

Annual Monitoring Report 2011

Local Development Framework



December 2011

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Introduction 1

1 Introduction

This is the Council's seventh Annual Monitoring Report (AMR) and reviews the financial year running from 1st April 2010 to 31st March 2011.

The Annual Monitoring Report contains information on the implementation of the Local Development Scheme (LDS) and the extent to which the aims of the policies set out in the Local Development Documents (LDDs) are being achieved. The Core Strategy was adopted in October 2011 and although this report is primarily with concerned with monitoring the Unitary Development Plan (UDP), it also refers to the Core Strategy which was submitted for Examination in January 2011.

The document contains monitoring information for a number of indicators, all of which are designed to assess the delivery of the Council's planning policy:

- Contextual indicators;
- Local indicators relating directly to the Council's Unitary Development Plan's (the UDP) objectives and policies;
- The former core output indicators as defined by the Department for Communities and Local Government, withdrawn in March 2011 but kept in this report for comparison purposes; and
- Indicators drawn from the Mayor's Annual Monitoring Report;

In terms of structure, each section follows an objectives/policies/targets/indicators approach. Whenever possible, an analysis of performance against each target indicates the success of the policy and determines future actions that may be required.

The information is split into the following topics: housing, business development and town centres, environmental quality, waste and minerals, community services and open space and transport and accessibility. For each topic, contextual information provides the background but the most important contextual indicators are monitored in the first section of this report.

In the future, the Annual Monitoring Report will monitor the adopted Core Strategy and the emerging Development Management Development Plan Document and a revised monitoring framework will be put in place.

If you would like more information on this Annual Monitoring Report please contact Sandrine Mathard, Research and Information Officer on 0208 753 3395.

Alternatively, you can use the contact methods below:

- By email to: ldf@lbhf.gov.uk
- By post to: Development Plans Team, Environment Department, Town Hall Extension, King Street, W6 9JU.

1 Introduction

Executive Summary 2

2 Executive Summary

Content of the annual monitoring report 2010/11:

This is the 7th Annual Monitoring Report produced by the London Borough of Hammersmith and Fulham as required by the Planning and Compulsory Purchase Act 2004. The Localism Act 2011 removes the requirement for local planning authorities to produce an Annual Monitoring Report for Government, but retains the overall duty to monitor and to make the report available to the public. In the future, in consultation with partners, priorities and indicators will be kept under review.

The report primarily consists of:

- A set of contextual indicators and a description of the context;
- A statement about the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS);
- An evaluation of the Council's performance in relation to the former Core Output indicators, local indicators and some London Plan monitoring indicators organised by topic area.

LDS timetable:

The 2010/11 Local Development Framework (LDF) programme was very similar to the programme set out in the November 2009 LDS. Regulation 27 consultation on the proposed submission Core Strategy took place in October and November 2010 and the submission of the Core Strategy to the Secretary of State was in January 2011. To ensure that the Core Strategy was progressed according to its programme, the council decided to delay the preparation of the DM DPD.

The later milestones for the Core Strategy were adjusted to follow on from key stages of the London Plan review to enable the issues of general conformity against the emerging London Plan to be more clearly assessed.

Former Core Output indicators performance:

With regard to the Council's performance against the former Core Output indicators, the situation is as follows:⁽¹⁾

1 Symbols in Table 1: ...: mixed results since last year's annual monitoring report or not comparable; —: stable, ↑: trend up, ↓: trend down .

2 Executive Summary

Table 1: Summary on former Core Output indicators (COIs) achievements.

Indicator description	Last data available	Trend
- Housing provision target 2007/08 to 2016/17 - Housing provision target 2011/12 to 2020/21	450 615	...
Housing trajectory	See section 5	...
New and converted dwellings on previously developed land	2010/11: 100%	—
Net additional gypsy and traveller pitches	2010/11: 0	—
Gross affordable housing completions	2010/11: 171	↓
Building for life assessment (10 units gross or more)	2010/11: 4 sites average	
Total amount of employment floorspace by type ((a) gross and b) net))	2010/11: (a): 12,023 sq.m (b): 3,660 sq.m	...
Total amount of employment floorspace built on previously developed land	2010/11: 100%	—
Employment land available by type	See section 5	
Completed floorspace for town centre uses ((a) gross and b) net))	2010/11: a): 5,794 sq.m (b): 1,578 sq.m	...
Number of applications granted contrary to the Environment Agency advice	2010/11: 1	↓
Change in areas of biodiversity importance	2010/11: none	—
Renewable energy generation	2010/11: 640 MW.h	↓
Production of primary land won aggregates by mineral planning authority	2010/11: none	—
Production of secondary and recycled aggregates by mineral planning authority	2010/11: none	—
Capacity of new waste management facilities by waste planning authority	2010/11: none	—
Amount of municipal waste arising and managed by management type by waste planning authority	2010/11: 77,796 tonnes	↓

Executive Summary 2

Key results:

In 2010/11 the borough (and London as a whole) was affected by the general downturn of the nation's economy which resulted in a reduction in development activity and housebuilding. The fall in the number of new dwellings completed in 2010/11 therefore needs to be considered in the context of this downturn, whilst also taking into account projected future activity:

- The key element of the AMR is the housing trajectory. This year's AMR includes a five year housing supply looking forward until 2016/17. This year's housing trajectory shows that the overall target over the 2007/08 to 2020/21 period, should be met by 2015/16.
- The total number of planning approvals is less than last year. In 2010/11, 488 additional units were granted planning permission in the borough, compared to 971 in 2009/10.
- The number of new houses built in 2010/11 was 446, compared to 871 in 2009/10.
- In terms of affordable housing, 38% of the borough's net completions were affordable. This was below the London Plan (2008) strategic target of 50% which applied in the review year.
- The four sites being assessed according to Building for Life criteria were classified as average.
- In 2010/11, the gain of employment floorspace completed was greater than the loss of employment floorspace.
- The amount of gross floorspace completed for town centres uses has decreased by 30% since last review year, reaching 5,794 sq.m in 2010/11.
- Proposals for on-site renewable generation, particularly on major sites, have continued but more developments have started to integrate CHP systems which reduce the viability of some renewables.
- The estimated CO₂ emissions per head has decreased since 2008, reaching 6 tonnes per head in 2009.
- The amount of municipal waste arisings has decreased since last year, reaching 77,796 tonnes in 2010/11.
- The borough's traffic counts show an average reduction of 15% between 2003 and 2011.

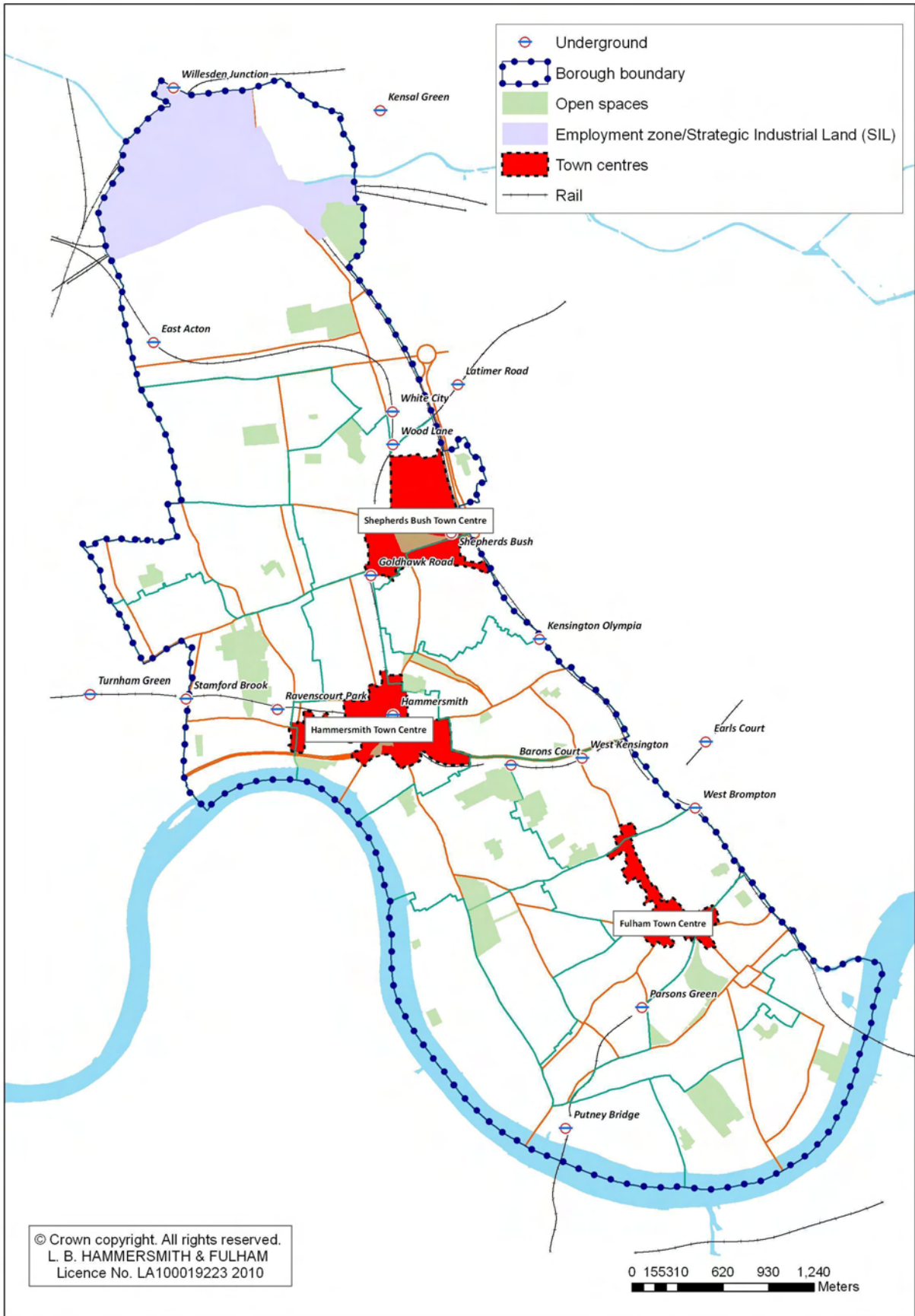
Next steps:

In each section, and when possible, indicators' performance for the review year has been linked to relevant policies and objectives. The results of monitoring have been used in drafting the policies of the Core Strategy and the proposed submission DM DPD.

In the future, as the Core Strategy policies are implemented, an effective monitoring framework will be put in place to monitor and evaluate the Core Strategy objectives and policies.

2 Executive Summary

Map 1: Hammersmith and Fulham Borough



Context and contextual indicators 3

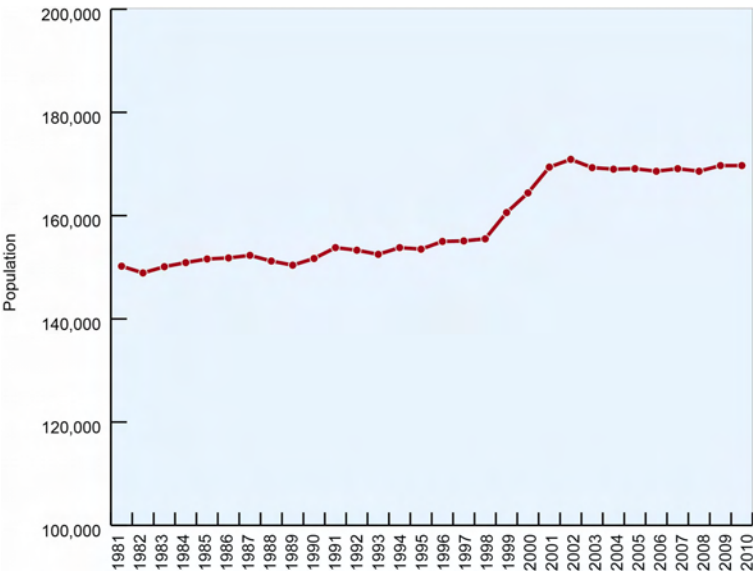
3 Context and contextual indicators

Hammersmith & Fulham is one of 13 inner London boroughs and is situated in the centre-west of London on the transport routes between the City and Heathrow airport. It is a long narrow borough running north to south with a river border at its south and south-west side. It is bordered by six London boroughs: Brent to the north; Kensington and Chelsea to the east; Wandsworth and Richmond-Upon-Thames to the south; and Ealing and Hounslow to the west. Excluding the City of London, it is the third smallest of the London boroughs in terms of area, covering 1,640 hectares (see Map 1).

Population:

Hammersmith and Fulham is a small and densely populated west London borough. Based on the 2010 mid-year population estimates from ONS, the population in the borough was 169,705, an increase of 0.23% over the last 8 years. At ward level, the largest increase between 2001 and 2010 could be found in Sands End ward. In the Avonmore and Brook Green ward, the population decreased by nearly 9% over the same period. In terms of composition by age group, the population has a median age of 34 years old and 72.5% of the population was between 16 and 64 years old.

Figure 1: Mid-year estimates, H&F



Source: ONS

Population projections:

Taking into account the London Plan target of 615 additional dwellings per year, it is projected that the population will increase to 197,100 in 2031 (2009 Round Demographic Projections for the London Plan (revised)). Most of this growth will be in the borough’s five regeneration areas as defined by the Core Strategy.

Household composition:

In 2011, there are estimated 76,000 households in Hammersmith and Fulham ⁽²⁾. In terms of composition, 43% were one person households, 24% couples and 9% lone parents.

3 Context and contextual indicators

The number of households is expected to increase from to 83,000 in 2033. The main growth in number of households is expected be in ‘one person’ households (21% increase), while the number of ‘couple’ households is expected to decrease by 16% between 2008 and 2033.

Diversity:

The borough has a relatively young and ethnically diverse population with a higher proportion of young adults aged 25-39 (34%) than London (28%) and the rest of the country (20%)⁽³⁾. Just over one in five residents are from non-white ethnic backgrounds, 5% were born in Ireland and there is a well established Polish community. Some ninety different languages are spoken in local schools. London’s place as a world city means that the borough will continue to be home for many diverse groups of people, of different nationality, ethnic origin, religion and culture. A significant section of the population is highly mobile.

Housing:

In 2010, there were 81,620 dwellings in the borough⁽⁴⁾. In 2001, only 44% of households in H&F were owner occupiers compared to an average of 56.5% across London. About a third of households rent from a social landlord compared to 26% for London. In 2001, more than 23% of all households in the borough were living in the private rented sector⁽⁵⁾. The constantly changing private tenant population also provides its own challenges for the borough’s neighbourhoods and communities and for local public services.

High house prices mean that many residents on low to middle incomes (those on incomes below 60k per annum) are being priced out of the borough or are seeking housing from the Council. As a simple measure of affordability, the ratio between lower quartile income and lower quartile house prices is calculated. Hammersmith and Fulham has a significantly higher ratio than Inner London, London and England as a whole. Using the 3.5x earnings as a measure of affordability and the current lower income house price for the borough (at £300k), a household would need an income of £86k per annum to purchase an “entry level” property in the borough. Indications are that high demand for market housing will continue to push up house prices in the long term. Consequently, there is a severe shortage of affordable market housing in Hammersmith and Fulham coupled with a probable future reduction in owner occupation.

Using the overcrowding definition from the CLG bedroom standard, over 13% of all households in council tenancies were overcrowded. Over 9% of households were considered to be under-occupiers⁽⁶⁾.

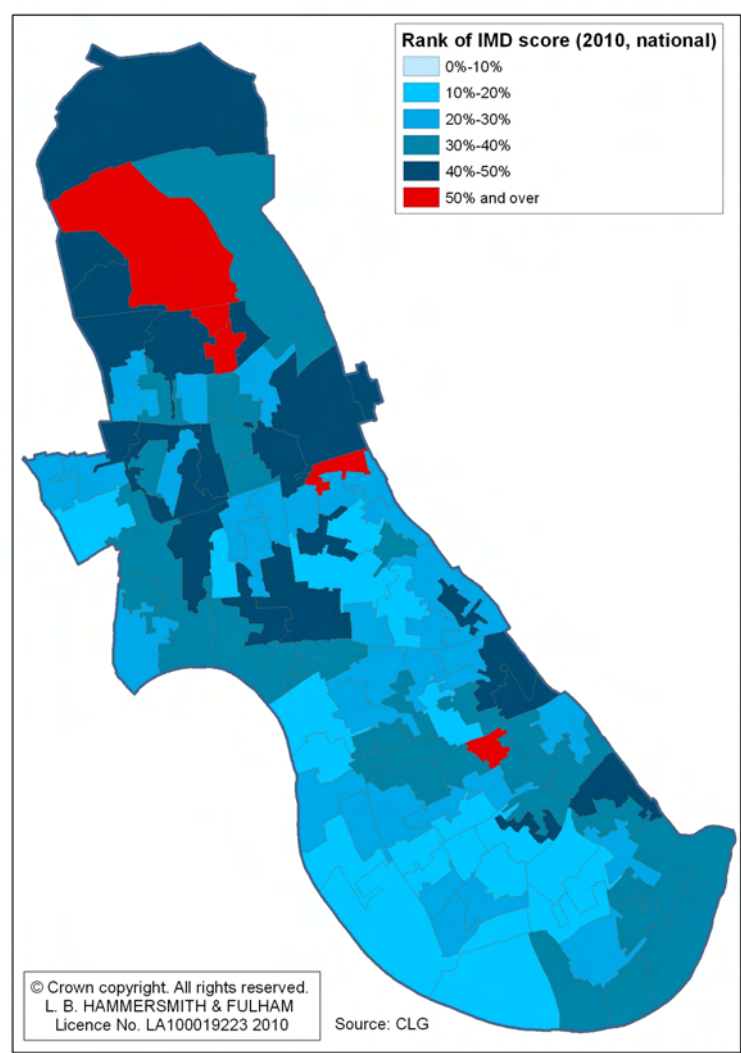
There is also a strong correlation between high concentrations of social rented housing in the borough and deprivation. In 2010, the borough was ranked 55th most deprived local authority area in the country and there are significant pockets of deprivation, particularly in the north of the borough. Four of the borough’s Super Output Areas (SOAs) are within the top 10% most deprived nationally. Two of these comprise major public sector housing estates: WhiteCity and Clem Atlee.

3 Source: ONS Mid-year population estimates
4 Source: CLG
5 Source: Census 2001
6 Source: H&F Housing Market Assessment

Context and contextual indicators 3

Deprivation and low household incomes result in high levels of child poverty. In 2010, levels of child poverty are much higher in London than any other region. For Hammersmith and Fulham, 31% of the borough is within the 10% most deprived areas nationally. Those levels of deprivation are similar to 2007.

Map 2: IMD 2010, H&F



Childhood poverty in H&F does not follow the general north-south divide, but is much more scattered geographically across the borough. In 2010, 35.5% of nursery and primary school children and 21.9% of stated-funded secondary school children were entitled to free school meals in H&F compared to national figures of 11.1% and 15% respectively⁽⁷⁾.

Education:

Hammersmith and Fulham’s overall GCSE results for 2010 were above the inner London and national averages. However, there is a significant difference in attainment between schools. In some schools, the percentage of passes was much higher than the average, while in others it was much lower⁽⁸⁾.

7 Source: Department for Children, Schools and Families (DCSF)
8 Source: Department for Education (DfE)

3 Context and contextual indicators

Crime:

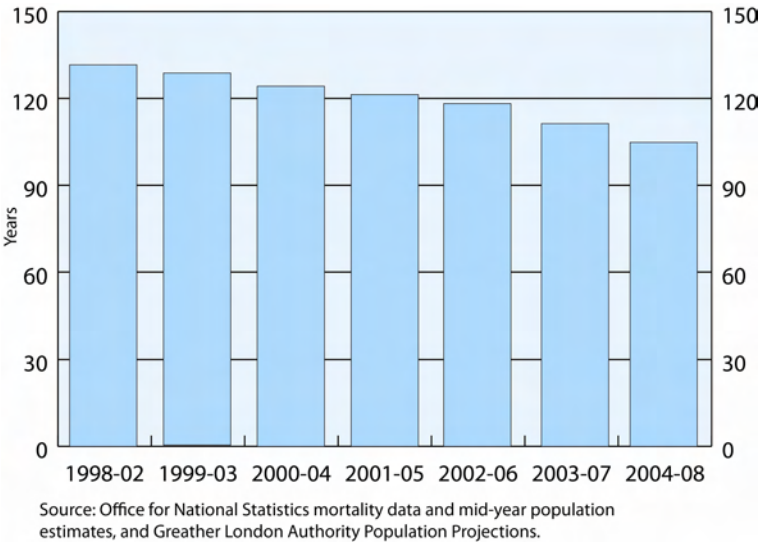
The Place Survey⁽⁹⁾ indicates that the proportion who consider anti-social behaviour to be a ‘big problem’ has reduced to 26% compared to the 2006 figure of 31%. There were 22,846 crimes committed across the borough in the twelve months to March 31, 2010 – which is 0.4% down on the previous year. The official statistics show residential burglary down 21% – from 1,720 offences in 2008/09 to 1,345 offences in 2009/10. Serious acquisitive crime – which includes various types of robbery and theft – fell 2.2% or just over 5,000 crimes. There was 9.9% fewer racist and religious hate crimes and the number of assaults with injury fell from 1,632 to 1,495⁽¹⁰⁾.

However, crime levels are still considered to be too high and tackling crime is still the most important issue for local people, a top priority for improvement. The council’s objective is to encourage zero tolerance of crime and thus improve quality of life, by reducing the environment for crime and the fear of crime.

Health:

The standard mortality ratio (SMR) for under 75 year olds (a measure of early death) reached 104.8 in 2004-08 (latest data available), decreasing year on year. This is higher in Hammersmith and Fulham than expected for the age and sex structure of the population.

Figure 2: Standard Mortality Ratios, H&F



At ward level, there are significant variations between wards ranging from 70 in Parsons Green and Walham to 142.7 in Shepherd’s Bush Green. This compares to 101.3 in Inner London.

In 2007/08, life expectancy at birth for male in the borough was 78.1 years, lower than the national and London averages. For female, the figure was higher than the national and London averages at 84.3 years.

9 Source: CLG, 2008/09
10 Source: Metropolitan Police

Context and contextual indicators 3

Employment and the economy:

While the borough has a thriving local economy, employment opportunities are not shared by all residents. In order to ensure that all sections of the community benefit from projected economic growth, it is necessary to provide the opportunities to access necessary education, training and development that will fill emerging skills gaps.

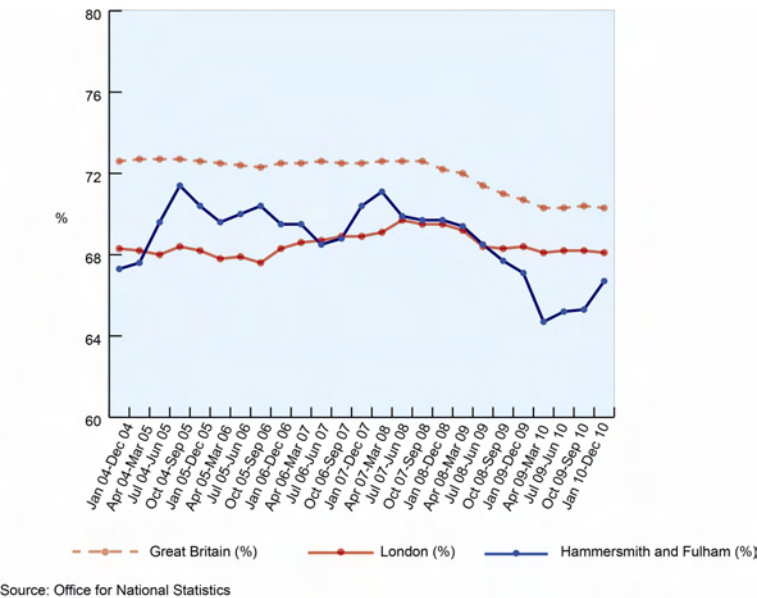
Hammersmith and Fulham is part of the Inner London-West (local area NUTS 3) in terms of national economic figures. This area has the highest level of Gross Value Added (GVA) out of all regions in the country reaching £107,863 per head in 2008 and representing nearly 9.5% of the UK's total GVA⁽¹¹⁾.

Current GVA in the borough is approximately £9.3bn with each employee contributing £73,100 to this total. The three sectors driving the borough total are the real estate and business services (32%), the personal services (21%) and the wholesale and retail sectors (7%)⁽¹²⁾

The borough is attractive to businesses and occupies a favourable location in West London economic area. It has enjoyed significant growth in employment and economic activity over the last three decades with the central Hammersmith becoming an important sub-regional location for offices.

Despite all of this, the borough has a lower employment rate than the London and UK averages since 2009. Between January and December 2011, 66.7% of the working population was employed in Hammersmith and Fulham compared to 68.1% in London⁽¹³⁾. The downturn in the economy has inevitably fed through to the labour market, with a fall in employment (from 67% in 2009 to 64.6% in 2010).

Figure 3: Employment, H&F



11 Source: ONS
12 Source: Local Economic Evidence Employment and Land Use, 2010 prepared by TBR for the London Borough of Hammersmith and Fulham
13 Source: NOMIS

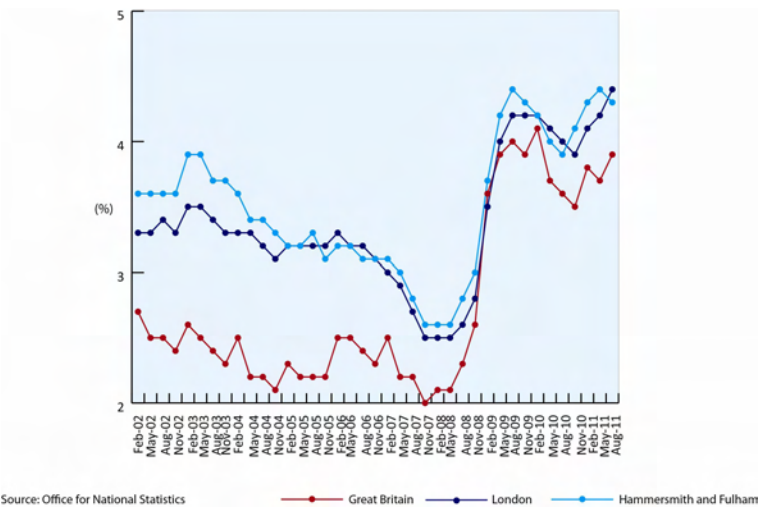
3 Context and contextual indicators

In 2009, there were 119,000 active businesses and 160,000 businesses births (13.2%). This compares with 180,000 (15%) business deaths in the same year. Both birth and death rates are higher than the London averages of respectively of 12.6% and 13.7%⁽¹⁴⁾.

Recent development of the Westfield Shopping centre has seen an increase in importance of the retail sector. In recent decades, there has been a substantial change in the composition of businesses with the decline in traditional manufacturing while the publishing, printing and media sector has grown.

Since 2009, however, the unprecedented global economic events have continued to have a significant effect on the borough and these effects have impacted on some of the key indicators of this report. The number of working population claiming Job Seekers Allowance (JSA) has increased from 3.5% (4,627) in February 2009 to 4.1% (5,243) in February 2011 (see Figure 4).

Figure 4: Working population claiming Job Seeker Allowance, H&F



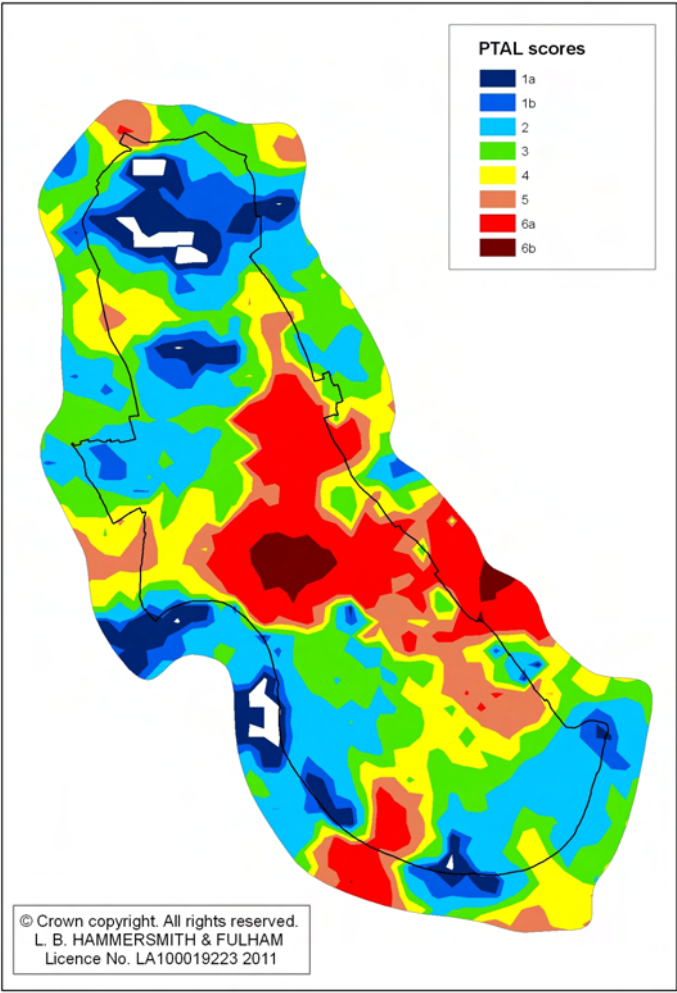
Transport:

The continuing increase in population could add to increased congestion on the roads and transport systems. Public transport provision in the borough has improved, with a major transport interchange at Shepherd's Bush and new railway stations at Imperial Wharf on the West London line and at Wood Lane on the Hammersmith and City Line. Locally, public bodies will be encouraged to work together to promote and provide more environmentally friendly means of transport, such as cycling and walking, however the onus will still be on the road and rail systems to support the transport needs of the borough and those passing through it. Nearly one sixth of carbon emissions in H&F in 2009 was from road transport and pollution levels exceed air quality targets.

In terms of Public Transport Accessibility Levels (PTAL) across the borough, the lowest levels are located in the north, south and east of the borough, the highest in the centre (see Map 3).

Context and contextual indicators 3

Map 3: Public Transport Accessibility Levels, H&F*



* The areas of red and yellow are the areas with the best public transport accessibility and the areas of blue and dark blue the least.

3 Context and contextual indicators

Heritage assets:

The borough has a rich and varied townscape character that is largely a result of its historical development. Archaeological remains from Roman, Saxon and Medieval periods have been discovered in the borough in areas which today form the focus for development. The current townscape and landscape structure of the borough can be clearly traced through the successive layers of development over the past two hundred years. Most of the borough's earliest buildings are now statutorily listed and most of the early patterns of development are recognised in conservation area designation. It is important that the borough's rich and varied character is preserved for the benefit of the current and future communities of the borough.

Green infrastructure:

H&F has relatively little open space per person, just 231 hectares of public open space or 1.3 hectares of open space per 1,000 residents. In some parts of the borough, particularly to the east, many residents do not have convenient access to local parks. Additional development in the borough will put further pressure on the open space that is available to local residents and visitors, unless additional open space can be created as part of new developments. Many borough parks and open spaces are also subject to nature conservation area designations.

Efficient resource management:

In order to accommodate the extra residential and commercial properties required to provide for the expected growth over the next ten years, there will need to be better strategic and local management of resources.

The cleanliness of local streets and open spaces is one of the most important issues for residents, with 40% of local people ranking cleanliness as the most important area for improvement in the borough, with 16% stating that parks are the most important area for improvement⁽¹⁵⁾.

The borough's recycling performance has improved significantly with the the successful orange bag kerbside scheme and an increase in the number of community recycling sites.

Climate change:

Climate change is, perhaps, the most significant issue for the 21st century affecting all our futures, a factor that in general is beyond the control of the borough and largely outside of the controls of the DM DPD and the Core Strategy. However, measures can be put in place to minimise the borough's influence on climate change and to mitigate any potential impacts resulting from a changing climate.

The borough can contribute to reducing its impact on climate change, for example by seeking reduced emissions as a result of fewer vehicle movements, reducing energy use, increasing energy efficiency in buildings and pursuing sustainable urban drainage schemes. It will seek to reduce emissions arising from waste management and flood resilient new developments. Significant areas of this borough are subject to some risk of flooding. This is an important consideration in planning for future development in the borough. Climate change, leading to more frequent extreme weather events, increases the risk of flooding in H&F, particularly from surface water and sewer flooding.

Context and contextual indicators 3

Table 2: Summary on contextual indicators

Indicator	Latest data	Source
Total population	Mid-2010 population estimates: 169,705	Office for National Statistics (ONS)
Population projections (for the London Plan)	2031: 197,100	Greater London Authority (GLA)
Total number of households	2011: 76,000 (rounded figure)	CLG
Household projections	2031: 83,000 (rounded figure)	GLA
GVA	2010: approx.9.3bn	Local economic evidence employment and land use
Index of Multiple Deprivation (IMD)	2010: ranked 55th nationally	CLG
Employment rates	2010: 66.7%	NOMIS, (ONS)
JSA claimants	February 2011: 5,243 claimants (4.3%)	NOMIS, (ONS)
Number of businesses	2009: 119,000 active businesses	Business demography, (ONS)
Number of employees	2010: 121,131	Business Register and Employment survey, (ONS)

3 Context and contextual indicators

Local Development Scheme Progress 4

4 Local Development Scheme Progress

This Annual Monitoring Report covers the period from 1 April 2010 until 31 March 2011 and measures progress against the council’s revised Local Development Scheme (LDS). The LDS was updated in January 2009, but was subject to a further revision approved by the Mayor of London in November 2009. This update was undertaken to better relate the Local Development Framework (LDF) programme to the Mayor of London’s programme for producing the new London Plan.

The November 2009 LDS set out a full programme of development plan document preparation and consultation. Key milestones relevant to 2010/11 are set out below, together with a review of progress in meeting these milestones.

Table 3: LDS key milestones 2010/11

Document	LDS 2010/2011 programme	Actual 2010/2011 programme
Development Plan Documents (DPDs), namely Core Strategy, generic development management (GDM) policies and proposals map.	Publication of Core Strategy DPD and sustainability appraisal (Reg 27) September 2010 Submission of Core Strategy DPD December 2010 Publication of DM DPD and sustainability appraisal (Reg 27) September 2010 Submission of DM DPD December 2010.	Core Strategy Reg 27 consultation October 2010 Submission in January 2011 Publication of DM DPD and associated documents postponed and did not take place in 2010/11.

The actual 2010/11 LDF programme for the Core Strategy was very similar to the programme set out in the November 2009 LDS. Regulation 27 consultation on the proposed submission Core Strategy took place in October and November, and submission of the Core Strategy to the Secretary of State was in January 2011.

In order to ensure that the Core Strategy was progressed according to its programme, the council decided to delay the preparation of Generic Development Management DPD. Consultation on the renamed Development Management DPD and was rescheduled for November 2011.

The former Government Office for London, the Planning Inspectorate and the Greater London Authority were kept informed of these circumstances.

In respect of supplementary planning documents (SPDs), the council has continued to progress the planning frameworks for the wider White City Opportunity Area, the Earls Court West Kensington Opportunity Area (where the council is working with the GLA and the Royal Borough of Kensington and Chelsea) and the South Fulham Riverside Regeneration Area.

4 Local Development Scheme Progress

Indicators by Sector 5

5 Indicators by Sector

5.1 Housing

Borough policies and objectives

UDP policies:

The strategic Part 1 policy in the Unitary Development Plan relating to housing was deleted in the 2007 saved policies exercise. Seven housing policies have been retained, namely policies HO1, HO3, HO6, HO10, HO11, HO14 and HO15.

London Plan (2008) objective:

London Plan objective 1 seeks to ensure that London is meeting the challenges of economic and population growth in ways to ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners, and help tackle the huge issues of deprivation and inequality among Londoners, including inequality of health outcomes.

Core Strategy:

Strategic objective 2 of the Core Strategy (adopted in October 2011, outside the monitoring period) seeks to increase the supply and choice of high quality housing and ensure that the new housing meets local needs and aspirations, particularly the need for affordable home ownership and for homes for families.

The borough-wide strategic policies H1 to H6 relate to housing.

Indicator 1: Housing trajectory (former Core Output indicator H1)

The housing trajectory includes:

a) The number of net additional dwellings in previous years; **b)** The number of net additional dwellings for the reporting year; **c)** The number of net additional dwellings in future years; **d)** Housing targets; and **e)** The managed delivery target.

Table 4 set out Hammersmith and Fulham's housing provision targets as defined in the London Plan 2008 and 2011:

5 Indicators by Sector

Table 4: Monitoring targets from the London Plan

Period/Plan	Conventional supply	Non-self contained	Vacant	Annual monitoring target
2007/08 to 2016/17 (London Plan 2008)	393	27	29	450
2011/12 to 2020/21 (London Plan adopted July 2011)	564	20	30	615

Note to Table 4: The annual monitoring target for the London Plan 2011 does not include the increment to the minimum new homes attributed to Earl's Court and West Kensington Opportunity Area by the EiP Panel. The Mayor is committed to revising targets by 2031/32, end of the period covered by the Core Strategy.

Figure 5 illustrates the borough's housing trajectory and shows past completions (since 2007/08), together with current (2010/11) and future projected completions (up to 2031/32).

Projected sites have been identified through the annual monitoring of the Strategic Housing Land Availability Assessment (SHLAA).

The sites included follow the Planning Policy Statement 3 (PPS3) definition that requires sites to be included in the 5 year housing supply to be available, suitable and achievable (see Annex 3).

Key findings:

- Between 2010/11 and 2020/21, the sites identified could provide a total of 9,374 additional dwellings compared with the London Plan target of 5,640 dwellings over the same period (above the London Plan target). This also meet the draft NPPF's requirement looking to identify an additional allowance of at least 20%.
- The overall housing trajectory demonstrates that sufficient sites have been identified and that the delivery target over the period up to 2020/21 will be fully met by 2015/16.

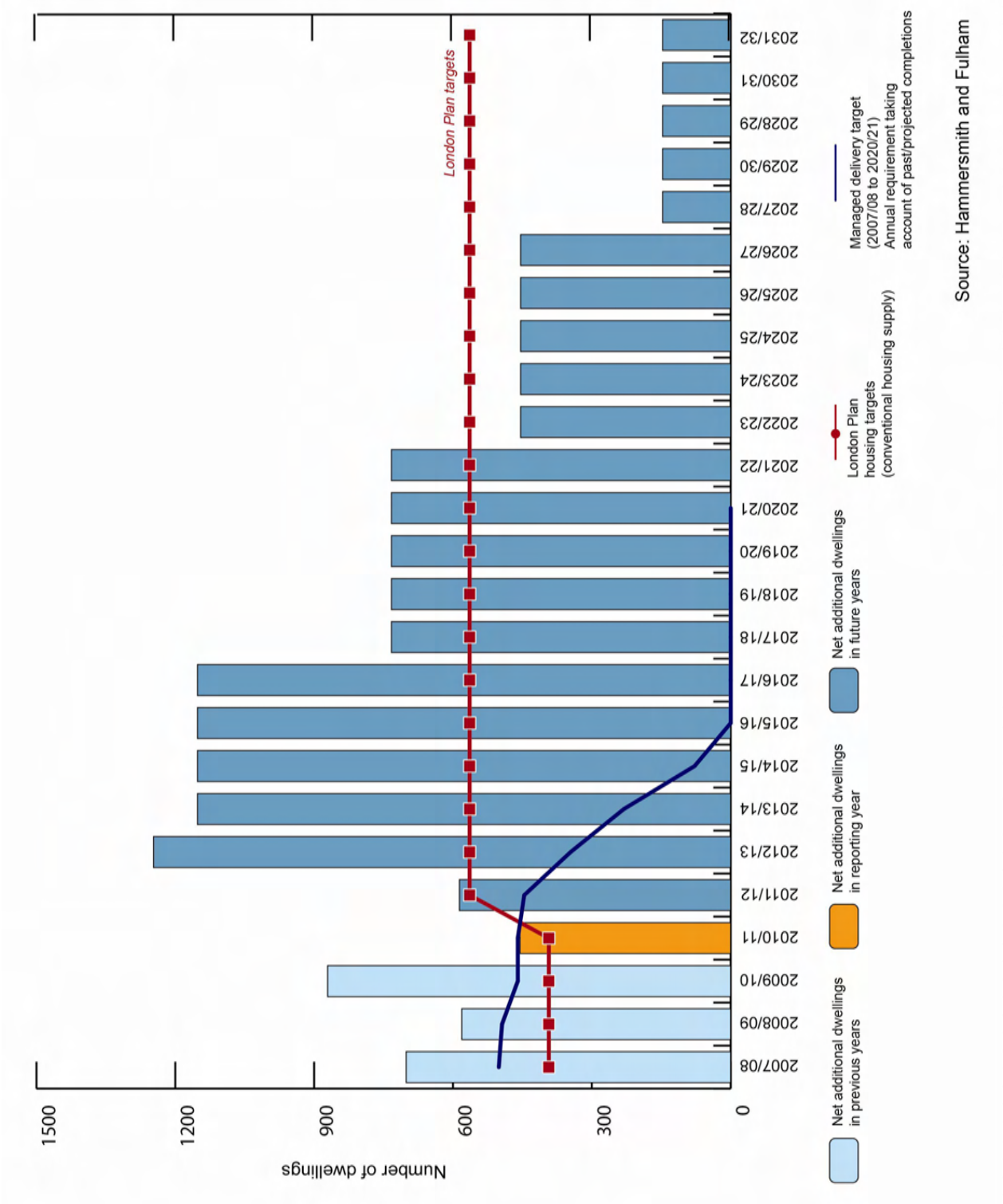
Table 5: Housing trajectory for the borough, 2007/08 to 2031/32

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
a) Net additional dwellings in previous years	701	581	871																						
b) Net additional dwellings in reporting year				455																					
c) Net additional dwellings in future years					586	1,247	1,152	1,152	1,152	1,152	733	733	733	733	733	454	454	454	454	454	454	147	147	147	147
d) Housing target	393	393	393	393	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564	564
e) Managed delivery target	501	494	460	460	446	346	231	78	0	0	0	0	0	0											

Source: Hammersmith and Fulham

5 Indicators by Sector

Figure 5: Housing trajectory, 2007/08 to 2031/32, H&F



Indicators by Sector 5

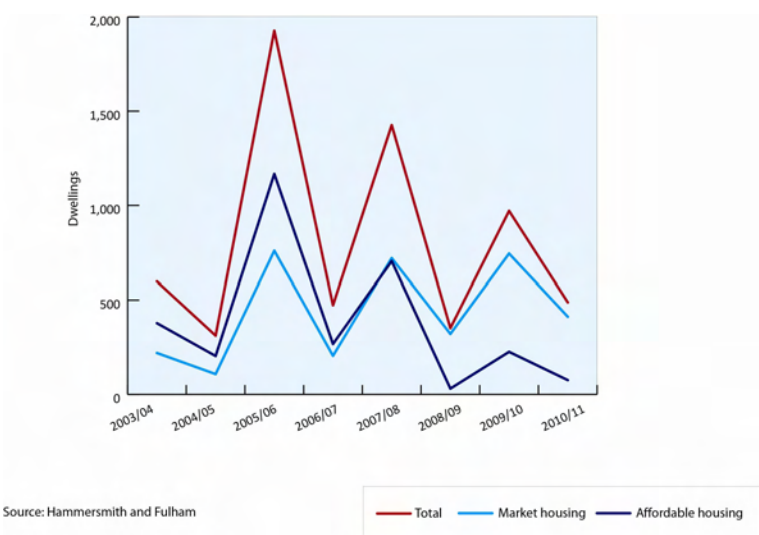
Indicator 2 (local indicator)

Net market and affordable housing approvals

Key findings:

- During 2010/11, a total of 488 homes were granted planning permission in the borough of which 82% (412) were for market housing and 18% (76) for affordable housing.
- In total, planning approvals for new housing has fallen during 2010/11 when compared to 2009/10 (971 net planning approvals).
- The number of market homes approved has decreased by 333 dwellings and the number of affordable homes approved by 150 (net figures) since 2009/10.

Figure 6: Net market and affordable housing approved, 2003/04 and 2010/11



Indicator 3 (local indicator):

Affordable housing approved and completed

Policy 3A.9 from the London Plan 2008 states that 'in setting targets, boroughs should take account of regional and local assessments of need, the Mayor's strategic target for affordable housing provision that 50% of provision should be affordable and, within that, the London-wide objective of 70% social housing and 30% intermediate provision'.

5 Indicators by Sector

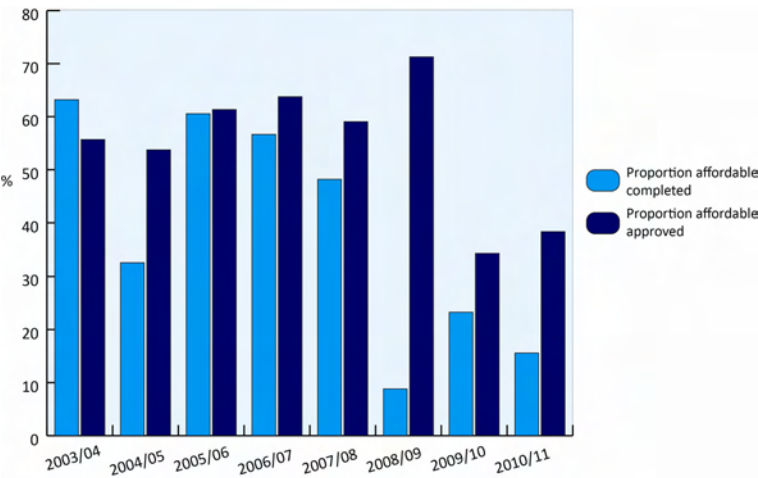
The London Plan 2011 policy 3.11 on affordable housing targets seeks to 'maximise affordable housing provision and to ensure an average of at least 13,200⁽¹⁶⁾ more affordable homes per year in London over the term of this Plan, and within this to seek to ensure that 60% is social rent and 40% for intermediate rent or sale'.

Borough-wide strategic policy H2 from the Core Strategy seeks to provide at least 40% of affordable housing on sites with a capacity for 10 or more self-contained dwellings.

Key findings:

- During 2010/11, 16% of planning approvals (76 additional affordable homes) granted and 38% (171 net affordable homes) of completions were for affordable housing. This was below the 2008 London Plan strategic target seeking that 50% of the total provision should be affordable.
- The equivalent figures for 2009/10 were 23% (226 homes) for approvals and 34% (279 homes) for completions.
- Figure 7 below shows the proportion of affordable housing planning approvals and completions:

Figure 7: Proportion of affordable housing approved and completed, 2003/04 and 2010/11



Source: Hammersmith and Fulham

Indicator 4 (former Core Output indicator H5):

Gross affordable housing completions

Key findings:

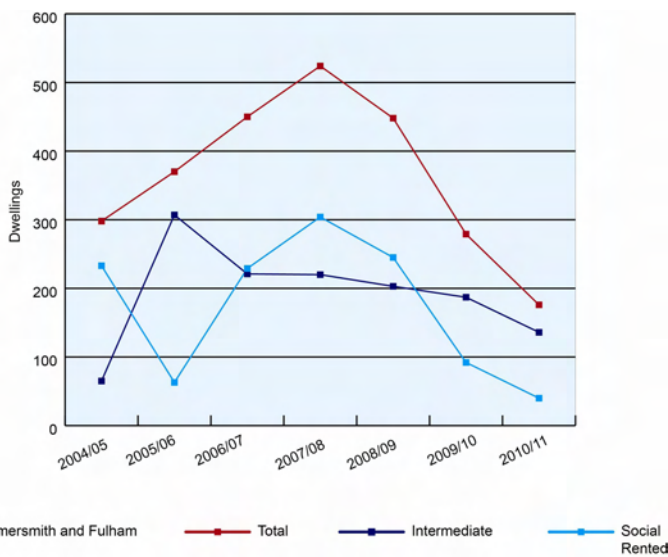
- In 2010/11, the gross number of affordable housing units completed was 176. This represents a 37% decrease since last year's monitoring report (the 2009/10 figure being 279).

16 Please note that the London Plan target is measured in terms of conventional supply and includes new developments and conversions adjusted to take account of demolitions and other losses.

Indicators by Sector 5

- Four major schemes were completed in 2010/11: a shared ownership scheme with Shepherds Bush Housing Association (SBHA) of 9 shared ownership units, another shared ownership scheme of 5 units with L&Q Group, 78 discounted market sale units at Octavia House on Imperial Wharf and a 44 unit intermediate rent scheme with Ducane Housing Association.
- Figure 8 below shows the gross number of affordable housing units completed since 2004/05 by type. In 2010/11, the majority of affordable completed were discount sales, followed by intermediate rent.

Figure 8: Gross housing completions by type, 2004/05 to 2010/11



Indicator 5 (former Core Output indicator H3):

New and converted dwellings on previously developed land (PDL)

Key findings:

- 100% of the residential units completed in the borough in 2010/11 were either built on PDL or provided through conversions. Over the last six years, all new and converted dwellings in the borough have been built on PDL.

Indicator 6 (local indicator):

Lapsed residential permissions

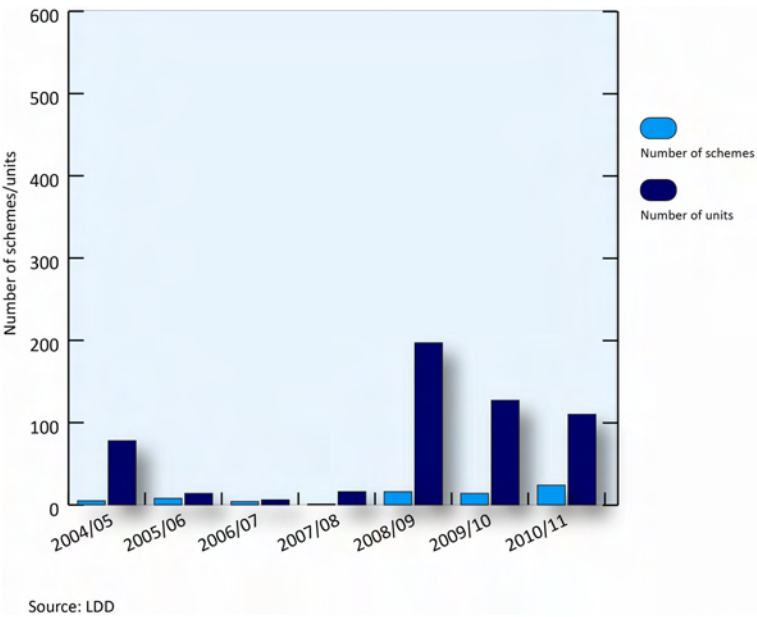
This indicator looks at the number of residential planning applications which have not been implemented in the borough since 2004/05. The number of residential schemes and units not implemented reflects the current economic climate.

5 Indicators by Sector

Key findings:

- In 2010/11, 24 schemes or 110 residential units lapsed.
- While the number of schemes that lapsed has increased since last year (14 schemes lapsed in 2009/10), the total number of units has decreased (127 units in 2009/10).
- Since 2004/05, there have been 72 lapsed schemes (548 units). However, it should be noted that some of these schemes have been superseded by alternative proposals.

Figure 9: Lapsed residential permissions, 2004/05 to 2010/11



Indicator 7 (local indicator):

Net change in existing stock resulting from any redevelopments that include housing

This indicator relates to Unitary Development Plan policy HO1 which seeks to prevent the loss of permanent residential accommodation, except in very special circumstances.

The target for this indicator is that there are no applications granted that would result in the net loss of residential when measured in dwellings, bed spaces and residential floorspace.

Key findings:

Three applications mentioned policy HO1 as a justification of a refusal or when considering the application.

- One application involved the change of use from a 6 bedroom residential dwelling to an extension of an existing hotel. The application was refused as contrary to policy HO1.

Indicators by Sector 5

- Another application involving a loss of 5 bedspaces, but no loss of residential floorspace was approved as improving the quality of the accommodation and providing accommodation to people with homelessness and mental health issues.
- The third application mentioning policy HO1 involved the loss of residential units under special circumstances namely the creation of a community facility.

Indicator 8 (regional indicator):

Density of residential development

This indicator relates to key performance indicator 2 (KPI 2) from the London Plan 2008 seeking to increase the density of residential development and using the London Plan density matrix . It looks at density on approved and completed schemes in the borough to assess the following target 'over 95% of development to comply with the housing density location'.

In the Core Strategy, apart from a few locations, which may be regarded as being in the 'central' category, the Council generally regards the borough as being in the "urban" category of the London Plan density matrix and seeks to ensure that all housing developments are well related to their surroundings and an appropriate mix of types and sizes (including family accommodation).

Key findings:

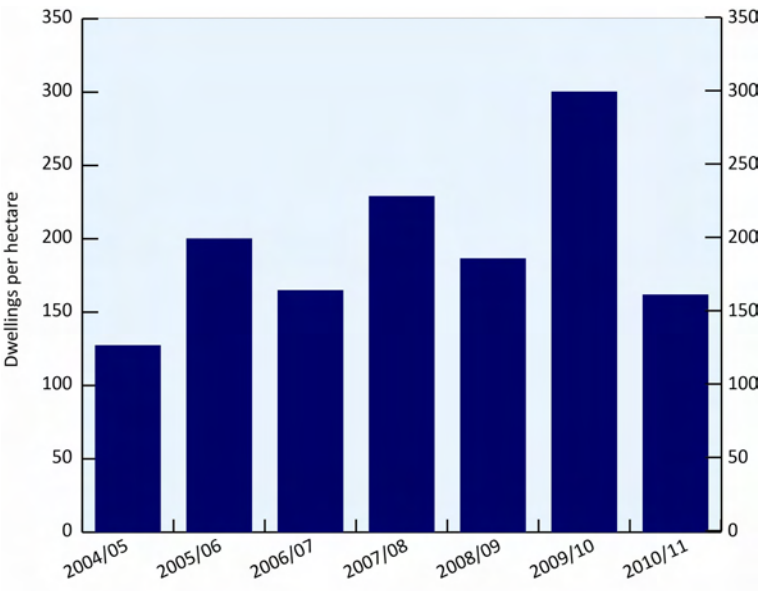
- 52% of the sites completed in the borough in 2010/11 complied with the London Plan density matrix.
- 78% of sites approved in 2010/11 complied with the London Plan density matrix.
- In 2010/11, the average density on approved sites was 164 units per hectare compared to 300 in 2009/10 and a London average of 137 dwellings per hectare.
- The average density fluctuates from one year⁽¹⁷⁾ to another depending on the major sites being approved.
- The density on completed sites was 225 units per hectares compared to 134 units per hectare in 2009/10 and a London average of 137 dwellings per hectare.

Figure 10 below shows the average density on approved schemes since 2004/05 and the fluctuation from one year to the next:

17 Please note that density is calculated by dividing the total number of units by the total residential site area and that the figures for 2001-2004 only apply to schemes with 10 or more units.

5 Indicators by Sector

Figure 10: Average density on approved schemes, 2004/05 to 2010/11



Source: Hammersmith and Fulham

Indicator 9 (former Core Output indicator H6):

Housing quality – Building for Life assessments

Key finding:

- In 2010/11, the 4 sites being assessed according to the Building for Life criteria⁽¹⁸⁾

Indicator 10 (former Core Output indicator H4):

Net additional pitches (Gypsy and Traveller)

Hammersmith and Fulham shares its Gypsy and Traveller site with the Royal Borough of Kensington and Chelsea for 19 travellers' pitches on land within RBCK, to the east of the White City Opportunity Area. There is a commitment from both boroughs to improve the physical environment at a cost of 250K.

The London Plan 2011 does not include detailed policies regarding the provision of pitches for gypsies and travellers and travelling show people. The London Plan considers that meeting these needs is an issue to be addressed by local planning authorities.

18 The Building for Life standard is made up of 20 criteria which embody the partners vision of what housing development should be: functional, attractive and sustainable. These principles are based on government policy and CABA backed guidance such as PPS3 and By Design

Indicators by Sector 5

Policy H5 from the adopted Core Strategy seeks to protect and improve the existing gypsy and traveller site at Westway.

Key findings:

- In the review year, no additional Gypsy and Traveller pitches were provided within the London Borough of Hammersmith and Fulham.

Indicator 11 (local indicator):

Wheelchair accessible units in new developments

This indicator relates to the UDP policy HO6, which requires 10% of new units in developments of 20 or more dwellings to be designed to be suitable for occupation by wheelchair users.

Policy H4 from the Core Strategy also seeks all new dwellings to be built to “Lifetime Homes⁽¹⁹⁾ standards with 10% to be wheelchair accessible.

Key findings:

- During 2010/11, three schemes of more than 20 units were granted permission in the borough totalling 125 units. 16 dwellings were provided with wheelchair accessibility. This represents nearly 13% of the total units permitted and is above the 10% target.
- All the dwellings in the 3 schemes were to Lifetime Homes standard.

19 see www.lifetimehomes.org.uk for more details on Lifetime Homes criteria

5 Indicators by Sector

Table 6: Wheelchair accessibility on permitted sites of more than 20 units

Review year	Total dwellings	Number of dwellings with wheelchair access	% total
2004/05	329	27	8.2
2005/06	1,808	103	5.7
2006/07	374	20	5.3
2007/08	1,181	69	10
2008/09	55	0	0
2009/10	682	57	8.4
2010/11	125	16	12.8
Total (2004/05 to 2010/11)	4,554	289	6.3

Source: Hammersmith & Fulham monitoring database

Indicators by Sector 5

5.2 Business Development and Town Centres

Business Development

Borough policies and objectives

UDP objective:

The key objectives for this topic area primarily follows national and strategic guidance contained in the London Plan due to the absence of policies within the saved UDP. They include the need to manage the supply of employment land and premises to promote growth in sustainable locations while releasing surplus space for housing or mixed use.

Core Strategy:

The Core Strategy gives direction to the spatial strategic policies and in particular, seeks to support businesses so they maximise job opportunities and recruit and maintain local people in employment. Strategic Policy B outlines the council's strategy for the location of employment uses.

Indicator 12 (former Core Output indicator BD1):

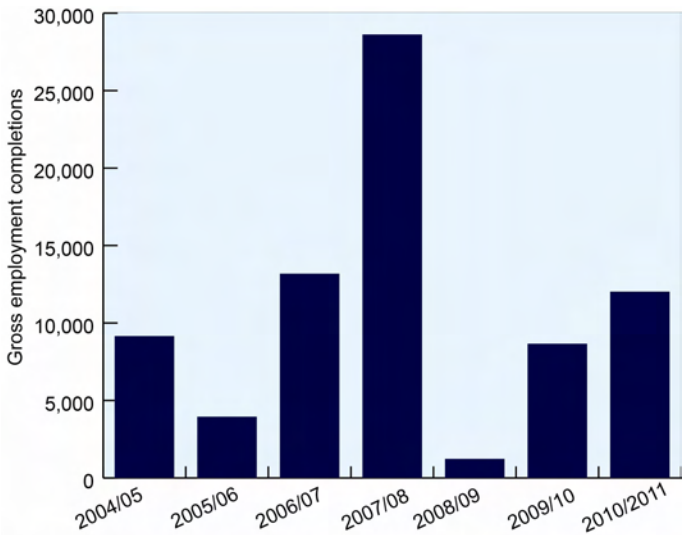
Total amount of additional employment floorspace by type

Key findings:

- The gross floorspace completed during 2010/11 was 12,023 sq.m. This represents a 39% percentage increase or 3,359 sq.m above the equivalent figure for 2009/10 (see Figure 11). In terms of use classes, all of the gross floorspace completed was B1 or B1a.
- The net additional floorspace completed in 2010/11 was 3,660 sq.m. This compares to a net loss of -50,014 sq.m in 2009/10.

5 Indicators by Sector

Figure 11: Gross employment floorspace, 2004/05 to 2010/11



Source: Hammersmith and Fulham

Table 7: Total amount of additional employment floorspace (sq.m)

	Gross/ Net	B1	B1(a)	B1(b)	B1(c)	B2	B8	TOTAL
Town centres (TC):								
Fulham TC	Gross	96	0	0	0	0	0	96
	Net	96	0	0	0	0	0	96
Shepherd's bush TC	Gross	7,945	587	0	0	0	0	8,532
	Net	7,945	587	0	0	0	0	8,532
Hammersmith TC	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Total in town centres	Gross	8,041	587	0	0	0	0	8,628
	Net	8,041	587	0	0	0	0	8,628
Strategic Industrial Locations (SILs):								
Hythe Road SIL	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Wood Lane SIL	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Total in SILs	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Total outside of TCs and SILs:	Gross	3,395	0	0	0	0	0	3,395
	Net	10	400	0	293	2,039	2,195	4,968

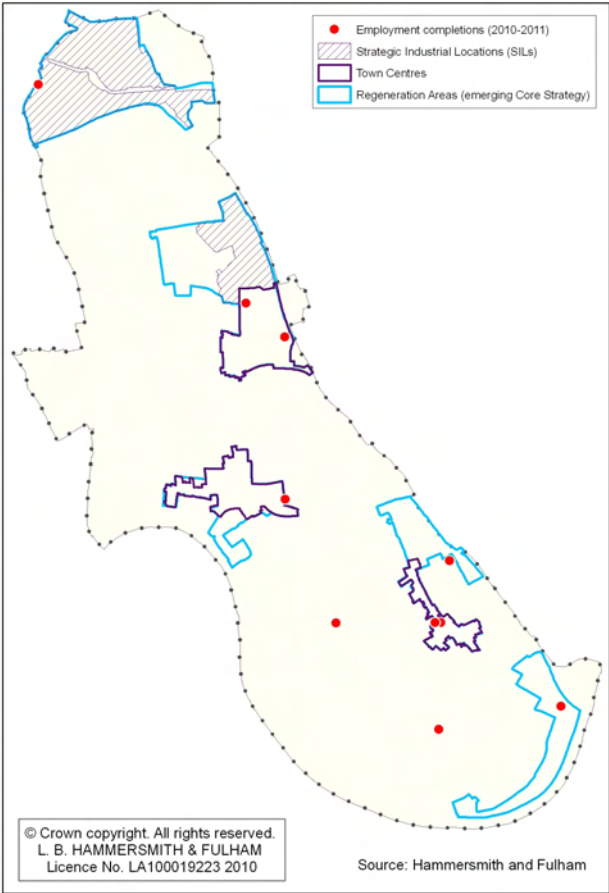
Indicators by Sector 5

	Gross/ Net	B1	B1(a)	B1(b)	B1(c)	B2	B8	TOTAL
TOTAL BOROUGH:	Gross	11,436	587	0	0	0	0	12,023
	Net	8,031	187	0	293	2,039	2,195	3,691

Source: Hammersmith & Fulham monitoring database

- Table 7 shows that in 2010/11, the majority of employment completions were in Shepherd’s Bush town centre and in areas outside town centres.
- Two developments covering 96 sq.m were also completed in Fulham town centre but none in Hammersmith town centre.
- In 2010/11, the gain of employment floorspace completed was greater than the loss. 8,332 sq.m was lost making a net total of 3,691 sq.m of additional employment floorspace completed during 2010/11.
- During the review year, 25 applications resulting in the loss of employment floorspace were implemented, 14 of which resulted in the loss of employment floorspace to residential use. Outside the town centres and SILs the loss of B1 was balanced by gains in floorspsace but there was an overall loss of B1c, B2 and B8 floorspace.

Map 4: Employment completions, 2010/11



5 Indicators by Sector

Table 8: Losses of employment floorspace by use classes - 2010/11

Use classes	Number of sites	Floorspace lost (sq.m)
B1 to A1	1	25
B1 to C3	10	876
B1 to A1/C3	1	245
B1 to D1	4	776
B1 to D2	1	833
B1a to C3	1	100
B1c to D1	1	300
B1c to C3	1	293
B2 to SG	1	2,039
B8 to C3	2	156

Source: Hammersmith and Fulham monitoring database. Note that losses to B use class are not included in Table 8.

Indicator 13 (former Core Output indicator BD2):

Total amount of employment floorspace built on previously developed land (PDL) by type

Key findings:

During the review year 2010/11, 100% of the additional 12,023 sq.m of employment floorspace was built on previously developed land, as in the previous six financial years.

Indicator 14 (former Core Output indicator BD3):

Employment land available by type

Table 9: Employment land availability (sites allocated for employment uses in Development Plan Documents as at 31/03/2011)

Site	Planning classification	Type of development possible	Site area (ha)	Comment
Site policy 23: 41-45 Lillie Road	Site proposal retained - outside designated areas.	Residential or B1 use.	0.11	Outline Planning approval for an extension to neighbouring hotel issued June 2009. B1 included in the scheme.

Indicators by Sector 5

Site	Planning classification	Type of development possible	Site area (ha)	Comment
Site policy 32	Site proposal retained but the employment zone (EZ) designation for Townmead Road/Imperial road expired in September 2007.	Mix of employment uses, riverside public open space, housing and associated facilities.	7.95	Phase 1 under construction includes 15,564sq.m of B1a use but this is subject to variation through subsequent approvals.
Site policy 47: Imperial Road site	Site proposal retained but the EZ designation for Townmead Road/Imperial road expired in September 2007.	Mixed use B1-B8 included, open storage and recycling industries.	4.72	Final phases of Imperial Wharf major housing-led mixed use scheme. Outline permission includes B1(a) as shown above. Revised hybrid application under consideration including 8,896 sq.m of B1.
Hurlingham Wharf	Safeguarded wharf. Both EZ and site policy Site B expired in September 2007.	TN31: Currently safeguarded for re-instatement of riverside wharf use.	0.5	Vacant wharf subject to strategic direction for reinstatement of wharf use. No planning permission.
Site policy 27: H'smith & City Line Station Car park	Site proposal - Town Centre Hammersmith	Site 27 Mixed use including retail/B1(a) and community services.	0.6	Planning permission for office-led mixed use scheme including 39,141 sq.m. B1(a). Revised mixed use scheme approved March 2011 including reduced B1 of 33,554sq.m.
Site F Hammersmith Palais, Shepherd's Bush Road	Site Proposal -Town Centre Hammersmith.	Site F Leisure uses with or without other town centre uses.	0.24	Planning permission for mixed scheme including 6,747 sq.m. B1(a) lapsed November 2009. Alternative scheme for leisure and student accommodation (418 units) approved February 2011.
White City Opportunity Area – Masterplan area	SIL Employment zone classification expired in September 2007.	SPG encourages comprehensive development for a mix of uses including employment and housing.	18	Revised SPD in preparation. Area anticipated to provide for about 180,000sq.m of new B1 as part of a major mixed use regeneration of the area.

5 Indicators by Sector

Site	Planning classification	Type of development possible	Site area (ha)	Comment
<p>Note to Table 9: This table has been compiled on a different basis starting with the 2007/8 AMR. The change in methodology reflects the deletion of employment zones within the UDP and therefore removes some sites from inclusion, but also includes sites allocated in the UDP and supplementary documents rather than vacant employment land as previously. In 2009/10 and 2010/11 AMRs no account is taken of sites in the Core Strategy.</p> <p>The land available for employment purposes as part of permitted schemes over 1,000 sq.m not included in Table 9 above is approximately 6.0 hectares.</p> <p>This year's figure is calculated on a similar basis to last year but is not comparable with years earlier than 2009/10. The figure does not include smaller schemes. If implemented, these schemes would provide a total of 103,393sq.m. of B1 gross floorspace.</p>				

Key findings:

- Of the 7 sites two are unlikely to be developed for schemes including employment; one site is a safeguarded wharf for industrial use and is vacant; three sites have been subject to variation of planning permissions as part of mixed use schemes and are either under construction or not started. The White City Opportunity Area masterplan area is not yet at the planning application stage but is likely to include substantial employment floorspace.
- The largest permitted schemes are the Hammersmith Embankment site (48,496 sq.m), the BBC site at 201 Wood Lane (19,534sq.m) currently developed by Imperial College for student housing and other uses, Hammersmith Island site phase IV (9,000 sq.m), Bedford House 69/79 Fulham High Street (15,044 sq.m gross) and Hammersmith Hospital (8.600 sq.m gross). However, the substantial Hammersmith Embankment permission is unlikely to progress and is under consideration as a housing site.

Indicator 15 (Local indicator):

Promotion of Class B in designated Strategic Industrial Locations (SILs)

The indicator relate to the London Plan Policy 3.B.4 seeking to promote, manage and protect the designated Strategic Industrial Locations. The London Plan Consolidated with Alterations (2008) designates two SILs in Hammersmith and Fulham - the Hythe Road area (part of Park Royal) and the Wood Lane area.

The 2011 London Plan only identifies Park Royal as a SIL. Policy 2.17 on Strategic Industrial Locations identifies SILs as areas that should be promoted, managed and protected as London’s main reservoirs of industrial and related capacity.

Indicators by Sector 5

Key findings:

- During 2010/11, one permission was granted within the Hythe Road SIL for the extension of additional office floorspace on Old Oak Lane. One approval was given for the loss of 150 sq.m of offices at Cumberland House in Scrubs lane to provide for educational use. This was on the basis of the office suites being vacant and the educational use would be complementary to the employment activity in the area.

Indicator 16 (Local indicator):

Managing the stock of B class uses outside of Strategic Industrial Location (SIL)

The indicator relates to the London Plan (2008) policies namely:

- Policy 3A.2: change of use of surplus industrial or commercial land to residential or mixed use development, while protecting land supply for projected employment growth and required waste facilities.
- Policy 3B.2 seeking to manage office demand and supply, and;
- Policy 3B.4 seeking to promote, manage and where necessary protect the varied industrial offer of the Strategic Industrial Locations and outside the SIL manage the release of industrial sites.

The relevant policies in the 2011 London Plan are policy 4.2 'Offices' and policy 4.4 'Managing industrial land and premises'.

The target for the indicator is that applications should be granted for change of use only where the circumstances of the site or building merit it and that approvals should be permitted in appropriate locations for significant additional floorspace such as town centres and Opportunity Areas.

Key findings:

- During the monitoring period there have been 38 applications approved that involve the loss of Class B. The majority (28 approvals) involved the change of use to residential use. Of the remaining 10 approvals 9 were to a D1 use and 1 was for C2 use. Eight approvals involved the loss of industrial or storage uses with the remainder of approvals involving the loss of office use.
- The most significant loss approved was at the former BBC site at Woodlands where 24,926 sq.m of office floorspace has been permitted to be developed for 606 units of postgraduate student accommodation as part of Phase I of the proposed Imperial College campus within the White City Opportunity Area.
- There were eight approvals involving the loss of Class B within the town centres 4 in Hammersmith town centre, 3 in Shepherd's Bush town centre and 1 in Fulham town centre. These mainly involved the loss of upper floors to either residential or D1.

5 Indicators by Sector

- One approval in Shepherd’s Bush town centre involved the loss of free standing offices. The most common reason for approval of the loss of use class B use was failing to attract interest in continued use of the property despite reasonable marketing.
- Similarly where applications were refused the main reason for this was lack of evidence of marketing. In a minority of cases other evidence was considered to justify change of use. This included history of vacancy, condition of accommodation, location and type of use Class B. Eleven schemes involved approval for Class B floorspace. Most of these were for relatively small increases in floorspace through extension. The largest increases approved were in 2 schemes including a change of use of part of the Olympia exhibition complex from D1 involving an increase in office floorspace of 1,683 sq.m and an intensification of the storage facility at 21 Effie Road involving 498 sq.m of B1 and 5,868 sq.m of B8. There were no significant approvals in the preferred locations for additions to floorspace.

Indicator 17 (Local indicator):

Hotel development

This indicator relates to UDP policy E11. This permits hotel development in accordance with the policy criterion including a preference for town centre locations.

Key findings:

- One approval was given for the loss of a small hotel in Shepherd’s Bush Road to residential use. This was on the basis of the property being outside the preferred town centre locations and the surrounding uses were predominantly residential.

Indicators by Sector 5

Town Centres

Borough policies and objectives

UDP objective:

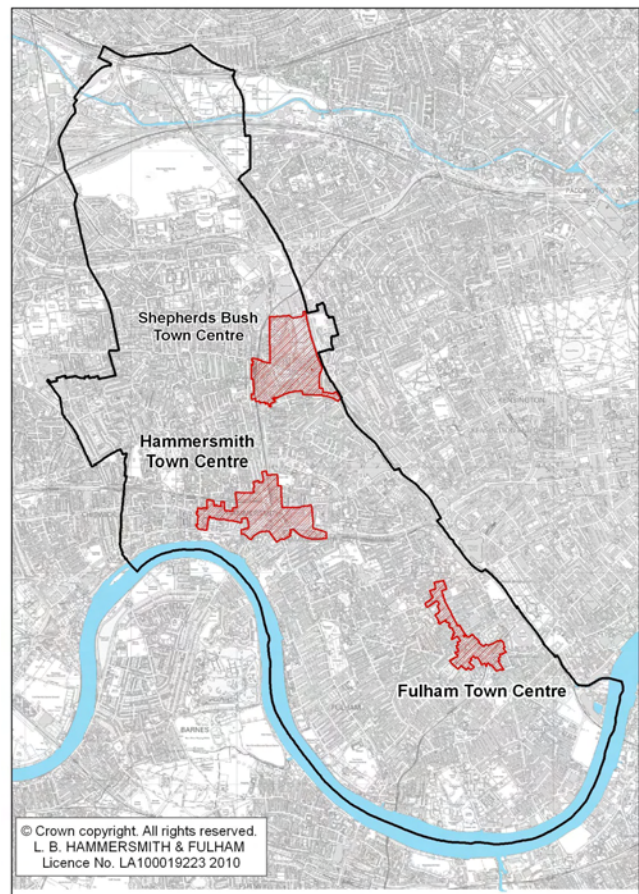
A key objective of the borough’s UDP is to provide an adequate range of convenient and environmentally sustainable shopping facilities available to all sections of the community. The focus for major retail, office and leisure uses will be the three town centres.

Core Strategy:

The Core Strategy identifies three town centres, supported by 4 key local centres. The Council will seek to direct economic development to these centres and to sustain the vitality and viability of the hierarchy (Strategic policy C: Hierarchy of town and local centres).

There are three designated town centres in the borough: Hammersmith, Fulham and Shepherd's Bush.

Map 5: Town Centres in H&F



The London Plan has classified Fulham and Hammersmith as major centres and Shepherd’s Bush as a Metropolitan centre in recognition of the significant new retail provision at Westfield.

Four local centres have been identified in the Core Strategy, namely East Acton, Askew Road, North End Road (West Kensington) and Fulham Road. Sixteen neighbourhood parades and 6 satellite parades have also been designated.

5 Indicators by Sector

Indicator 18 (former Core Output indicator BD4):

Total amount of completed floorspace for town centre uses ⁽²⁰⁾

Key findings:

- The amount of gross floorspace completed for town centre uses has decreased by 30% since 2009/10 reaching 5,794 sq.m in 2010/11. Including B1 use class floorspace (which is mostly for office purposes), the gross total reached 17,230 sq.m.
- The net figure for the borough in 2010/11 was 1,578 sq.m.

Table 10 : Completed floorspace for town centre use classes, 2010/11 (sq.m)

Use Class	Gross floorspace (sq.m)	Net floorspace (sq.m)
A1	2,895	196
A2	1,379	-1,044
B1(a)	587	187
B1	11,436	8,031
D2	933	-5,792
Total	17,230	1,578

Source: Hammersmith and Fulham monitoring database

In 2010/11, 2,111 sq.m of gross floorspace for town centre uses were completed in town centres:

- 1,044 sq.m in Fulham town centre;
- 1,047 sq.m in Shepherd’s Bush town centre;
- 20 sq.m in Hammersmith town centre.

Indicator 19 (local indicator):

Key Local Shopping frontages in non-A1 use/ and in (pre-2005 Use Classes Order) A3 use (now A3-5)

20 Town centre uses are defined as use class orders A1, A2, B1a and D2.

Indicators by Sector 5

Key findings:

- An in-house survey undertaken in January 2011 by the Council, together with March 2011 completion data, indicates the usage and vacancy of units within the designated UDP key local shopping centres for the period up to March 2011.
- Only 9 out of 19 centres met the indicator of having more than two thirds of the overall frontage in A1 use. In-house monitoring data indicates that the proportion of retail units has grown in some locations with 10 centres showing a rise in A1 frontage since April 2010, however 8 centres have seen a decline in A1 retail frontage since April 2010.
- The health of the individual street blocks within the centres was generally good, but there were individual blocks that failed to meet the quotas. Indeed, 40 out of 79 individual street blocks exceeded the non-A1 quota for the period. The concentration of A3-5 uses was high with 22 out of 79 street blocks in the period 2010/11 having exceeded the 20% quota.
- The health of some of the centres is considered to be faltering, and monitoring reveals that differences in meeting policy criteria exist within and between centres. Such information has assisted in developing proposed policies for new development management policies as part of the Local Development Framework (LDF) for the borough. A new shopping hierarchy, including the re-designation of certain centres was put forward in the submission Core Strategy and was subsequently adopted by the Council.

Indicator 20 (local indicator):

Percentage of frontages outside of town centres and key local shopping centres in non-A1 class use/ percentage of frontages in (pre-2005 Use Classes Order) A3 use (now A3-5)

Key findings:

- An in-house survey undertaken in January 2011 by the Council, together with March 2011 completion data, indicates the usage and vacancy of units within the designated Protected Parades and Clusters for the period up to March 2011.
- The overall picture remains stable with a high level of A1 retail provision maintained in designated protected parades. In particular, there has been a notable increase in A1 uses with 5 out of the 12 centres seeing an increase in the proportion of A1 units since April 2010.
- However, the success of policy SH3A in protecting parades and clusters from loss of A1 uses and attracting new A1 uses has been mixed with three parades not meeting the A1 quota

5 Indicators by Sector

(King Street West, Ravenscourt (King street), Fulham Parade Road North and one exceeding the A3-5 quota (Brackenbury).

- Policy SH3A also applies to local retail premises outside of designated centres where it has helped maintain A1 retail provision and also allowed controlled release. However, the policy has been reviewed and a revised policy included within the Proposed Submission Development Management DPD to ensure that the Council continues to provide an effective and consistent approach to proposals affecting local shops outside of designated centres. A new shopping hierarchy, including the re-designation of certain centres was put forward in the submission Core Strategy and was subsequently adopted by the Council.

Indicators by Sector 5

5.3 Environmental Quality

Borough policies and objectives**UDP policies/objectives:**

The Council applies the principles of sustainable development through its planning policies, with particular regard to issues such as enhancing environmental quality and biodiversity, reducing pollution, controlling waste and promoting energy and resource conservation.

Policy G3 in the UDP outlines the Council's ambitions to address wider environmental issues such as the sustainability of development and growth, global warming, and resource and energy conservation. The development of sustainable buildings, which integrate energy efficiency and renewable energy measures is also of increasing importance to help mitigate climate change impacts.

London Plan 2008 objective:

These objectives support objective 6 of the Mayor's London Plan (2008) which states that London should become an exemplary world city in mitigating and adapting to climate change.

Core Strategy:

Five borough-wide Strategic policies in the Core Strategy are relevant to this environment section:

1. Policy H3 on Housing Quality and Density states that the council expects all housing development to be "...well designed and energy efficient in line with the requirements of the Code for Sustainable homes".
2. Policy OS1 on Improving and Protecting Parks and Open Spaces aims to protect and enhance parks, open spaces and biodiversity in the borough.
3. Policy CC1 on Reducing Carbon Emissions and Resource Use and Adapting to Climate Change Impacts requires developments to make the fullest possible contribution to the mitigation of and adaptation to climate change.
4. Policy CC2 on Water and Flooding states that the council will expect all development to minimise current and future flood risk and the adverse effects of flooding on people.
5. Policy CC4 on Protecting and Enhancing Environmental Quality states that the council will support measures to protect and enhance the environmental quality of the borough including harmful emissions to land, air, water and the remediation of contaminated land.

5 Indicators by Sector

Indicator 21 (former Core Output indicator E1):

Number of applications granted contrary to Environment Agency advice on flooding and water quality grounds.

Key findings:

- In 2010/11, one application was approved by the council contrary to advice from the Environment Agency (EA) on flooding issues. This is a decrease since last year's Annual Monitoring Report. No applications were granted contrary to EA's advice on water quality.

Table 11: Applications granted contrary to the advice of the Environment Agency between 2005/06 and 2010/11

Year	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Number of applications	0	0	0	8	3	1

Source: Hammersmith & Fulham

Indicator 22 (former Core Output indicator E2):

Change in areas of biodiversity importance

Key findings:

- There have been no significant changes in areas of biodiversity importance during 2010/11.

Indicator 23 (former Core Output indicator E3):

Renewable energy generation

Indicators by Sector 5

Key findings:

- Proposals for on-site renewable generation, particularly on major sites, have continued during 2010/11. There has also been an increasing interest in energy efficient forms of energy generation such as gas Combined Heat and Power units and communal heating systems, which are not renewable, but are low carbon.
- Permitted development rights allow certain renewable energy technologies such as solar PV panels to be installed without the need for planning permission (under certain circumstances). This means that the council does not necessarily have a full record of all renewable energy installations in the borough. The introduction of the Government's Feed-in-Tariff for renewable electricity generation is intended to encourage these householder installations, so there could be a growing number of these small systems being installed without the council being notified.

5 Indicators by Sector

Table 12: Renewable energy implementation, by type between 2007/08 and 2010/11

R e n e w a b l e energy type	2007/08	2008/09	2009/10	2010/11
Wind: onshore	None	1 development site (6 turbines)	None	None
Solar photovoltaics	84 panels installed on town hall roof in March 2008	12 developments with PV panel installations ranging from small (single panels) to large (1,000 sq.m)	15 developments with PV panel installations ranging from small (single panels) to large (200 sq.m)	13 developments with PV panel installations
Hydro	None	None	None	None
Biomass: 1. Landfill gas 2. Sewage sludge digestion 3. Municipal (and industrial) solid waste combustion 4. Co-firing of biomass with fossil fuels 5. Animal biomass 6. Plant biomass	1. None 2. None 3. None 4. None 5. None 6. None	1. None 2. None 3. None 4. None 5. None 6. 1 (wood pellet)	1. None 2. None 3. None 4. None 5. None 6. 2 (wood pellet)	1. None 2. None 3. None 4. None 5. None 6. 1 (wood pellet)
Heat Pumps	-	1	1	10
Solar Water Heating	-	7	3	4

Source: Hammersmith & Fulham

- It is not possible to calculate the full energy generation contribution of all of the renewable energy systems described above as full information on generation capacities are not always required, particularly for the small-scale installations. However, an estimate has been made for the five largest installations. More developments have started to integrate Combined Heat and Power (CHP) systems which reduce the viability of some renewables. This may explain why there is about 50% less new generating capacity than last year.

Indicators by Sector 5

Table 13: Generation of renewable energy, 2005/06 to 2010/11

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Generation	None	None	1.375 Megawatt hours (MW.h) (estimated)	142 MW.h (est.)	1,300 MW.h (est.)	640 MW.h (est.)

Source: Hammersmith & Fulham

Indicator 24 (local indicator):

Percentage of homes meeting the Code for Sustainable Homes level 3 or higher

All new major residential schemes (those including 10 or more units) are required to meet London Plan 2008 policy 4A.3 on sustainable design and construction. It has become standard practice for major applications for residential developments to be accompanied by a Code for Sustainable Homes (CSH) assessment showing how the site will meet level 3 requirements or higher as a way of showing compliance with this policy.

Key findings:

- In 2010/11, the percentage of homes approved in major schemes that met at least level 3 of the Code for Sustainable Homes was 100%.

Indicator 25 (local indicator):

Pollution exceedences

This indicator reports on the number of days in a year that the level of pollution exceeds the guide limits for particulates (PM₁₀) and number of hourly exceedences for Nitrogen Dioxide (NO₂). Annual mean concentrations are also reported for both pollutants.

The PM₁₀ objective is that there are no more than 35 days a year exceeding 50µg/m³ (microgrammes per cubic metre) of air. The NO₂ objective is that there are no more than 18 hours in a year above 200µg/m³.

5 Indicators by Sector

Key findings:

- Data from the Hammersmith Broadway air quality monitoring station has been used in previous AMRs to report on this local indicator. However, as reported last year, this monitoring station was closed in 2009 and for the 2010/11 period, there was no real-time monitoring of air pollution in the borough. Data will be available again from 2011/12 onwards from a new monitoring station installed at Shepherds Bush Green.

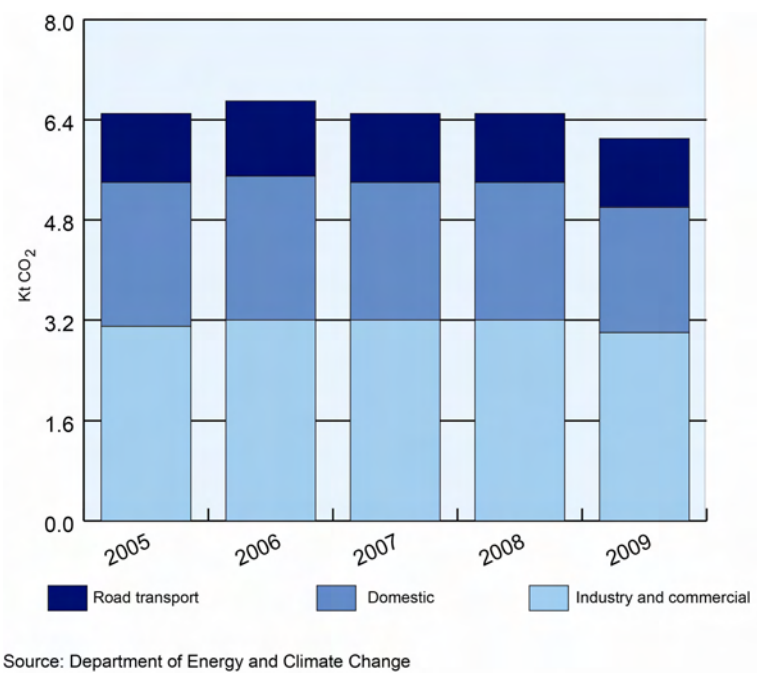
Indicator 26 (local indicator):

Tonnes of CO₂ emissions per capita

Key findings:

- In 2009, emissions for the borough were estimated on an end-user basis to be 1,025 kilotonnes, equivalent to 6 tonnes per resident, a decrease from 6.5 in 2008.⁽²¹⁾
- In 2009, the industrial and commercial sector was responsible for nearly half of the emissions in the borough. Domestic uses and transport accounted for respectively 33% and 17% of the total.

Figure 12: CO2 emissions by source



21 There is currently a two year lag in DECC supplying the figures on this indicator and the most recently released figures are for 2009.

Indicators by Sector 5

Indicator 27 (local indicator):

Number of applications approved that include sustainable urban drainage

Key findings:

- In 2010/11, sustainable drainage schemes were included in the proposals for all major applications – 7 applications approved in total. These included measures such as rainwater harvesting, permeable paving, green roofs and underground storage tanks.

5 Indicators by Sector

5.4 Waste and Minerals

Borough policies and objectives

The key objectives for this topic area follow the national strategy of promoting the waste management hierarchy of prevention, preparing for re-use, recycling, other recovery and disposal and to reduce the amount of waste sent to landfill (PPS10 March 2011).

UDP policies:

UDP policy HO14 on waste management seeks to ensure that new housing developments, including where practicable, conversions and change of use, should provide within the layout facilities that will enable householders to re-use, compost and recycle waste.

The London Plan, the UDP and the Core Strategy seek to implement this strategy and to deal with waste in a sustainable manner in accordance with regional self-sufficiency and proximity principles.

Waste management facilities should be retained and new facilities established where necessary to meet the apportioned tonnages for each borough set out in the London Plan (Table 4A.6 London Plan 2008).

Indicator 28 (former Core Output indicator W1):

Capacity of new waste management facilities

- No new waste management facilities commenced operation during the period within Hammersmith and Fulham.

Indicator 29 (former Core Output indicator W2):

Amount of municipal waste arising and managed by management type

Indicator 30 (former National indicator 193):

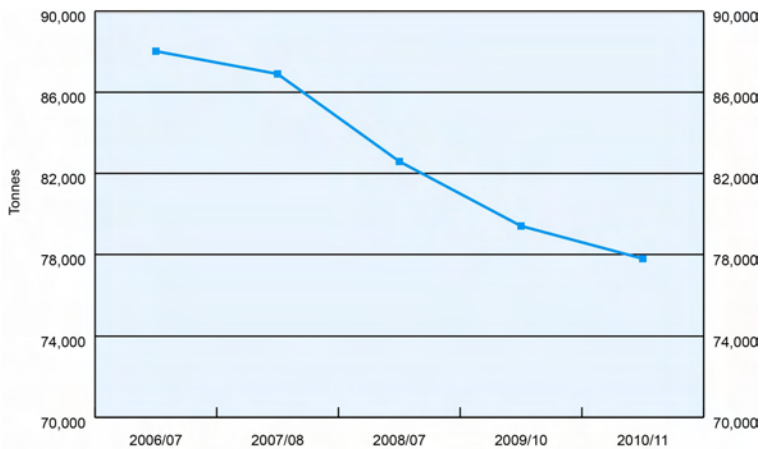
Percentage of municipal waste landfilled

Indicators by Sector 5

Key findings:

- The amount of municipal waste arising in Hammersmith and Fulham was 77,796 tonnes in 2010/11. This represents a decrease of 2% since 2009/10 (79,407 tonnes) and of 11% since 2006/07.

Figure 13: Municipal waste arisings, H&F



Source: Hammersmith and Fulham

- In terms of management, the amount of municipal waste sent to landfill was 58,925 tonnes in 2010/11, a decline of 6% since 2009/10. The proportion of municipal waste going to landfill has also decreased from 79% in 2009/10 to 76% in 2010/11.
- Since February 2011 residual waste from within Hammersmith and Fulham started to be treated at the new Energy from Waste (EfW) combustion plant at Belvedere rather than sent to landfill. Once fully operational the primary disposal method for residual municipal waste arisings from within Hammersmith and Fulham will be EfW rather than being disposed of to landfill.

Indicator 31 (former Core Output indicator 193):
Residual waste per household

Key findings:

- The residual amount of waste per household was 507 kilos in 2010/11, representing a decrease of 13 kilos since 2009/10 and 32 kilos since 2008/09. Before 2008/09 data was not available.

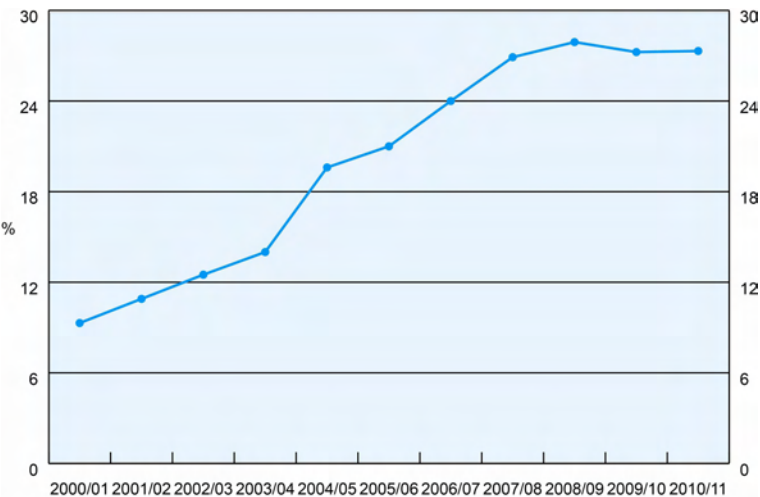
Indicator 32 (former National indicator 192)
Percentage of household waste sent for re-use, recycling and composting

5 Indicators by Sector

Key findings:

- The proportion of household waste sent for re-use, recycling and composting was 27.3% in 2010/11, increasing from 9.3% in 2000/01.
- The borough's recycling performance is improving but the rate is still below the London Plan 2011 target that seeks to exceed recycling/composting levels in municipal solid waste (MSW) of 45% by 2015, 50% by 2020 and aiming to achieve 60% by 2031.
- The flats recycling initiative should improve rates of recycling in future years.

Figure 14: Recycling rates in H&F



Source: Hammersmith and Fulham

Indicators 33 and 34 (former Core Output indicators M1 and M2)

- Production of primary land won aggregates by minerals planning authority
- Production of secondary and recycled aggregates by mineral planning authority

Both are nil returns as the borough is highly developed with no known aggregates remaining to be won.

Indicators by Sector 5

5.5 Transport and Accessibility

Borough policies and objectives

UDP objective:

The borough's UDP seeks to locate developments in areas that minimise the need to travel and to relate the density of development to public transport accessibility, at the same time as increasing the quality, affordability and range of transport services.

Core Strategy:

The Core Strategy's strategic objective seeks to ensure that there is a high quality transport infrastructure to support development in the borough and improve transport accessibility and which reduces traffic congestion and the need to travel.

Objective 18 from the Core Strategy seeks to ensure that there is a high quality transport infrastructure, including a Crossrail station and a High Speed 2 rail hub to support development in the north of borough and improve transport accessibility and reduce traffic congestion and the need to travel.

Indicator 35 (regional indicator):

Reducing private car usage

This indicator relates to key performance indicator 13 (KPI 13) from the Mayor's Annual Monitoring Report seeking to achieve a reduced reliance on the private car and a more sustainable modal split for journeys. The targets for this indicator are covering the period 2001-11:

- A 15% reduction in traffic in the congestion charging zone;
- Zero traffic growth in Inner London;
- A reduction of more than 5% in traffic growth in Outer London.

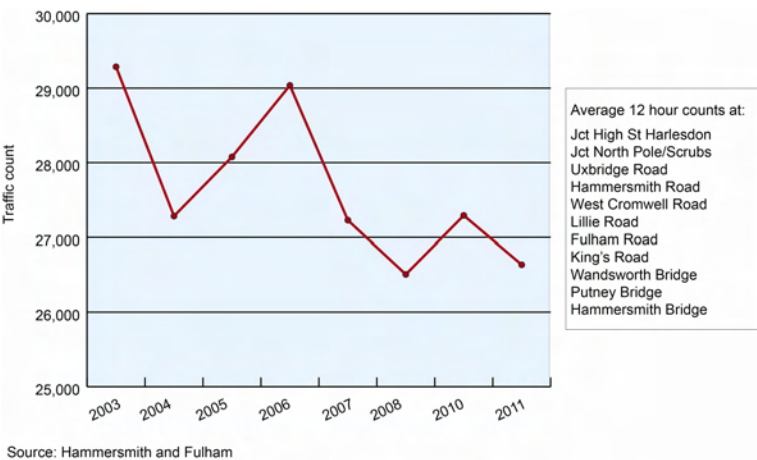
Transport for London and the Greater London Authority have subsequently adopted a 2% reduction target in Inner West London (of which Hammersmith and Fulham is part) over the same ten year period. This is to balance planned growth in Inner East London according to the National Road Traffic Survey.

5 Indicators by Sector

Key findings:

- The National Road Traffic Survey⁽²²⁾ shows that the estimated traffic flows for cars in Hammersmith and Fulham have decreased by more than 7% between 1993 and 2010. Between 2009 and 2010, the traffic has decreased by 2%.
- Hammersmith and Fulham council's own traffic counts show an average of 15% reduction in traffic between 2003 and 2011 and a decrease of 5% between 2010 and 2011 (see Figure 14 below):

Figure 15: Traffic counts, 2003 to 2011



Indicator 36 (local indicator):

Number of Transport Impact Assessments (TIAs) produced

This indicator relates to UDP policy TN13 which requests, where a development is expected to generate more than a specific number of trips per day, or during peak hours, the submission of a Transport Impact Assessment.

The purpose of this is to help assess the contribution a development will have make to traffic generation, and whether there is spare capacity available on the public transport network to cope with the increased demand. No specific target has been identified within the UDP policy as it depends on the nature of schemes coming forward.

Key findings:

- In 2010/11, 9 TIAs were produced. This compares to 12 TIAs in 2009/10 and 10 in 2008/09.

Indicators by Sector 5

Indicator 37 (local indicator):

Accessibility of new developments to key facilities

Key findings:

- In 2010/11, 100% of all new residential developments completed⁽²³⁾ were within 30 minutes public transport travel time of these facilities.

23 All residential developments providing a net gain of 4 or more units have been monitored.

5 Indicators by Sector

5.6 Community Services and Open Space

Community Facilities

Borough policies and objectives

UDP objective:

The borough's UDP seeks to achieve an adequate range of convenient and environmentally sustainable facilities available to all sections of the community for recreation and entertainment, the arts, culture, health, education and other purposes.

Core Strategy:

The council's adopted Core Strategy document identifies new objectives relating to community facilities:

- Strategic objective 9: Ensure that both existing and future residents, and visitors to the borough, have access to a range of high quality facilities and services, including retail, leisure, recreation, arts, entertainment, health, education and training and other community infrastructure such as policing facilities and places of worship.
- Strategic objective 10: Ensure that the schools in the borough meet the needs and aspirations of local parents and their children.

Indicator 38 (local indicator):

Net change of use of ACE land/buildings

This indicator looks to monitor UDP policy CS1 that seeks to retain arts, cultural and entertainment (ACE) use of buildings and sites and the replacement of accommodation where redevelopment is proposed. Where continued ACE use is not appropriate or viable, the policy seeks provision of recreation facilities. Alternative uses will only be considered where there are no viable or appropriate recreation uses. The target for this policy is no net loss except in accordance with policy.

Key findings:

Four planning applications were approved using policy CS1 over 2010/11. Of these, two resulted in the loss of building space for arts, cultural or entertainment facilities. This loss was in accordance with policy CS1 however, as continued use for these purposes was demonstrated by the applicants as not being viable. The remaining two applications satisfied policy CS1 as they proposed an overall net gain in space for arts, cultural or entertainment uses.

Indicators by Sector 5

Indicator 39 (local indicator):

Net change of use of recreational land/buildings

This indicator looks to monitor UDP policy CS2 that seeks to retain recreational use of buildings and sites, and the replacement of accommodation for recreation uses where redevelopment is proposed. Where continued recreational use is not appropriate or viable, the policy seeks provision of ACE facilities. Alternative uses will only be considered where there are no viable or appropriate ACE uses. The target for this policy is no net loss except in accordance with policy.

Key findings:

In 2010/11, only one planning application was justified using policy CS2. This approved application involved the installation of a synthetic sports pitch at Burlington Danes School, resulting in no net loss of land for recreational purposes. The proposal will facilitate better utilisation of the existing sports ground, especially during winter, when the grassed area is more susceptible to waterlogging.

5 Indicators by Sector

Open Spaces

Borough policies and objectives
UDP objective:
The borough's UDP promotes the provision of additional, as well as the enhancement of existing, open space in all development proposals so as to meet borough needs.

Core Strategy:
The council's submission Core Strategy document identifies a new objective relating to open spaces:

- Strategic objective 15: Protect and enhance the borough's open green spaces and create new parks and open spaces where there is major regeneration, promote biodiversity and protect private gardens.

Indicator 40 (local indicator):
No net loss of open space of borough-wide importance

The UDP policy EN22 seeks to prevent the loss of public or private open space of borough-wide importance. The target for achieving this is no net loss of such spaces.

Key findings:

- In the monitoring period (2010/11), policy EN 22 was applied in assessing four planning applications.
- Two planning applications concerned the refurbishment of BishopsPark. Both applications were approved on the basis that the proposed development would not result in the loss of any public open space and would enhance the character, function and visual amenity of BishopsPark.
- UDP policy EN22 was also applied in an application concerning the installation of a synthetic sports pitch, that would result in the loss of an area of green space. The application was approved on the basis of the overall benefits the proposed development conferred upon leisure and recreation uses for pupils. The policy was similarly applied in approving a proposal concerning the erection of temporary buildings and toilet blocks in a children's day centre. The loss of open space was justified on the grounds of the modest size of the buildings and the small impact on the existing character of the area and the resulting improvement of the quality of the facilities within the application area.

Indicators by Sector 5

Indicator 41 (local indicator):

No net loss of open spaces of local importance

The UDP policy EN22X seeks to prevent the loss of public or private open space which has local importance for its open character, or as a sport, leisure or recreational facility, or for its contribution to biodiversity or visual amenity. Development of such land is only permitted where it is needed to meet other qualitative economic and social objectives of the UDP and replacement open space is provided. The target for this policy is no net loss except in accordance with policy.

Key findings:

- In the monitoring period (2010/11), policy EN22X was applied in assessing twelve separate planning applications. One of these was refused while the remaining eleven were not seen to contravene the policy and were subsequently approved.
- With regard to the approved applications, three applications concerned the temporary loss of open space. Time limits were stipulated in the planning approvals as to when the open space was to be regained. Five applications were approved on the basis that there would be no net loss of open space and some increases in overall open space area would result from the developments. Four applications were approved that would result in some losses of open space on the basis that these losses were minor and were compensated for by other factors such as realising a broader qualitative gain for the local community. Finally, one application was refused on the basis that the development would have resulted in an unacceptable loss of open space and local biodiversity.

Indicator 42 (local indicator):

Net increase in total area of open space in connection with new development

UDP policy EN23 requires all new development to provide amenity space to meet the needs of its occupiers and users. On-site provision is sought, although in certain circumstances it may be that an off-site provision may be acceptable. Standards for open space provision in residential development are provided.

The policy also seeks to increase open space beyond that needed by a development in certain locations, such as areas of open space deficiency. There is no specific target for this as it depends on schemes coming forward.

Key findings:

In the monitoring period, one application was approved making reference among other policies to policy EN23. The approved development complied with the policy by providing an additional 50 sq.m of open space.

5 Indicators by Sector

Results of Monitoring and Evaluation 6

6 Results of Monitoring and Evaluation

This is the Council's seventh annual monitoring report (AMR) containing information on the implementation of the Local Development Scheme and information on the extent to which UDP objectives and policies are being achieved.

Monitoring of the UDP

The comprehensive list of indicators included in this report assesses how the UDP policies are performing and whether there is a need to consider policies' revision. In each section, and when possible, indicators' performance has been linked to the relevant policies and objectives.

With the withdrawal of the Core Output indicators and National indicators by the Department for Communities and Local Government in 2011, the structure this AMR has slightly changed. For comparison purposes, the former core output indicators are still being monitored in this year's monitoring report.

In terms of results and looking at each topic area, the picture since last year's monitoring report seems has not changed significantly.

Table 14: Key findings by policy area	
Policy Area	Key findings
Housing	<ul style="list-style-type: none">Between 2010/11 and 2020/21, the sites could provide a total of 9,374 additional dwellings compared to the London Plan 2008 target of 5,640 over the same period.During 2010/11, 82% of planning approvals granted were for market housing and 18% for affordable housing.38% of the housing completions were for affordable housing. This was below the current London Plan (2008) strategic target seeking that 50% of the total provision should be affordable.100% of the completions in the borough were either built on previously developed land or provided through conversions.52% of the sites completed in 2010/11 complied with the London Plan matrix.16 dwellings were provide with wheelchair accessibility, representing 13% of the total units permitted on sites of more than 20 units.The four sites being assessed according to Building for Life criteria were classified as average.
Business development	<ul style="list-style-type: none">In 2010/11, the gain of employment floorspace completed was greater than the loss of employment floorspace.
Town centres	<ul style="list-style-type: none">In 2010/11, 5,794 sq.m of gross floorspace were completed for town centre uses, a decrease on last year's figure.

6 Results of Monitoring and Evaluation

	<ul style="list-style-type: none">• 2,111 sq.m gross floorspace was completed in town centres.• Only 9 out of 19 key local shopping centres met the indicator of having more than two thirds of the overall frontage in A1 use.• The health of some of the lower tier centres is considered to be faltering and monitoring reveals that differences in meeting policy criteria exist within and between centres. Such information has assisted in developing proposed policies for new development management policies as part of the Local Development Framework (LDF) for the borough.
Environment quality	<ul style="list-style-type: none">• In 2010/11, one application was approved by the council contrary to advice from the Environment Agency on flooding issues.• Proposals for on-site renewable generation, particularly on major sites, have continued during 2010/11.• The percentage of homes approved in major schemes that met level 3 of the Code for Sustainable homes was 100%.• The emissions of CO₂ per capita have decreased since 2008. There is a two year lag in DECC providing the figures on the indicator.
Waste and minerals	<ul style="list-style-type: none">• The amount of municipal waste arising has decreased by 2% since 2009/10 including the amount of municipal waste sent to landfill.• No known aggregates remaining to be won in the borough.
Transport and accessibility	<ul style="list-style-type: none">• The overall traffic has decreased between 2010 and 2011 in the borough.
Community services and open spaces	<ul style="list-style-type: none">• Two applications resulted in the loss of building space for arts, cultural or entertainment facilities. This loss was in accordance with Policy CS1 however, as continued use for these purposes was demonstrated by the applicants as not being viable.• In the monitoring period (2010/11), one application was approved making reference among other policies to policy EN23. The approved development complied with the policy by providing an additional 50 s.qm of open space.

The annual monitoring report has assisted in developing a better understanding of the challenges facing the borough and in drafting the Core Strategy and the DM DPD' policies. The AMR will also be part of the DM DPD's evidence based for the Examination in Public next year.

Monitoring systems

As the number of indicators has increased over the last few years, the borough has improved its systems to monitor and evaluate planning policies more effectively. This has led to a better understanding of spatial development and the amount and type of developments in the borough. For example, a monitoring database of approvals and completions in the borough has been developed and provides most of the data for this report.

The borough is also actively involved in improving the LDD to use the database as its main data source.

Results of Monitoring and Evaluation 6

Future monitoring

With the Core Strategy adopted, the DM DPD soon to be examined and the London Plan adopted in July 2011, a revised monitoring framework will be put in place in next year Annual Monitoring report.

The Localism Act proposes the removal of the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor by making the report available to public. In consultation with partners, priorities and indicators will be identified.

6 Results of Monitoring and Evaluation

Appendix 1 - Indicators and sources 7

7 Appendix 1 - Indicators and sources

Appendix 1 - Indicators and sources 7

12)	Total amount of additional employment floorspace by type	Former COI	8,664 sq.m	12,023 sq.m	↑	H&F
13)	Total amount of employment floorspace built on previously developed land (PDL) by type	Former COI	100%	100%	=	H&F
14)	Employment land available by type	Former COI	Various	Various	=	H&F
15)	Promotion of Class B in designated Strategic Industrial Location (SIL)	Local	None in SILs	One	↑	H&F
16)	Managing the stock of B class uses outside of Strategic Industrial Location (SIL)	Local	37 applications	38 permissions	↑	H&F
17)	Hotel development	Local	2 approvals	1 approval	↓	H&F
18)	Total amount of completed floorspace for town centre uses	Former COI	8,274 sq.m	5,794 sq.m	↓	H&F
19)	Key Local Shopping frontages in non-A1 use/ and in (pre-2005 Use Classes Order) A3 use (now A3-5)	Local	9 out of 19 centres	9 out of 19 centres	...	H&F
20)	Percentage of frontages outside of town centres and key local shopping centres in non-A1 class use/ percentage of frontages in (pre-2005 Use Classes Order) A3 use (now A3-5)	Local	7 out of 12 centres	5 out of 12 centres	↓	H&F
ENVIRONMENTAL QUALITY						
21)	Number of applications granted contrary to Environment Agency advice on flooding and water quality grounds.	Former COI	3	1	↓	H&F
22)	Change in areas of biodiversity importance	Former COI	None	None	=	H&F
23)	Renewable energy generation	Former COI	1,300 MW.h	640 MW.h	↓	H&F

7 Appendix 1 - Indicators and sources

24)	Percentage of homes meeting the Code for Sustainable Homes level 3 or higher	Local	71%	100%	↑	H&F
25)	Pollution exceedences	Local	No data	No data	...	H&F
26)	Tonnes of CO ₂ emissions per capita	Local	6.5 tonne per capita	6 tonne per capita	↓	DECC
27)	Number of applications approved that include sustainable urban drainage	Local	0 application	7 applications	↑	H&F
<u>WASTE AND MINERALS</u>						
28)	Capacity of new waste management facilities	Former COI	None	None	H&F
29)	Amount of municipal waste arising and managed by management type	Former COI	79,407 tonnes	77,796 tonnes	↓	H&F
30)	Percentage of municipal waste landfilled	Former National indicator	79%	76%	↓	H&F
31)	Residual household waste per household	Former COI	520kg	507kg	↓	H&F
32)	Percentage of household waste sent for re-use, recycling or composting	Former COI	27%	27.3%	=	
33)	Production of primary land won aggregates by minerals planning authority (old core output indicator M1)	Former COI	None	None	H&F
34)	Production of secondary and recycled aggregates by mineral planning authority (old core output indicator M2)	Former COI	None	None	H&F
<u>TRANSPORT</u>						
35)	Reducing private car usage	Regional	27,291 motorised vehicles	26,637 motorised vehicles	↓	H&F, DfT
36)	Number of Transport Impact Assessments produced	Local	12	9	↓	H&F

7 Appendix 1 - Indicators and sources

Appendix 2 - Use Classes Order 2010

8 Appendix 2 - Use Classes Order 2010

Table 18: Use Classes Order - The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010

Use Classes (Amendment) Order 2005	Description	General Permitted Development (Amendment) Order 2005
A1 Shops	The retail sale of good to the public, including shops, retail warehouses, hairdressers, undertakers, travel agencies, post offices, dry cleaners, Internet cafés etc Pet Shops, Sandwich Bars Showrooms, domestic hire shops, funeral directors	No permitted changes
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies Professional and financial services, betting offices	Permitted change to A1 Where a ground floor display window exists
A3 Restaurants and Cafes	Restaurants, snack bars, cafés	Permitted change to A1 or A2
A4 Drinking Establishments	Pubs and bars	Permitted change to A1, A2 or A3
A5 Hot food take-aways	Take-Aways	Permitted change to A1, A2 or A3
Sui Generis	Shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry	Permitted change to B8 Where no more than 235m=

8 Appendix 2 - Use Classes Order 2010

Use Classes (Amendment) Order 2005	Description	General Permitted Development (Amendment) Order 2005
B2 General industry	General industry	Permitted change to B1 or B8 B8 limited to no more than 235m=
B8 Storage or distribution	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 Where no more than 235m=
C1 Hotels	Hotels, boarding and quest houses	No permitted change
C2 Residential Institutions	Residential schools and colleges Hospitals and convalescent/nursing homes	No permitted change
C2A Secure Residential Institutions	Use for the provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as military barracks.”.	No permitted change
C3 Dwelling houses	Use as a dwelling house (whether or not as a sole or main residence) by: (a) a single person or by people to be regarded as forming a single household; (b) not more than six residents living together as a single household where care is provided for residents; or (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4). Interpretation of Class C3 For the purposes of Class C3(a) “single household” shall be construed in accordance with section 258 of the Housing Act 2004(3).”	Permitted change to C4

Appendix 2 - Use Classes Order 2010 8

Use Classes (Amendment) Order 2005	Description	General Permitted Development (Amendment) Order 2005
C4 Houses of Multiple occupancy	Use of a dwelling house by not more than six residents as a “house in multiple occupation”. Interpretation of Class C4 For the purposes of Class C4 a “house in multiple occupation” does not include a converted block of flats to which section 257 of the Housing Act 2004 applies but otherwise has the same meaning as in section 254 of the Housing Act 2004.”	Permitted change to C3
Sui Generis	Hostel	No permitted change
D1 None residential institutions	Places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting room Museums, public halls, libraries, art galleries, exhibition halls, law courts Non – residential education and training centres	No permitted change
D2 Assembly	Cinemas, music and concert halls Dance, sports halls, swimming baths, skating rinks, gymnasium Other indoor and outdoor sports and leisure users, bingo halls	No permitted change
Sui Generis	Theatres, night clubs, amusements, arcades, bingo halls Casinos	No permitted change Permitted change to D2

8 Appendix 2 - Use Classes Order 2010

Appendix 3 - Five year supply sites 9

9 Appendix 3 - Five year supply sites

Table 17: List of sites included in the five year housing supply			
Site Name	Street	Ward	Net residential gain
2011/12			
The King's Head	4 Fulham High Street	Palace Riverside	5
	25-31, Shepherd's Bush Place	Shepherd's Bush Green	5
Rear of	8-12 Wendell Rd	Askew	7
Arundel Mansions	Kelvedon Rd	Town	7
Normand Croft Community, (SBHA)	Lillie Rd	North End	8
The Pump House	99 Rylston Rd	Fulham Broadway	12
Fulham Job Centre, (L&Q Group)	Wyfold Rd	Munster	17
Imperial Wharf, (Octavia House)	Block D, Townmead Rd	Sands End	165
Du Cane Rd	Du Cane HA	College Park and Old Oak	44
	167/181 Askew Road	Askew	4
	St Stephen's Avenue	Shepherd's Bush Green	5
	26a/28 Peterborough Road	Parsons Green and Walham	8
	1 Westwick Gardens	Addison	9
Edward Woods Estate	Queensdale Crescent	Shepherds Bush Green	12
	57 - 63 Star Road	North End	18
Mecca Bingo Club	7 - 15 Vanston Place	Fulham Broadway	42
	Stowe Road	Askew	69
	63-75 Glenthorne Road	Hammersmith Broadway	81
	Townmead Road	Sands End	305
2012/13			
Bakery	2a Loftus Road	Shepherd's Bush Green	5
Gloucester House And Sycamore House	Sycamore Gardens	Hammersmith Broadway	24

9 Appendix 3 - Five year supply sites

	370 Goldhawk Road	Ravenscourt Park	5
	430-432 Uxbridge Road	Wormholt And White City	9
	201-207 Fulham Palace Road	Fulham Reach	9
	43 North End Road	Avonmore and Brook Green	8
York House	Avonmore Place	Avonmore And Brook Green	11
	69-71 Britannia Road	Parsons Green And Walham	8
	70-72 Hammersmith Bridge Road	Hammersmith Broadway	8
York House	Avonmore Place	Avonmore And Brook Green	11
Woodlands	80 Wood Lane	College Park And Old Oak	9
	233-245 Dawes Road	Munster	9
	120 Broughton Road	Sands End	10
2012/17 (including SHLAA sites)			
	Hammersmith Embankment	Fulham Reach	744
	Hammersmith Palais	Hammersmith Broadway	418
	Hammersmith Town Hall and adjacent land	Ravenscourt Park	160
	Kings Mall	Hammersmith Broadway	350
	39-43 King Street (above Boots)	Hammersmith Broadway	24
	27-37 King Street (above M&S)	Hammersmith Broadway	25
	Baltic Sawmills Carnwath Road	Sands End	149
	Lots Road	Sands End	382
	Fulham Wharf and Sainsbury	Sands End	267
	Imperial Wharf (block L)	Sands End	151
	Chelsea Creek	Sands End	245
	Project Star - Westfield	Shepherds Bush Green	400
	Shepherds Bush Market	Shepherds Bush Green	212
	Seagrave Road Car Park/Earls Court exhibition Centre 2	Fulham Broadway	808

Appendix 3 - Five year supply sites 9

	314-320 North End Road	Fulham Broadway	18
	Ravenscourt House, 3 Paddenswick Road	Ravenscourt Park	234
	Former Janet Adegoke Leisure	Wormholt and White City	170
	72 Farm Lane	Fulham Broadway	102
	Olympia Multistorey Car Park	Avonmore & Brook Green	100
	282-292 Goldhawk Road	Ravenscourt Park	66
	Ashlar Court, Ravenscourt Gardens	Ravenscourt Park	66
Former Esso Garage	87-93 Goldhawk Road	Shepherds Bush Green	63
	Tesco High street	Palace Riverside	60
	84-88 Fulham High Street	Palace Riverside	58
	Goldhawk Industrial Estate	Ravenscourt Park	56
	45-53 Sinclair Road	Addison	59
	Farm Lane trading estate	Fulham Broadway	50
	Bute Gardens/Wolverton Gardens	Hammersmith Broadway	49
	405-409 King street	Ravenscourt Park	41
Samuel Lewis Trust Dwellings	Lisgar Terrace	Avonmore & Brook Green	38
	Apex Court, 1 Woodger Road	Shepherds Bush Green	30
	49-68 Sulgrave Gardens	Addison	30
	2 Pallister Road	Ravenscourt Park	28
	6-12 Gorleston street	Avonmore & Brook Green	28
Gulf petrol station	Du Cane Road	College Park And Old Oak	22
	73-77 Britannia Road	Parsons Green And Walham	18
Land rear of	39-61 Gwendwr Road	Avonmore & Brook Green	14
Norland, Poynter and Stebbing Houses	Edward Wood Estate	Shepherds Bush Green	12
	20 Dawes Road	Fulham Broadway	13

9 Appendix 3 - Five year supply sites