

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

Planning Policy Statement 3: Housing

Five Year Supply of Deliverable Land for Housing: 2009/10 to 2013/14

This note and the attached table demonstrate how Hammersmith and Fulham can meet the PPS 3 requirement to demonstrate a 5 year supply of deliverable land for housing. The London Plan Early Alteration requires Hammersmith and Fulham to meet an annual housing target of 450 additional dwellings. Of this target 57 dwellings are from non self contained dwellings such as hostels and from the return to use of long term vacant dwellings. Therefore the annual target from conventional supply, resulting from new build, change of use and conversions, is 393 additional dwellings.

583 dwellings are currently under construction and are clearly achievable and deliverable. In addition, there are 639 dwellings included in planning permissions where development has not started. From the information that is available to the Council all these schemes are achievable and deliverable in the period up to 2013/14. There are two schemes that are subject to revised proposals but it is not considered that there will be a reduction in dwellings and there may be an increase. Hammersmith and Fulham therefore has a deliverable supply of housing land that would result in an average annual supply of housing of 360 dwellings in the period 2009/10 to 2013/14.

Hammersmith and Fulham's Five Year Land Supply Assessment

Under construction

Site ID	Site Address	Area (ha)	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverability
2	Larden Road	2.42	315					Under construction
24	Former Chelsea College Site, 90 Bagley's Lane	0.74	109					Under construction
26	Rear of 134-150 Percy Road	0.19	8					Under construction
28	731-761 Harrow Road	0.3		78				Under construction
147	Imperial Wharf under construction	0.31	73					Under construction
			505	78	0	0	0	

With planning permission but not yet started

Discussions with developers/landowners indicate that the following sites are deliverable. The sites have a capacity for additional housing, although the exact number of houses and the timing may alter

Site ID	Site Address	Area (ha)	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverability
31	43 North End Road, Brook Green	0.094					8	Applicant has indicated application is unlikely to go ahead in current form and may seek an alternative use on the ground floor.
15	Hammersmith Embankment Phase 2	4.8				30		Site cleared. Part of mixed use scheme. No firm commencement date.
16	Normand Croft School, Lillie Rd	0.4		9				Development will commence when land ownership issues resolved.
18	Palace Mansions, Earsby Street	0.05		11				No implementation date.
19	16-20 Wendell Road	0.05		7				No implementation date

Site ID	Site Address	Area (ha)	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverability
20	Barons Keep, Gliddon Road	1		11				Intended to be implemented
22	Lots Road (Land adj to Chelsea Creek)	3.63				128	127	Part of larger scheme. Construction could start this year but it is anticipated that the current market may delay commencement
23	2 Fulham High Street	0.11		5				No implementation date
36	28 Peterborough Road (& Abbey House, 26A Peterborough Road)	1.5		8				Implementation date uncertain.
95	10-12 Wendell Road W12 9RT	0.005		9				Implementation date uncertain.
104	156, 160, 162 & 164 Du Cane Road	0.12		31				Government owned site.
127	366 North End Road, London, SW6 1LY	0.03		5				Likely to come in with a revised application
140	King House, Du Cane Road	0.6					44	Implementation date uncertain.
119	Land between 105 Devonport Rd and 99 St Stephen's Avenue	0.07		5				Site cleared.
148	Imperial wharf with PP, not under construction	0.25				189		Site cleared. Applicant in discussions regarding possible change of unit numbers.
150	Norland, Poynter and Stebbing Houses, Edward Woods Estate	0.18		12				Council owned site. Committed to implementation
			0	113	0	347	179	

Sites subject to planning applications/pre-application discussions

Site ID	Site Address	Area (ha)	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverability
29	Janet Adegoke Leisure Centre, 56 Bloemfontein Road	0.69			175			Council owned site. Site cleared. Part of a mixed use development
34	Former Allied Carpet Site, 258-264 Goldhawk Road	0.24				46		Planning application expected to be submitted in near future.

Site ID	Site Address	Area (ha)	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverability
35	Former Job Centre, Wyfold Road, SW6 6SH	0.48			21			Awaiting S106
42	Land to rear of 39-61 Gwendwr Road, Trevanion Rd	0.16		14				Application expected.
52	Land adjacent to 13 Waldo Road	0.07				6		Application expected.
65	Pump House, 99 Rylston Rd	0.07				13		Application expected.
43	248 Hammersmith Grove and Former Esso Station, Goldhawk Road	0.2					70	Application expected.
57	282-288 Golhawk Road	0.41					56	Application expected.
69	Kelvin House, 63-75 Glenthorne Road, Hammersmith	0.2					67	Application pending decision
93	314-320 North End Road	0.11				25		Application pending decision
120	Goldhawk Industrial Estate 2A Brackenbury Road W6 0BA	0.63					56	Application pending decision
153	9a Purcell Crescent	0.02		6				Application pending decision
154	233-245 Dawes Road	0.05					8	Application pending decision
152	Units 1-14 Rear Of 41 - 53 Filmer Road	0.08			5			Application expected.
122	92-94 King Street W6 0QW	0.02			8			Application pending decision
			0	20	209	90	257	

505	211	209	437	436
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