

Hammersmith and Fulham Local Development Scheme

February 2015

LONDON BOROUGH OF HAMMERSMITH AND FULHAM LOCAL DEVELOPMENT SCHEME 2015-2020

Explanatory Note

The Planning and Compulsory Purchase Act 2004 requires the Local Development Scheme (LDS) to be revised at such times as the Local Authority considers appropriate. The programmes contained within the original June 2005 LDS have been revised on a number of occasions for a variety of reasons, including clarification of Government guidance on Local Development Frameworks and changing council priorities. Revised versions of the LDS came into effect in March 2007 and January 2009.

The Localism Act 2011 introduced changes to the 2004 Act, including revisions to the development plan system. In addition, new Regulations and the National Planning Policy Framework have introduced further changes.

This revised LDS includes new terminology and updated information about development plans.

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LONDON BOROUGH OF HAMMERSMITH AND FULHAM LOCAL DEVELOPMENT SCHEME 2015-2020

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1. INTRODUCTION

1.1 This is the Local Development Scheme for the London Borough of Hammersmith and Fulham. It has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and subsequent revisions. The first Local Development Scheme came into effect in June 2005 and this is the fourth formal revision to that document. Its purpose is to explain the current planning policy documents for the borough and to outline which local development documents will be included in the borough's Local Plan. The Local Development Scheme also sets out the timetable for preparing and reviewing these documents.

1.2 This Scheme is the first point of contact for anyone wishing to find out about which planning documents apply to the borough and their status. If annual or ad hoc monitoring indicates the need to further adjust the Local Development Scheme timetable or if there is a need to revise and/or prepare new planning documents, this will be announced on the council's web site and in the council's Monitoring Report, and the scheme will be adjusted accordingly.

2. OVERVIEW OF THE DEVELOPMENT PLAN PROCESS

2.1 The Planning and Compulsory Purchase Act 2004, together with related regulations and Government guidance, introduced a revised planning system based around the Local Development Framework. This has been subsequently amended by the Localism Act, revised Regulations and the National Planning Policy Framework which, amongst other things, refer to Local Plans rather than Local Development Frameworks. The Local Plan system as it currently applies to this borough consists of:

- the Core Strategy and Development Management Local Plan.

2.2 The Local Plan and the London Plan comprise the borough's development plan. Neighbourhood Plans, if and when any come forward, will also form part of the development plan.

2.3 The key features of the development plan system and the process for preparation of future documents are set out below.

Structure

Local Development Documents

2.4 Local Development Documents (LDD) are of two types, namely local plans and supplementary planning documents. Local plans must be subject to sustainability appraisal and strategic environmental assessment and must be identified in the LDS.

Local Plans

2.5 Local Plans have development plan status and are subject to independent examination before an Inspector who prepares a report and recommendations on the soundness of the plan. Each local planning authority must produce a Local Plan for

its area that should, amongst other things, address the spatial implications of economic, social and environmental change.

Supplementary Planning Documents

2.6 These LDDs do not have development plan status. The policies within supplementary planning documents must not conflict with the adopted development plan.

Neighbourhood Plans

2.7 These are plans which a neighbourhood forum (or parish council) prepares for a particular neighbourhood area, and following a referendum, the local planning authority agree to bring into force. A neighbourhood plan is part of the development plan.

Statement of Community Involvement

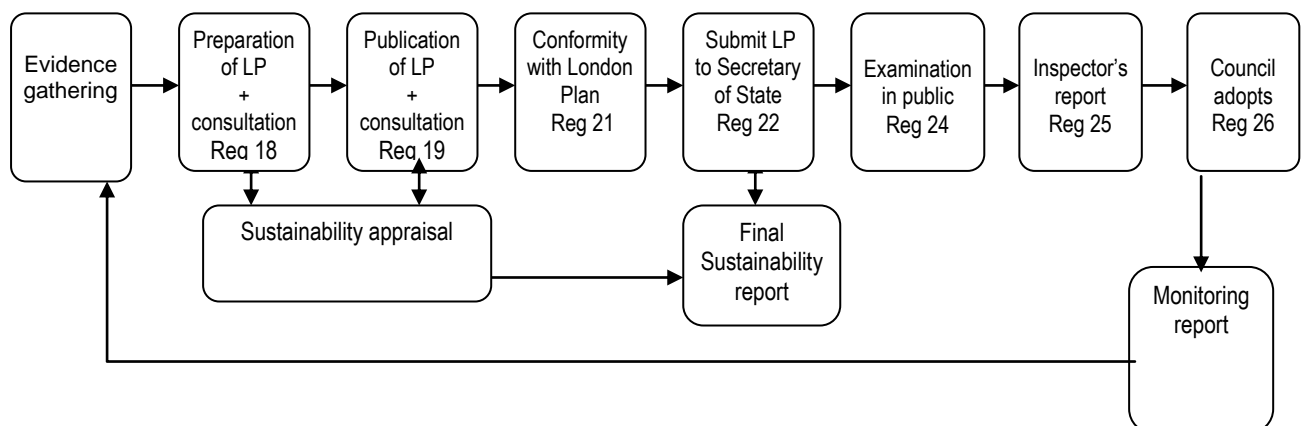
2.8 The Statement of Community Involvement (SCI) sets out how stakeholders and the community as a whole will be involved in the process of preparing local plans and supplementary planning documents as well as outlining how they will be consulted on planning applications.

Process

2.11 The Planning and Compulsory Purchase Act 2004 introduced a greater emphasis on public consultation at the early stages of process with a view to resolving issues before the formal consideration of the detailed proposals. The Localism Act introduced the Duty to Co-operate. In addition, sustainability appraisal is integrated into the process.

2.12 The Regulations for preparing Local Plans and other local development documents have changed several times since the publication of the 2004 Act. The 2012 Regulations set out the process below for preparing Local Plans.

Key stages in the production of Local Plans



2.13 The key stages in the preparation of Local Plan documents are set out below, together with the relevant reference to the appropriate regulations set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 .

Evidence gathering

2.14 Evidence is gathered to help identify the issues that need to be considered. This includes surveys, analysis of existing information and monitoring of existing policies, as well as preparation of a sustainability appraisal report (see section 5 below).

Public participation in the preparation of a Local Plan (Reg. 18)

2.15 Consideration of the issues that need to be addressed and the policy options. There is consultation with particular stakeholders and interest groups, proportionate to the scale of issues involved in the plan. At this stage, the possible need to include proposals for particular sites will be considered. An initial sustainability report will also be available.

Publication of a Local Plan (Reg. 19)

2.16 Wide consultation on the Local Plan backed up by the final sustainability appraisal report. At this stage, there is a minimum six week period during which anyone may object or make representations.

Conformity with London Plan (Reg. 21)

2.17 Request the Mayor's opinion as to the general conformity of the Local Plan with the London Plan.

Submission of Local Plan and information to the Secretary of State (Reg. 22)

2.18 The Local Plan sets out detailed proposed policies and proposals. The council will submit it to the Secretary of State together with representations received in accordance with Reg 20.

Independent Examination (Reg. 24)

2.19 This is an examination of the Local Plan and the representations and objections received. It will be conducted by an Independent Inspector appointed by the Planning Inspectorate. The Inspector must consider whether the Local Plan is sound and in general conformity with the London Plan (taking account of any representations from the Mayor of London) and national planning policy. The Inspector will also consider the sustainability appraisal/strategic environmental appraisal processes that accompanied preparation of the Local Plan.

Inspector's Report and Adoption of Local Plan (Reg. 25 Publication of the recommendations of the person appointed and Reg. 26 Adoption of a local plan)

2.20 The Inspector's recommendations are no longer binding, but the council can only adopt if the Inspector has recommended that the document may be adopted.

The Inspector can recommend changes only if invited to by the council. These changes or modifications will be advertised by the council to allow comments to be made before finalisation of the Inspector's Report.

Monitoring report (Reg. 34 Monitoring Report)

2.21 The council must prepare a monitoring report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan are being achieved. The monitoring report is normally produced in January.

Supplementary Planning Documents

2.22 Since the publication of the Planning Act 2008, Supplementary Planning Documents no longer have to be included in the LDS, but the council has included these to provide a comprehensive picture of the LDDs that apply to the borough. The purpose of SPDs is to provide guidance and more detail on the application of Local Plan policy.

3 THE BOROUGH'S LOCAL PLAN

Introduction

3.1 The council prepared its Core Strategy and Development Management Local Plan (DM LP) using national guidance and relevant Regulations. The Core Strategy was adopted in October 2011 and the DM LP was adopted in July 2013. These development plan documents form the Local Plan for the borough. These development plan documents are supported by the H&F Planning Guidance SPD which was adopted in July 2013

3.2 The programme set out in Table 1 identifies the review of the Core Strategy and the DM LP commencing in 2015. The review includes policy changes for the regeneration areas, including Old Oak Regeneration Area and the creation of a single document, known as the Local Plan.

Conformity and integration with other plans and strategies

3.3 There are a number of strategies, plans and policy guidance that need to be considered and, where necessary, integrated into the Local Plan.

Government planning policy

3.4 The Government sets out national planning policy in the National Planning Policy Framework (NPPF). The Local Plan must have regard to the policies within the NPPF.

The London Plan and related guidance and strategies

3.5 The London Plan is the spatial expression of the strategies of the GLA family, including Transport for London. It is part of the statutory development plan for the borough, and the Local Plan must be in general conformity. The London Plan was published in July 2011. However, the Mayor of London published early minor alterations in June 2012 and Further Alterations in January 2014. In addition there are a number of related Mayoral strategies and

Supplementary Planning Guidance which have been issued on various topics. The London Plan identifies areas where joint work is required by the GLA and one or more boroughs. The relevant areas for this borough are the Old Oak Common Opportunity Area (formerly part of the Park Royal Opportunity Area), the White City Opportunity Area and the Opportunity Area for the Earls Court/West Kensington area.

Community Strategy

3.6 Community strategies are wide ranging strategies for sustainable development which are produced in all local authority areas by Local Strategic Partnerships. The Local Plan gives spatial expression to the elements of the Community Strategy that relate to the use of land. The Community Strategy for 2007-2014 'Creating a borough of opportunity' was published in 2007. Its priorities underpin the existing Core Strategy and help guide the sustainability appraisal of planning documents. The council is currently reviewing its key strategies.

Other local and partnership strategies

3.7 Key strategies prepared by the council or by other organisations, in partnership with the council, that have particular relevance to the Local Plan include those identified below. The council will ensure that reviews of its planning documents are consistent with the production and review of these and other strategies wherever possible.

- Community Strategy 2007-2014
- Housing Strategy 2012 (currently subject to revision – see draft housing strategy Delivering the Change We Need in Housing December 2014)
- Economic Development Strategy
- Health and Well Being Strategy 2013-2015
- Transport Plan for Hammersmith and Fulham 2011-2031

London Housing Strategy

3.9 The GLA Act 2007 gave the responsibility for the London housing strategy to the Mayor. The Mayor's revised London Housing Strategy "Homes for London" was published in June 2014. It sets out the Mayor's vision for housing in London and outlines the Mayor's policies to meet the housing needs of London's growing population with well-designed homes of all tenures, and in particular to support London's working households..

Proposed programme for the borough Local Plan 2015-2020

3.9 Table 1 shows the structure of the Local Plan for the London Borough of Hammersmith and Fulham at February 2015. It also includes details of supporting SPD, the Community Infrastructure Levy and the SCI.

3.11 The table shows the proposed programme for review of the Local Plan. The detailed profiles and timetables for existing documents and proposed additional documents to be prepared in 2015-20 are set out in Appendix A.

TABLE 1: PROPOSED STRUCTURE OF THE LOCAL PLAN AND OTHER DOCUMENTS			
A. EXISTING DEVELOPMENT PLAN DOCUMENTS AND OTHERS BEING PREPARED OR PROPOSED 2015-20			
DPD title	Role	Conformity	Key milestones
Core Strategy	Provides the vision, objectives and spatial strategy for the borough. It allocates strategic sites for development and includes the strategic planning policies.	General conformity with the London Plan and NPPF.	Adopted October 2011..
Proposals Map	Illustrates DPD policies and proposals.	With all other DPDs	Adopted October 2011
Development Management Local Plan	Sets out criteria based policies against which planning applications for development will be considered.	General conformity with the London Plan, NPPF and the Core Strategy	Examination in public: October 2012 Modifications published until 11 January 2012 Adoption: July 2013
New Local Plan	To bring together the Core Strategy and DM LP within a single document. In particular, to update policies in the Old Oak Regeneration Area and other regeneration areas.	General conformity with the London Plan and NPPF	Commence review June 2013 Preparation of plan (Reg 18) January - February 2015 Publication of Plan (Reg 19) Summer 2015 Examination Early 2016 Adoption Summer 2016

B. STATEMENT OF COMMUNITY INVOLVEMENT			
Statement of Community Involvement (SCI)	Sets out standards and approach to involving stakeholders and the community in the production of the Local Plan and consideration of planning applications.	Not applicable as not an LDD.	Originally adopted: September 2006. Revised SCI: Adopted in October 2013. Review commenced February 2015, with expected adoption in Spring/Summer 2015.

C. COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL)	Contains council's charges to be levied on the net increase in floorspace arising from development in order to fund infrastructure that is needed to support development in the area.	Not applicable.	Preliminary Draft Charging schedule consultation Sept-Oct 2012 Draft Charging Schedule: Consultation: July 2014 Examination February 2015 Approval Spring 2015
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E. SUPPLEMENTARY PLANNING DOCUMENTS

Planning Guidance SPD	Sets out more detailed policy guidance on the application of Local Plan policies.	With the Core Strategy and DM DPD.	Adopted in July 2013 Review expected in 2015 to link in with Local Plan.
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D. REGENERATION AREA PLANNING FRAMEWORKS

Earl's Court and West Kensington Joint SPD.	Policies for the regeneration of the Earls Court and West Kensington Opportunity Area	With the Core Strategy	Adopted March 2012
White City Opportunity Area SPD	Policies for the regeneration of the White City Opportunity Area	With the Core Strategy	Adopted October 2013
South Fulham Riverside Area SPD	Policies for the regeneration of the SFRA	With the Core Strategy	Adopted January 2013

D. NEIGHBOURHOOD PLANS

None currently scheduled	Prepared by a neighbourhood forum for a particular neighbourhood area.	Local Plan	To be confirmed as and when proposals come forward.
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Future programme

3.12 The council will assess the need to prepare additional or revised Local Plan documents and SPDs through annual and ad hoc monitoring as well as taking into account London and national planning policy change. The council will prepare detailed programmes for such documents and prepare revised Local Development Schemes as necessary.

4 RESEARCH AND EVIDENCE GATHERING

4.1 The Local Plan and other documents will be supported by an evidence base consisting of research reports, technical papers and on-going studies. In part, these will be prepared or commissioned by the council. There will also be relevant research from other organisations, particularly the Greater London Authority.

4.2 The research base will include, but is not limited to:

- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Gypsy and Travellers Accommodation Needs Assessment
- Local Economic Assessment
- Retail Needs Assessment
- Open Spaces and Outdoor Recreation Facilities Assessment
- Parks and Open Spaces Survey
- 2011 census reports
- Annual Monitoring Reports
- Strategic Flood Risk Assessment
- Infrastructure Needs Study

4.3 GLA studies include town centre health checks, London Office Policy Reviews, industrial land reviews and Strategic Housing Land Availability Assessment and the London Housing Strategy.

5 SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

5.1 The Planning and Compulsory Purchase Act 2004 requires consideration of how policies and plans contribute to the achievement of sustainable development. Therefore, sustainability appraisal is an integral part of the preparation of Local Plan documents and involves a formal report when documents are published and sent to the Secretary of State. Sustainability appraisal will incorporate Strategic Environmental Assessment in accordance with the European Union Directive.

5.2 Part of the evidence base for the Local Plan will be the collection of baseline information for sustainability appraisal and strategic environmental assessment. Sustainability Appraisal Reports will be prepared in parallel with the preparation of Local Plans and will also be subject to consultation. There are a number of key stages:

- Preparation of a sustainability scoping report and consulting relevant authorities as part of the process of developing the evidence base for Local Plan preparation.
- Preparation of the sustainability report
- Consultation on the Sustainability Appraisal Report alongside the Local Plan document.

5.3 The final sustainability report will be submitted to the Secretary of State when submitting the Local Plan, having taken into account any changes as a result of public participation.

6 PROJECT MANAGEMENT AND RESOURCES

6.1 The council's Transport and Technical Services Department will lead the process for preparing the Local Plan. The Planning Division (Development Plans Team) will project manage the process and will draw upon the resources of other divisions in the Transport and Technical Services Department and other council services, including Regeneration and Housing. Other organisations will also be involved in the plan preparation process through the duty to cooperate, including neighbouring boroughs and strategic partners, as well as through general evidence gathering and consultation

6.2 As part of the process of preparing Local Plans, the council will enter into service level agreements with the Planning Inspectorate regarding the Examination.

6.3 An important element of project management is assessment and management of risks to the programme. The timetables are based on assumptions concerning the future timing of council committees and meetings of the full council (for approval of the submission Local Plans and adoption). The timescale for preparing the Local Plan also assumes that resources will be available to handle the workload. The key risk areas are:

- A very large volume of comments at consultation stages could require more staff time than anticipated.
- Similarly, a very large number of representations could require a longer examination in public and a delay in the Inspector reporting.

- A political change in the administration of the council or national or London government could have implications for planning policy.
 - Legislative changes to the Local Plan process could impact on the LDS programme
 - Staff could leave for employment elsewhere and there could be difficulty in recruiting suitable replacements.

6.4 If the timescale has to change, we will make this clear (see section 8) and revise the Local Development Scheme.

7 ANNUAL MONITORING AND REVIEW

7.1 The council's Monitoring Report (MR) has two functions: to review the Local Development Scheme (LDS) and to report on the implementation of Local Plan policies. The latter will involve:

- whether policies and related targets have been met or progress made towards meeting them or, where they are not being met or are on track to being achieved the reasons why
- what impact the policies are having on national, London and local targets
- whether the policies need adjusting or replacing because they are not working as intended or are not achieving sustainable development objectives

7.2 In particular, the MR will provide a progress report on housing supply.

7.3 Appropriate indicators to monitor policies will be included in the Local Plans when these are adopted.

8 INFORMATION ABOUT PROGRESS ON THE LOCAL PLAN

8.1 The Local Development Scheme will be the first point of contact for information about the Local Plans for Hammersmith and Fulham, although updates will be included on the council's web site when necessary. The Statement of Community Involvement explains how the council will actively engage with stakeholders and the wider community during the preparation of Local Plans and the consideration of planning applications. The council will provide information on progress in the following ways:

- on the council's website, which is linked to the Planning Portal, from where it can be downloaded in PDF and text formats (and in large type). We will also advise of updates on the website;
- for inspection at the borough's reference libraries and Hammersmith town hall (duty planner office);
- to local community groups and other organisations with an interest in the borough, on request; and
- to stakeholders and partners and others on request

APPENDICES

APPENDIX A.

Detailed description and programme for Development Plan Documents

HAMMERSMITH AND FULHAM LOCAL DEVELOPMENT DOCUMENT PROFILES

TITLE	Core Strategy 2011	
STATUS	Development Plan Document (DPD)	
ROLE AND CONTENT	<p>The Hammersmith and Fulham Core Strategy provides the vision, objectives and strategy for the spatial development for the whole of the borough for a 20 year period from its adoption. The core strategy is the primary development plan document for the borough and its policies will assist in creating a borough of opportunity for all, delivering the development requirements and needs of Hammersmith and Fulham, including numbers of new dwellings and jobs and supporting infrastructure. It identifies major regeneration areas and allocates strategic sites for development which are considered crucial to the achievement of the Core Strategy. It also sets out a planning strategy for sustainable waste management which will enable adequate provision of waste management facilities in appropriate locations. There is also be a raft of borough wide strategic policies, covering matters such as open space and climate change.</p> <p>Housing targets for the borough set out in the London Plan that was applicable when the Core Strategy was adopted are 615 additional dwellings a year up to 2021. The Core Strategy seeks at least 615 additional dwellings a year in the period up to 2032.</p>	
COVERAGE	Borough wide	
CONFORMITY	The Core Strategy is in general conformity with the NPPF and the London Plan.	
	Adoption	October 2011
PRODUCTION	Lead	LBHF Transport and Technical Services Department
	Management arrangements	Planning Division
	Resources	Development Plan team and additional officers throughout the council
	Stakeholder and community involvement	Statutory consultees and local community groups and organisations with an interest in the borough
POST PRODUCTION	Following adoption, the Hammersmith and Fulham Core Strategy was published with other LDDs as part of the council's Local Plan. It has been made available electronically for inspection on the council's website and in printed version at the council's offices and libraries.	

TITLE	Development Management Local Plan 2013	
STATUS	Development Plan Document	
ROLE AND CONTENT	<p>This DPD for development management policies sets out criteria against which planning applications for the development and use of land and buildings will be considered. The document is structured in such a way that anyone proposing a development will be guided through the policy considerations that will be taken into account in determining the proposal's acceptability. The policies will ensure that development accords with the vision and objectives set out in the Core Strategy and include topics such as, e.g. design and conservation, open space and transport and access.</p>	
COVERAGE	Borough wide	
CONFORMITY	In general conformity with the NPPF and the London Plan and consistent with the Core Strategy.	
	Adoption	July 2013

PRODUCTION	Lead	LBHF Transport and Technical Services Department
	Management arrangements	Planning Division
	Resources	Development Plan team and additional officers throughout the council
	Stakeholder and community involvement	Statutory consultees and local community groups and organisations with an interest in the borough
POST PRODUCTION	Following adoption, the DM LP was published with other LDDs as part of the council's Local Plan. It is available electronically for inspection on the council's website and in printed version at the council's offices and libraries.	

TITLE	Proposals Map 2011	
STATUS	Development Plan Document	
ROLE AND CONTENT	<p>The Proposals Map illustrates the policies and proposals contained in the council's DPDs. It identifies:</p> <ul style="list-style-type: none"> • areas of protection, such as MOL, conservation areas and archaeological priority areas; • locations and sites for particular land uses, including regeneration areas, town centres and specific site proposals; strategic designations, such as opportunity areas and the Thames Policy Area and transport proposals; and • the road hierarchy. 	
COVERAGE	Borough wide	
CONFORMITY	In general conformity with the London Plan and in conformity with the Core Strategy.	
TIMETABLE		As for Core Strategy
PRODUCTION	Lead	As for Core Strategy
	Management arrangements	As for Core Strategy
	Resources	As for Core Strategy
	Stakeholder and community involvement	As for Core Strategy
POST PRODUCTION	The Proposals Map has been made available electronically for inspection on the council's website and in printed version at the council's offices, libraries and information centres.	

TITLE	Hammersmith and Fulham Local Plan 2016	
STATUS	Development Plan Document (DPD)	
ROLE AND CONTENT	<p>The Hammersmith and Fulham Local Plan will provide the vision, objectives and strategy for the sustainable development of the whole of the borough for a 20 year period from its adoption. The Local Plan will build upon the Core Strategy and will incorporate the Development Management LP. It will assist in the regeneration of the borough, delivering the development requirements and needs of Hammersmith and Fulham, including more affordable homes, a stronger local economy and supporting infrastructure. It will identify the major regeneration areas and allocate strategic sites for development.</p> <p>The Local Plan will give spatial expression to other strategies that relate to the use and development of land. It will bring together and integrate land use planning with other policies and programmes which influence the nature of places and how they function. The broad regeneration areas will be the White City Opportunity Area (including Shepherds Bush town centre), the Fulham Regeneration Area, South Fulham Riverside, the Hammersmith town centre area and Old Oak Regeneration Area*. These regeneration areas are of key importance for delivering sustainable communities and meeting the housing and strategic development needs, such as employment and transportation development.</p> <p>Housing targets for the borough set out in the London Plan are 615 additional dwellings a year up to 2021. The Further Alterations to the London Plan (FALP) (due to be published in March 2015) increase the borough's annual monitoring target to 1031 dwellings for the period 2015 to 2025.</p> <p>The Proposals Map will be altered to reflect Local Plan changes.</p> <p><i>* It should be noted that the Old Oak Regeneration Area is included within the Old Oak Common Opportunity Area as identified in the FALP and is subject to the Mayor of London's proposal to create a Mayoral Development Area for Old Oak and Park Royal by 1 April 2015. If this comes into effect and an Old Oak and Park Royal Mayoral Development Corporation is established with planning powers, the council will cease to be the planning authority for the Old Oak Regeneration Area on 1 April. Policies and proposals for the Old Oak Regeneration Area will not be included in the council's Local Plan if the Mayoral Development Area is established.</i></p>	
COVERAGE	Borough wide, but subject to proposed establishment of the Old Oak and Park Royal MDC.	
CONFORMITY	The Local Plan will be in general conformity with the London Plan. It will have regard to the NPPF.	
TIMETABLE	Start	Revised LDS approved January 2015
	Evidence gathering	Ongoing
	Preparation of Local Plan (Reg 18)	July 2014 – February 2015
	Publication of Local Plan (Reg 19)	Summer 2015
	Submission of documents to SoS (Reg 22)	Autumn/Winter 2015
	Independent Examination (Reg 24)	Early 2016
	Receipt of Inspector's Report	Spring 2016
	Adoption (Reg 26)	Summer 2016, but may be later subject to any requirement to publish main modifications after the Examination.

PRODUCTION	Lead	LBHF Transport and Technical Services Department
	Management arrangements	Planning Division
	Resources	Development Plan team and additional officers throughout the council
	Stakeholder and community involvement	Statutory consultees and local community groups and organisations with an interest in the borough.
POST PRODUCTION	Following adoption, the Hammersmith and Fulham Local Plan will be published. It will be made available electronically for inspection on the council's website and in printed version at the council's offices and libraries. It will replace the existing Core Strategy and Development Management Local Plan. The Proposals Map will be altered to the same timetable as the Local Plan.	

APPENDIX B. REFERENCES

Current Government Regulations and Guidance on Local Plan production

Planning and Compulsory Purchase Act 2004 and Planning Act 2008

Localism Act 2011

National Planning Policy Framework 2012

Sustainability Appraisal of Regional Strategies and Local Development frameworks 2005

The Town and Country Planning (Local Planning) (England) Regulations 2012