessment of planning applications.

2. RECOMMENDATIONS

- 2.1. That the Committee note the current and emerging policies and procedures in the Planning & Development Department that seek to ensure that new developments in the borough capture maximum value for residents and fully mitigate the impact on the environment.
- 2.2. That any comments be forwarded to the Cabinet Member for Environment, Transport and Residents Services.

3. INTRODUCTION AND BACKGROUND

- 3.1. The council is currently revising its development plan policies which guide and promote all new development in the borough. The emerging policies have been designed to help facilitate and deliver the council's new corporate priorities, in particular those focused around increasing affordable housing; driving the local economy, protecting Charing Cross hospital; and positioning LBHF as the leading council in securing environmental improvements and tackling air quality issues and climate change.
- 3.2. This report will detail how the council is striving to ensure maximum value for residents with particular reference to environmental policy and procedures. Explanation will be given of how appropriate environmental mitigation measures are identified and instilled, and how all this is being done within a determined council agenda to increase transparency and resident engagement in dealing with planning applications and devising new policy and guidelines..

4. ENVIRONMENTAL PLANNING REQUIREMENTS

Ensuring maximum value for residents

- 4.1. All development in the borough must be in accordance with our development plan policies which includes the Mayor's London Plan and, at a local level, the council's Core Strategy and Development Management Local Plan. Officers are currently reviewing and merging our local plans with a greater emphasis on our new corporate objectives and priorities. New priorities include pursuing the maximum value for residents from regeneration in the borough, ensuring we work with local people rather than just do things to them, and also making LBHF the greenest council in the UK. The emerging Local Plan can be found online at: www.lbhf.gov.uk/localplan
- 4.2. The plan proposes a chapter on "Environmental Issues, including Climate Change" which is where the main environmental policies are located on issues such as:

CC1 Reducing Carbon Dioxide Emissions

CC2 Ensuring Sustainable Design and Construction

CC3 Minimising Flood Risk and Reducing Water Use

CC4 Minimising Surface Water Run-off with Sustainable Drainage Systems
CC5 Water Quality
CC6 Strategic Waste Management
CC7 On-site Waste Management
CC8 Hazardous Substances
CC9 Contaminated Land
CC10 Air Quality
CC11 Noise
CC12 Light Pollution
CC13 Control of Potentially Polluting Uses

- 4.3. Other chapters such as Transport and Accessibility and Green and Public Open Spaces also contain policies that promote the integration of environmentally friendly measures such as use of sustainable transport measures and promotion of biodiversity and ecology improvements.
- 4.4. Local Plan Transport Policies promote and support the continued development of initiatives designed to encourage modal shift away from private vehicles, in order to improve congestion and air quality within the borough. The provision of electric charging infrastructure to support local residents and visitors is also promoted and required in major developments.
- 4.5. Local Plan Open Space policies seek to enhance biodiversity and green infrastructure in the borough, including by maximising the provision of gardens, garden space and soft landscaping and seeking green or brown roofs and other planting as part of new developments. The council is also in the process of developing an Urban Ecology Plan/Policy.
- 4.6. As well as being assessed against Local Plan policies, planning applications are also assessed against London Plan policies, which in some cases are more stringent than national planning policies on environmental issues.
- 4.7. Areas of environmental policy that have been made more stringent over the last 12-18 months or that have been amended and included in the draft consultation version of the Local Plan include:
 - Increasingly tough CO2 emissions targets, moving towards a requirement for all major residential schemes to be zero carbon
 - Requiring developers to make a payment in lieu where they cannot meet CO2 reduction targets on-site which will be invested in low/zero carbon measures in the borough
 - Stressing the need for new developments to not only reduce CO2 emissions but also to ensure that they adapt to the potential impacts of climate change (such as heatwaves, droughts, higher levels of rainfall etc)
 - Minimising flood risk from a range of sources, including surface water and sewer flooding which are a particular problem in parts of the borough due to sewer capacity constraints
 - Requiring the integration of Sustainable Drainage Systems (SuDS) wherever practical through the integration of measures such as rainwater harvesting, green roofs and walls, permeable paving etc

- Integration of water efficiency measures that minimise water use and reduce flows of foul water into the sewer system
- Requiring noise assessments to be carried out for developments when necessary, including provision of details on noise levels
- Requiring new developments to include the provision of cycle parking within the boundary of the site.
- Unless evidence is provided to show that there is a significant lack of public transport available, there will be a requirement for car parking permit free measures on all new developments

4.8. With specific regard to air quality, the Air Quality Commission was established at the beginning of 2016 to assess local air quality issues in the borough. The Commission has made a number of recommendations for action, some of which relate to planning policy. In particular recommendations have been proposed in relation to revising Local Plan Policy CC10 on air quality to apply to all developments not just major developments, promoting the use of sustainable transport modes such as cycling and walking and also the use of greening measures to improve air quality. Controlling air quality impacts of the demolition and construction phases of development is also recommended. These recommendations will be taken into account as part of the upcoming public consultation on the Proposed Submission Local Plan.

How is the impact on the environment being mitigated?

- 4.9 Developers are encouraged to use the council's pre-application service, particularly for major developments. At the pre-app stage, the requirements of environmental policies are highlighted for the applicant to ensure that environmental considerations are taken into account at an early stage of the design process rather than being considered as an after-thought once key design aspects have been set.
- 4.10 Officers provide written advice on relevant planning policies and guidance and often attend face to face pre-app meetings with applicants and their consultants to discuss requirements in terms of identifying the supporting documents that will be required once the application is submitted.
- 4.11 Developers are also encouraged to enter into Planning Performance Agreements with the council where they commit to providing supporting documents and carrying out community engagement programmes prior to submitting their applications.
- 4.12 At application stage, all major developments are required to submit Sustainability Statements in which details are provided on the sustainable design and construction measures that will be implemented in order to minimise the environmental impacts of the new development. A range of other technical assessments may also be required which will include sustainability aspects – for example, an Energy Assessment, Flood Risk Assessment and Sustainable Drainage Strategy, Air Quality Assessment, Transport Assessment etc. Feedback is provided to the applicant, via the Planning Officer, on whether or not

further measures are required in the development's design in order to meet environmental policy requirements.

- 4.13 If permission is granted for a development, conditions are set requiring the submission of details to show that commitments provided at application stage are implemented as required. The checking of details to discharge conditions is another stage in the planning process where officers can ensure that appropriate measures are implemented in line with policy requirements.
- 4.14 Environmental measures can also be captured through Section 106 agreements which are legal agreements negotiated between the council and the developer. Statutory regulations limit S106 obligations to site specific mitigation but the range of potential topics that S106 can address is very broad including economic; education; anti-social behaviour; health; sports & leisure; and arts & culture.
- 4.15 The council has also adopted a Community Infrastructure Levy (CIL) which is a fee charge by the council on new development (with some exceptions) to help pay for facilities and community services such as transport, schools, medical, sports and open spaces. The list of items are those on our Regulation 123 list which can be viewed on our website:
https://www.lbhf.gov.uk/sites/default/files/section_attachments/approved_cil_regulation_123_list_tcm21-196353.pdf

Future Developments in Environmental Policy

- 4.16 The council is working in partnership with Imperial College London and others on a bid to the EU Horizon 2020 Research and Innovation Programme to help fund the "BLUES Project". If successful, this project would be implemented on specific sites in the borough, including parts of the Earls Court development, to measure the benefits of a range of green infrastructure measures such as planting and soft landscaping, green roofs, green walls etc. In the longer term, if the project shows that such measures have multiple benefits for the environment and the community, then this could result in changes to planning policy that will help to provide resilience against future climate change impacts.

How have we increased resident engagement in the planning process?

- 4.17 Since May 2014 there has been a greater emphasis on transparency and resident engagement in the planning service. Our Statement of Community Involvement (SCI) explains how and when the community can be involved in the preparation of planning policy documents and in the consideration of planning applications, including pre-application proposals. This was revised in 2015 in line with the new council priorities of giving residents more influence in planning decisions. The SCI is available on our website:
https://www.lbhf.gov.uk/sites/default/files/section_attachments/sci_final_08.10.15_tcm21-184167.pdf
- 4.18 Initiatives of resident engagement and transparency include the following:

- Public speaking rights at planning committees.
- Amenity group representation on Design Review Panels.
- Notes of meetings between Members and developers published on the council website.
- Resident Working Parties eg. Hammersmith Town Centre Supplementary Planning Document (SPD).
- Resident-led Commissions eg. Air Quality Commission.

4.19 The resident-led Commissions have a remit to make recommendations to the council, including on issues of planning policy and encourages greater involvement by residents in the development and adoption of planning policies.

5. CONSULTATION

5.1. N/A

6. EQUALITY IMPLICATIONS

6.1. N/A

7. LIST OF APPENDICIES

Appendix 1 – Environmental Sustainability Chapter from Draft Local Plan