

# Hammersmith and Fulham Monitoring Report

January 2013





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# Introduction

*This is the eighth Monitoring Report produced by Hammersmith and Fulham Council. The report covers the financial year running from the 1<sup>st</sup> April 2011 to the 31<sup>st</sup> March 2012. In light of the adoption of the Core Strategy in October 2011 and new national legislation, the format of this year's Monitoring Report has been revised.*

## **Purpose of the Report:**

The Monitoring Report (MR) contains information on the implementation of the Local Development Scheme (LDS) and reports on whether the local authority is meeting its targets for the production of the Development Plan Documents and Supplementary Planning Documents.

The MR also evaluates the implementation of planning policies in the Core Strategy and Unitary Development Plan and comments on the extent to which the objectives and targets of the planning policies are being achieved. This MR also provides information on the Census 2011.

## **National legislation in relation to Authorities' Monitoring Reports:**

The Town and Country Planning (Local Planning) (England) Regulations 2012 replaced all previous regulations. The Regulations require local planning authorities to produce an 'Authority Monitoring Report' and provide information on the content of monitoring reports as follows:

- The net additional dwellings or net additional affordable dwellings relevant to any policy mentioning them,
- Community Infrastructure Levy if any,
- details on neighbourhood development plans and
- any action taken under the duty to co-operate.

The Regulations require local authorities to make monitoring information available when available, although Part 8 of Localism Act 2011 removes the requirement to prepare a monitoring report for the Secretary of State.

This Monitoring Report monitors the Core Strategy adopted in October 2011 and some of saved policies from the Unitary Development Plan (UDP).

The structure of the MR particularly follows that set out in Section 9 and Appendix 8 of the Core Strategy and looks at whether the Core Strategy policies and targets and infrastructure programmes are being delivered.

Each topic refers to the London Plan 2011, the Core Strategy objectives and relevant policies, as well as UDP policies where these are pertinent to the topic. The MR evaluates a series of indicators to assess how the relevant policies are performing.

Indicators designed to monitor the sustainability of the Core Strategy are also identified (indicators in green box in this report) and assessed.

**Future monitoring:**

In the future, the Monitoring Report will monitor the Core Strategy and the Development Management Development Plan Document.

If you would like more information on this 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](mailto:ldf@lbhf.gov.uk)

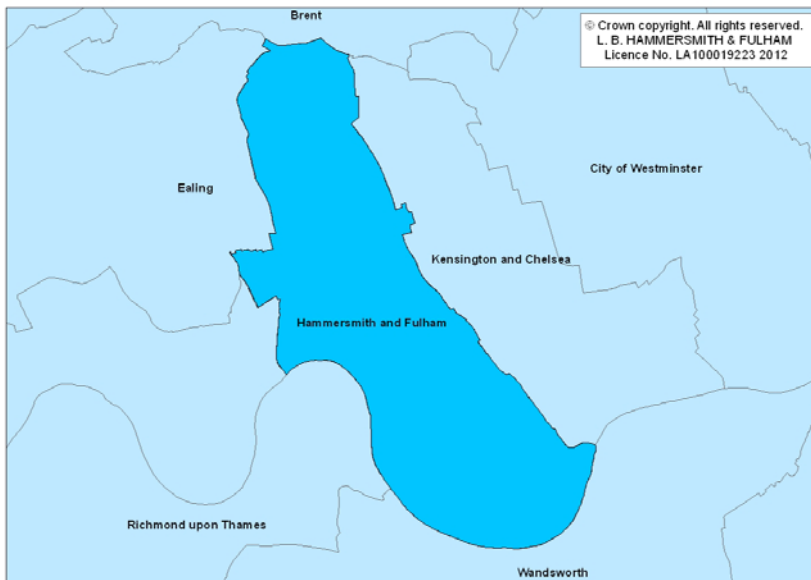
By post to: Development Plans Team, Environment Department, Town Hall Extension, King Street, W6 9JU.

## Key statistics and context

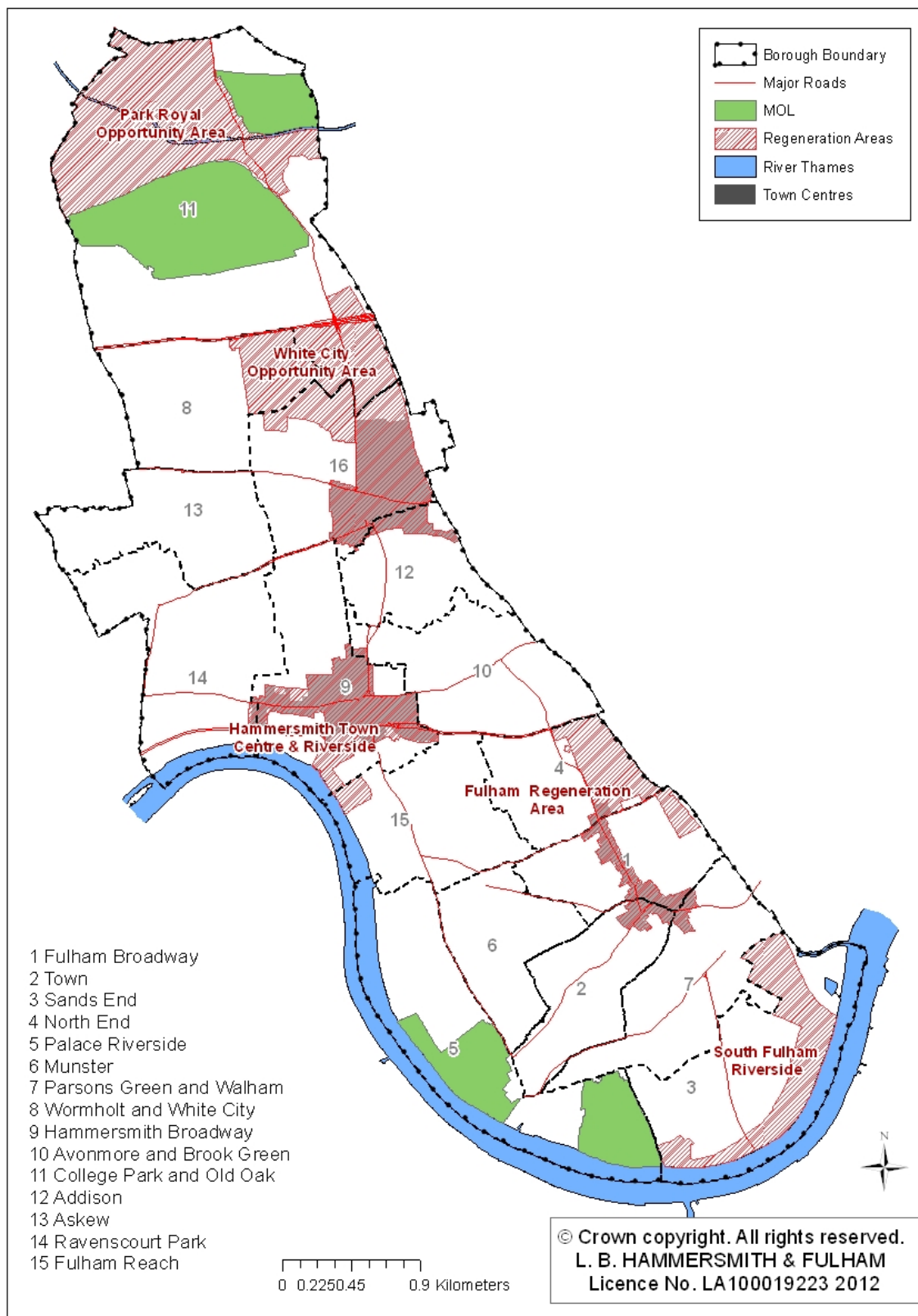
Hammersmith & Fulham is one of 13 inner London boroughs and is situated in the centre-west of London on the transport routes between the City and Heathrow airport. It is a long narrow borough running north to south with a river border at its south and south-west side. It is bordered by six London boroughs: 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.

Map 1 shows the borough in relation to its neighbours. Map 2 shows key strategic elements of the borough, including its town centres and regeneration areas.

**Map 1: Hammersmith and Fulham borough**



**Map 2: Key strategic elements in Hammersmith and Fulham**

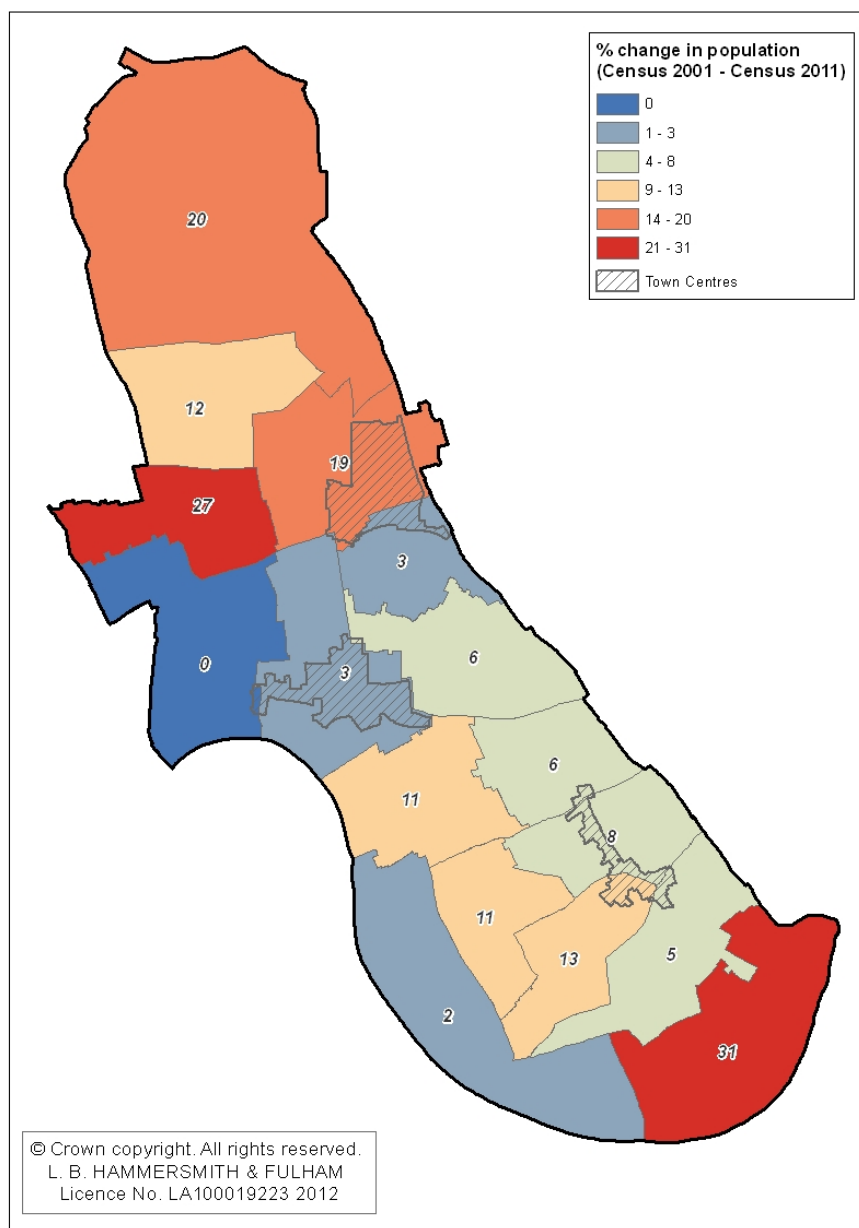


The population of Hammersmith & Fulham has risen by over 10% from 165,242 in 2001 to 182,500 on Census day in 2011. This is a lower rate of growth than most of London boroughs.

The population changes for local authorities in London between 2001 and 2011 ranged from growth of 29.6% in Tower Hamlets, to a decline of 0.1% in Kensington & Chelsea.

The population increased by more than 20% between the two censuses in Sands End, Askew and College Park and Old Oak wards. It increased least (less than 5%) in Hammersmith Broadway, Palace Riverside and Ravenscourt Park.

### Map 3: Change in population between Census 2001 and Census 2011



Source: Office for National Statistics



In terms of structure of the population, there are more females (51.3%) than males (48.7%) in the borough. There are also fewer people near the retirement age and a corresponding lower level of younger children than in London as a whole:

**Figure 1: Proportion of population by broad age group, Census 2011**



H&F has a higher proportion (75.6%) of population aged 15-64 than both London (70.2%) and England as a whole (65.9%). An estimated 9.0% of the Borough's population is of retirement age.

Based on the usual residents population, Hammersmith & Fulham is the country's sixth most densely populated area with a density of 111 people per hectare. In comparison, West London has 47 persons per hectare and London as a whole 53 persons per hectare.

The average household size in H&F in 2011 was 2.26 persons, a slight increase on 2001 figure (2.19 persons). This is the sixth lowest figure of local authorities in London.

In 2011, there were 80,590 households in the borough. 34% of those households were owner-occupied compared to 48.2% across London. This compares to 44% in 2001. 31.1% households were social-rented (24.1% in London and 33% in 2001) and 31.7% privately rented (25% in London and 23% in 2001).

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 were overcrowded. Over 9% of households were considered to be under-occupiers.

There is 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: White City and Clem Atlee.

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

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.

The council is pursuing a housing and area regeneration programme that provides more housing opportunities for low to middle income households, whilst continuing to work closely with other London boroughs to address overcrowding and homeless pressures. Increasing home ownership and provision of intermediate housing to address tenure imbalances and provide more housing opportunities for first time buyers, key workers and those on low to middle incomes is a priority.

### **Education:**

Hammersmith and Fulham's overall GCSE results for 2011 were above the inner London and national averages. However, there was 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. Despite recent improvements academic standards in the borough's community schools are still too low and this is reflected in a high level of surplus places – nearly a quarter of places in the borough's five community schools are unfilled.

The council's secondary schools strategy aims to improve standards and choice across the secondary school sector, by replacing space capacity at unpopular schools with places in currently oversubscribed schools or new schools. In 2011, 71.3% of pupils achieve 5 GCSE passes, including English and Maths, thus exceeding the LAs target of 70%.

**Crime:**

In 2011/12, 23,404 crimes were committed across the borough representing a 3.2% decrease since 2010/11. In terms of type of offences, violence against the person decreased by 11%, sexual offences by 19%, burglary by 8% and robbery by 6%. Theft and fraud increased by 6%.

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<sup>1</sup>) for under 75 year olds reached 108 in 2008-10. This is higher than expected for the age and sex structure of the population.

In 2008-10, life expectancy at birth for males in the borough was 79.4 years and 84.3 years for females. This is higher than the national and London averages.

The Council's aim is to build a healthier borough with a reduced incidence of disease, by improving health care and promoting healthier lifestyles across all sections of the community.

**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<sup>2</sup>) 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 £127,730 per head in 2011 and representing nearly 9.5% of the UK's total GVA.

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%).

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<sup>1</sup> SMR is an early measure of death. England in 2008-10=100.

<sup>2</sup> The Nomenclature of Territorial Units for Statistics or Nomenclature of Units for Territorial Statistics (NUTS) is a geocode standard for referencing the subdivisions of countries for statistical purposes. The standard is developed and regulated by the European Union, and thus only covers the member states of the EU in detail. The Nomenclature of Territorial Units for Statistics is instrumental in European Union's Structural Fund delivery mechanisms.

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.

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.

**Transport:**

The level of population and employment proposed in the Core Strategy could increase congestion and will necessitate increased investment in public transport to improve accessibility. 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. There has been increased use of the West London line for passenger transport and the Council has secured new stations at West Brompton, Shepherd's Bush and Imperial Wharf. More action is now needed to ensure that there is sufficient capacity particularly in the five regeneration areas.

**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 with 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 importance issues for residents, with 40% of local people ranking cleanliness as the most importance area for improvement in the borough, with 16% stating that parks are the most important area for improvement.

The borough's recycling performance has improved significantly with the introduction of the successful orange bag kerbside scheme and an increase in the number of community recycling sites. The percentage of household waste recycled has improved from 8% in 2002/03 to 27.2% in 2009/10 and 30% in 2011/12.

**Climate change:**

Climate change is, perhaps, the most significant issue for the 21<sup>st</sup> 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 Core Strategy and other planning policies. 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.

Rising temperatures, building subsidence, flooding and increased precipitation will affect buildings, people, biodiversity and overall environment of the borough.

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 improve the flood resilience of 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.

## Progress on Local Plan LDS monitoring

This Monitoring Report measures progress against the council's 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 2011/12 are set out below, together with a review of progress in meeting these milestones.

**Table 1: LDS key milestones 2011/12**

<i>Document</i>	<i>LDS 2011/2012 programme</i>	<i>Actual 2011/2012 programme</i>
Core Strategy	Examination April 2011	Examination (Public Hearing) April 2011
	Adoption Winter 2011	Adopted October 2011
Development Management DPD	Submission of DPD December 2010	Proposed submission consultation November 2011
	Examination – not specified	

### **Core Strategy:**

The 2011/12 programme for the Core Strategy was very similar to the programme set out in the November 2009 LDS. The Public Hearing took place in April 2011 and the adoption was in October 2011.

### **Development Management DPD:**

In the 2010/11 AMR, the council reported that work on the DM DPD had been put back so as to allow the preparation and adoption of the Core Strategy. In 2011, the council was able to push on with the DM DPD and proposed submission consultation took place in October 2011.

### **Supplementary Planning Documents:**

In respect of supplementary planning documents (SPDs), the council 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. In 2011/12 there was public consultation on all three documents.

## Progress on Local Plan Duty to co-operate

**Section 110 of the Localism Act sets out a new 'duty to co-operate'. This applies to all local planning authorities and:**

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of the GLA;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies; and
- requires councils to consider joint approaches.

The council undertakes a wide range of engagement with local authorities and other bodies prescribed for the purposes of Section 33A of the Planning and Compulsory Purchase Act 2004 when preparing development plan documents and other plans and strategies. The adoption of the Core Strategy in October 2011, which sets out the council's vision, strategic objectives and policies, preceded the Localism Act, however the council is satisfied that it involved neighbouring boroughs and other bodies in the spirit of the duty to co-operate.

In respect of the emerging Development Management DPD (DM DPD), this does not relate particularly to strategic matters, rather it is concerned with development management policies that will be applied once the principle of development has been agreed in accordance with the spatial vision and strategic objectives set out in the Core Strategy. However, the council considers that it has co-operated constructively on discussing issues and actively engaged other bodies identified in the Regulations in preparing the DM DPD. During 2011/12 the council consulted formally on the DM DPD for 6 weeks from November 2011, but this has also been supported by numerous other one-off or on-going initiatives. Some of the initiatives are set out below and demonstrate the ongoing processes that the council uses to maximise effective working with other bodies:

Many bodies actively engaged with evidence gathering and the preparation of background planning documents, e.g. Environment Agency and RBKC on the Strategic Flood Risk Assessment; London Boroughs of Ealing and Hounslow on the Joint Retail Needs Assessment; the West London Housing Partnership on the Strategic Housing Market Assessment; and a variety of bodies, such as Transport for London, Thames Water, Metropolitan Police and Hammersmith and Fulham Primary Care Trust on the Infrastructure Schedule that is incorporated within the Core Strategy (see list of Core Strategy background documents).

The council participates in a number of West London groupings of boroughs and other bodies, e.g. as a member of the West London Alliance, the West London Housing Partnership and the Westrans and South & West London Transport Conference (SWELTRAC); with other riparian boroughs through the Thames

Strategy Kew to Chelsea; and as a partner in the Western Riverside Waste Authority.

The council liaises and meets regularly with the Greater London Authority (GLA) and Transport for London on strategic policy matters. It contributes to GLA studies (including monitoring of development in the borough) and is active in commenting on GLA policy documents, such as reviews of the London Plan and relevant supplementary planning guidance. The council also contributes to west London and pan London policy studies as appropriate.

The council works constructively with bodies such as English Heritage, Environment Agency, the GLA and Transport for London on reaching development management decisions. The borough is subject to many major regeneration proposals, and discussions between relevant bodies is essential to enable the achievement of sustainable development that benefits this borough and London as a whole. The policies of these bodies have been taken into account in the drafting of council planning documents.

The council works closely with many bodies on multi agency working groups, for example with the NHS Hammersmith and Fulham, which is itself part of NHS North West London, and the Metropolitan Police in the Community, Sport, Physical Activity Network.

The council has entered into tri-borough (and bi-borough) working with RBKC and Westminster on a number of service areas, e.g. transport and technical services with RBKC and environment, leisure and residents services with RBKC.

The council actively engages with other bodies on a number of cross borough regeneration area initiatives, e.g. the Earls Court and West Kensington Opportunity Area with RBKC and the GLA, and the White City Opportunity Area with the GLA. Both these initiatives have resulted in the publication of regeneration area planning frameworks. Other bodies such as Transport for London are also involved in these areas.

The council has involved relevant bodies on emerging Planning Guidance SPD that will support the DM DPD and the Core Strategy. These bodies include Natural England, English Heritage, Environment Agency, Port of London Authority and British Waterways Board.

The council is involved in cross-boundary transport projects such as Crossrail and High Speed 2 as well as ongoing liaison with Transport for London on underground train services, road improvements and cycle ways. It engages with neighbouring boroughs on these projects in working groups.

The council has worked with organisations with a responsibility for infrastructure provision in the preparation of the draft Infrastructure Delivery Plan which will accompany the council's Community Infrastructure Levy. This will be the subject of formal consultation in summer 2012.



## **Progress on Local Plan** **Neighbourhood planning**

The Localism Act 2011 allows for the preparation of neighbourhood plans. Whilst previously all development plans were produced by the council, designated community groups who arrange themselves as a Neighbourhood Forum in a clearly demarcated Neighbourhood Area now have the opportunity to prepare their own Neighbourhood Plan. This document can provide planning policies complementing the council's Local Plan DPD to help shape the growth and development of the designated area. The government has also produced Neighbourhood Planning Regulations (April 2012) setting out the national requirements for neighbourhood planning.

There were no applications submitted to the council during the monitoring period, as this preceded the publication of the regulations. Beyond this period there has been one application for a cross-borough neighbourhood area and forum, which will be determined in due course and reported in next year's MR. Council officers have engaged with the public in setting out the benefits of a neighbourhood plan as well as the commitments required from the neighbourhood forum in preparing a plan. The council anticipates that over coming years there will be increased levels of interest in neighbourhood plans as they become a more established part of the development plans across London.

## Section 1 [Delivering the Council's vision] contents



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**The Core Strategy's vision:**

In the next 20 years there will have been:

- Increased provision of housing to reduce deprivation and polarisation and development of more stable and balanced communities;
- Physical, social and economic regeneration of number of identified areas and housing estates and their integration with the rest of the borough and achievement of decent neighbourhoods;
- Improved quality of life for all residents; and
- Mitigation of and adaptation to the impacts of climate change.

**A: Planning for regeneration and growth**

The council has designated five regeneration areas. For each of the regeneration areas the council has set out the overall strategy and vision for the area together with proposals for sites of strategic importance and for housing estate regeneration areas.

**INDICATOR 1:**

**Number of net dwellings granted permission/completed in WCOA<sup>3</sup>, HTC, FRA, SFR and Park Royal.**

**Core Strategy policies:**

- Strategic Policy A
- Strategic policy WCOA
- Strategic policy HTC
- Strategic policy FRA
- Strategic policy SFR
- Strategic policy Park Royal

**Target:**

**Table 2: Core Strategy targets 2012-2031**

OA/RAs	Indicative additional homes (20 years)	Indicative additional homes (Annual)
WCOA	5,000 (of which 4,500 in White City East)	250 (of which 375 in White City East)
HTC	1,000	50
FRA	3,400 (excluding any increase on estate lands)	170
SFR	2,200	110
PROA <sup>4</sup>	1,600	80

<sup>3</sup> WCOA: White City Opportunity Area  
HTC: Hammersmith Town Centre and Riverside  
FRA: Fulham Regeneration Area  
SFR: South Fulham Riverside  
<sup>4</sup> PROA: Park Royal Opportunity Area.

**Trend against indicator:**

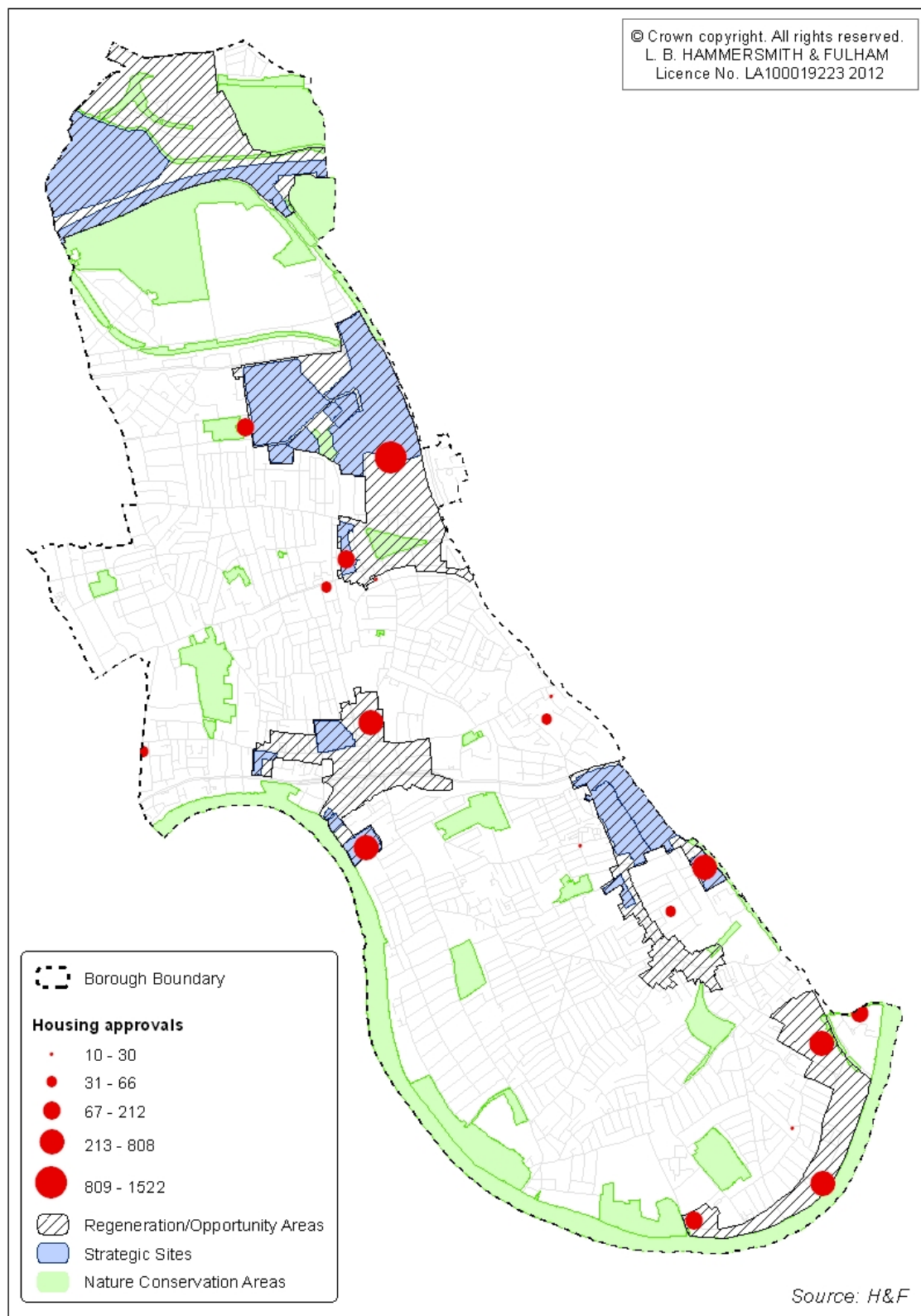
Baseline

**Key findings:**

**Approvals:**

- In 2011/12, 4,797 net dwellings were approved in the regeneration/opportunity areas and 725 dwellings in the rest of the borough.
- The spatial distribution of the approved dwellings shows that:
  - 1,734 net dwellings were approved in the WCOA,
  - 1,162 approved in HTC (this includes 418 student studio flats at Hammersmith Palais),
  - 815 in the FRA (including the approval of the Seagrave car park scheme part of Strategic Site FRA 1),
  - 1,101 in SFR (including the approval of three major sites: 51 Townmead Road, 26 and 92-116 Sullivan Road and Carnwath Road and Chelsea Creek).
  - No net dwelling were approved in the PROA.

Map 4: Housing approvals in Hammersmith and Fulham, 2011/12



### Completions:

- In 2011/12, 151 net dwellings were completed in the regeneration/opportunity areas and 323 in the rest of the borough.
- The spatial distribution shows that:
  - 138 in SFR,
  - 10 in FRA,
  - 2 in the WCOA,
  - 1 net dwelling was completed in the PROA,
  - None in HTC.

### INDICATOR 2:

**Number of net jobs granted permission/completed in WCOA, HTC, FRA, SFR and Park Royal.**

### Core Strategy policies:

See indicator 1.

### Target:

**Table 3: Core Strategy targets 2012-2031**

OA/RAs	Indicative new jobs (20 years)	Indicative new jobs (Annual)
WCOA	10,000	500
HTC	5,000	250
FRA	5-6,000	250/300
SFR	300-500	15/25
PROA	500	25

### Trend against indicator:

- Baseline
- Figure 2 shows that there has been a small overall increase in jobs within the 5 regeneration areas involving a small net loss in WCOA, HTC and FRA and a net gain within PROA and SFR

### Key findings<sup>5</sup>:

### Approvals:

- In 2011/12, the equivalent of 7,120 potential net jobs was created in the borough's regeneration areas if all those approvals are implemented of which:
  - 2,751 net jobs in the WCOA,
  - 2,893 net jobs in HTC,
  - 108 net jobs in FRA,

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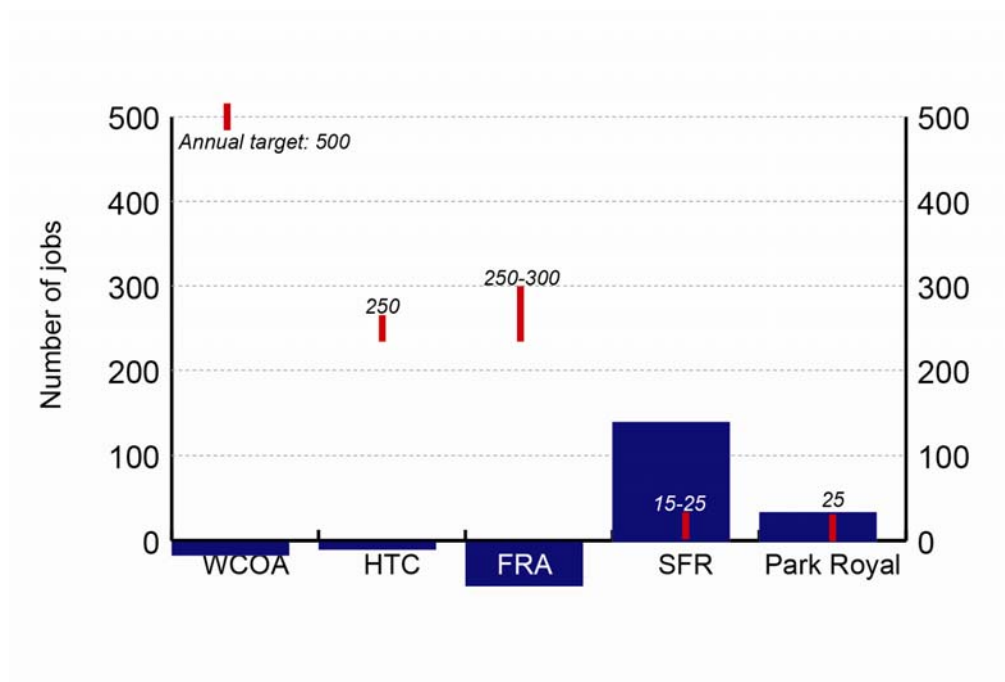
<sup>5</sup> Average employment densities including retail floorspace have been used to give an indication of the levels of employment that could be generated in the borough from the approved/completed floorspace. An adjustment has been made for employment associated with lost floorspace to give an indication of the likely new jobs. See Annex 1.

- 1,522 SFR.
- 5 net jobs in the PROA.

#### **Completions<sup>6</sup>:**

- In 2011/12, 100 potential net jobs were created in the regeneration areas of which:
  - 141 net jobs created in SFR.
  - 35 net jobs created in the Park Royal OA.
- 77 potential jobs were 'lost' in the borough of which:
  - 16 net jobs in the WCOA,
  - 9 net in HTC,
  - 52 net jobs in FRA.

**Figure 2: Number of net jobs completed/lost by Regeneration/Opportunity Areas, 2011/12**



Source: Hammersmith and Fulham

<sup>6</sup> The number of net jobs completed only gives a snapshot of jobs created over the period covered by the monitoring report.

**Policy comments:**

The overall increase in number of net dwellings being approved in the borough has been significant within the regeneration and opportunity areas of the borough. The continuing approvals and developers' interests in the White City OA, South Fulham Riverside (despite the uncertainties due to the Thames Tunnel construction), Hammersmith Town Centre and Fulham regeneration area confirm that the Core Strategy's targets will be delivered over the next 15-20 years.

In terms of jobs, the overall increase in jobs from completions within the regeneration areas has been quite small at around 100 jobs. However, the overall potential increase in jobs from schemes approved during the period could achieve over 7,000 additional jobs if implemented. This reflects the approval during the period of 3 major schemes: the proposed Westfield retail extension in the WCOA; the major office scheme at the former Metropolitan Station car park in Hammersmith town centre and the retail extension approved as part of the mixed use redevelopment at 51 Townmead Road in the South Fulham Riverside regeneration Area. These new jobs will be primarily associated with the retail sector and office jobs. Progress towards achieving the jobs target for each of the regeneration areas shown in Figure 2 is based on completions. Table 12 in the employment section shows the change in Class B floorspace in each of the regeneration areas for completed schemes and Figure 10 the anticipated change from approvals.



## **B: Planning for the location of employment activities**

<b>INDICATOR 3:</b> <b>Number of hotel bedrooms granted permission/completed</b>
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### **Relevant policies:**

#### **London Plan policy:**

**Policy 4.5:** London's visitor infrastructure

#### **Core Strategy policy:**

**Strategic policy B:** Location of Employment activities: ...[major new visitor accommodation will be directed to the three town centres and the Earl's Court and West Kensington and White City Opportunity Areas. Provision should not be prejudicial to the achievement of wider employment, retail and housing objectives for these areas].

### **Target:**

No overall target for the borough but the majority of provision should be directed to the identified town centres and opportunity areas in line with London Plan and Core Strategy policy. Both the London Plan and the Core Strategy seek at least 10% of bedrooms to be wheelchair accessible.

### **Trend against indicator:**

Increase in the number of hotel bedrooms.

### **Key findings:**

#### **Approvals:**

- Five planning applications for hotel use totalling 229 bedrooms were approved in 2011/12 (including 12 wheelchair accessible).
- This represents a decrease of 25 approved hotel bedrooms compared to 2010/11.
- In terms of spatial distribution, 84% of the hotel bedrooms were located within town centres and opportunity areas.

#### **Completions:**

- In 2011/12, two schemes representing 86 hotel bedrooms have been completed.

**Table 4: Number of hotel bedrooms granted permission/completed in 2011/12**

<i>Address</i>	<i>Description</i>	<i>Status</i>
49-51 Shepherds Bush Road	Extension to provide 9 additional bedrooms	Not started
407-411 Goldhawk Road	Extension for 7 additional bedrooms	Not started
28-36 Glenthorne Road	85 new appart hotel	Not started
Atlantic House, Rockley road	Change of use from B1 to C1 use class for 128 rooms (8 fully accessible)	Under construction
3-5 Putney Bridge Approach	Extension for 24 new hotel bedrooms	Completed
Seraphine Hotel 84-86 King Street	Change of use from D2 to C1 use class	Completed
G-Gate site	Redevelopment of the to provide a 259 unit apart-hotel (C1 use), including a 69.5 sq. m unit at ground floor level for A1, A3 or A4 use.	Pre-application

Source: Hammersmith and Fulham monitoring database

**Policy comment:**

The borough is not a major tourist destination and there is no overall borough target for new provision. The London Plan policy seeks a net increase of capacity throughout London of 40,000 hotel bedrooms to 2031 with priority to be given to town centres and opportunity areas. The majority of the outstanding pipeline for new provision in the borough is within these identified areas. 9% of new provision is proposed to be wheelchair accessible.

## C: Hierarchy of Town and Local Centres

### INDICATOR 4:

Total retail floorspace granted permission/completed within defined town centres<sup>7</sup>, key local centres, neighbourhood parades, satellite parades and outside designated centres

#### Relevant policies:

##### London Plan policies:

**Policy 2.15:** Town Centres

**Policy 4.7:** Retail and Town Centre Development

**Policy 4.8:** Supporting a successful and diverse retail sector

##### Core Strategy policy:

**Strategic policy C:** Hierarchy of Town and Local Centres

#### Target:

n/a

#### Trend against indicator:

Baseline

#### Key findings:

##### **Approvals (gross):**

- In 2011/12, 61,870 sq.m of retail floorspace were approved in the borough of which 83% in designated areas. This includes the approval of two major schemes: the Westfield extension and 51 Townmead Road.
- Table 5 presents the amount of retail floorspace completed by designations:

**Table 5: Retail floorspace approved (2011/12), by designations (m<sup>2</sup>)**

Town centres	51,074 of which 50,855m <sup>2</sup> is part of the Westfield extension
Key local centres	0
Neighbourhood parades	32
Satellite parades	112
Outside designated areas	10,645
<b>Total retail with planning permission</b>	<b>61,863</b>

Source: Hammersmith and Fulham monitoring database

<sup>7</sup> The London Plan 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, all with a 'medium' need for regeneration. Four local centres have been identified in the Core Strategy: East Acton, Askew Road, North End Road (West Kensington) and Fulham Road. Sixteen neighbourhood parades and 6 satellite parades have also been designated.

**Completions (gross):**

- In 2011/12, 2,881 sq.m of retail floorspace were completed in the borough. Table 6 presents the amount completed by designations:

**Table 6: Retail floorspace completed in 2011/12, by designations (m<sup>2</sup>)**

Town centres	313
Key local centres	0
Neighbourhood parades	0
Satellite parades	30
Outside designated areas	2,538
<b>Total retail completed</b>	<b>2,881</b>

Source: Hammersmith and Fulham monitoring database

**INDICATOR 5:**

**Total amount of floorspace for 'Town centre uses' permitted/completed in town centres (gross and net)**

**Relevant policies:**

**London Plan policies:**

**Policy 2.15:** Town Centres

**Policy 4.7:** Retail and Town Centre Development

**Policy 4.8:** Supporting a successful and diverse retail sector

**Core Strategy policy:**

**Strategic policy C:** Hierarchy of Town and Local Centres

**Target:**

n/a

**Trend against indicator:**

Approvals: Baseline

Completions: decrease

**Key findings:**

**Approvals:**

- In 2011/12, the total amount of gross floorspace approved for town centre uses in town centres was 85,753 sq.m. This includes the approval of the Westfield extension.
- Outside the town centres, the total reached 13,797 sq.m. The figure includes the approval of three major schemes: 51 Townmead Road, 24 Shepherd's Bush Road and the Car Park on Hammersmith Road.
- The net figure within town centres was 85,129 sq.m in 2011/12.

**Completions:**

- In 2011/12, the total amount of gross floorspace completed for town centre uses in the three town centres was 313 sq.m. Including B1 (which is mostly for office uses), the gross floorspace completed reached 400 sq.m. This is a decrease on last year figure which reached 5,794 sq.m in 2010/11.
- The net figure in 2011/12 was -312 sq.m. Including B1, the figure was -225m2.

**INDICATOR 6:**

**Proportion of shopping frontages which is vacant in designated Town Centres, key local centres, neighbourhood parades, satellite parades and outside designated centres**

**Relevant policies:**

**Core Strategy policy:**

**Strategic policy C:** Hierarchy of Town and Local Centres

**Target:**

No target but the council wants to improve town and local centres' viability and vitality.

**Trend against indicator:**

Baseline

**Key findings:**

- The council's in-house shopping centre survey (last updated in April 2012) reveals vacancy as follows:

**Table 7: Proportion of shopping frontages which is vacant, 2012**

<i>Designation</i>	<i>Proportion vacancy (averages)</i>
Town centres of which:	13%
<i>Hammersmith</i>	12%
<i>Fulham</i>	14%
<i>Shepherd's Bush</i>	14%
Key local centres	5%
Neighbourhood parades	6%
Satellite parades	12%

Source: Hammersmith and Fulham - Town Centre Surveys

- These percentage figures mirror the national average vacancy rate of 14.6% in town centres recorded in June 2012<sup>8</sup>. However, it should be noted that the national figure is based on an average number of vacant units in town centres rather than vacant frontage as shown by the LBHF data. Nevertheless, both local and national data indicate an increase in vacancy in town centres from 2008 to the present. The national vacancy rate for town centre units has grown from 5% to 14.6% between 2008 and 2012 and the average amount of vacant frontage in LBHF town centres has grown from approximately 6% to 14% in the same 4 year period.

**Policy comments:**

During this monitoring period there has been a significant amount of retail floorspace approved in the borough's town centres (51,074 sq.m) with only 10,645 sq.m approved outside of these centres. The distribution of the approved retail floorspace is consistent with Core Strategy Strategic Policy C which seeks to meet future retail need primarily within the established shopping hierarchy. The large amount of retail floorspace approved during this period should help the council meet the identified retail need for town centres as set out in the West London Retail Needs Study. The majority of the 51,074 sq.m of retail floorspace was approved for an extension to Westfield London Shopping Centre.

In the monitoring period, there has been a relatively small amount of retail floorspace completed both in and outside of the borough town centres. In fact the net figure actually shows a reduction in floorspace (-312 sq.m). This could be attributed to a number of factors, including the current economic climate. Whilst the low figure is of concern, the approval data is more encouraging and suggests that developer confidence in delivering new retail floorspace in the borough remains strong in the longer term.

The vacancy rates that are shown in the town centre and local centre locations during the monitoring period indicate that there are a number of frontages which have empty properties. Again, this may be a result of the current market which is seeing a number of large retail outlets close. The council are preparing a Development Management DPD which will contain policies which seek to provide more flexibility of use within the shopping hierarchy.

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<sup>8</sup> Source: Local Data company

## Section 2 [Borough-wide strategic policies] contents



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## Borough-wide strategic policies Meeting housing needs and aspirations

### London Plan objective

#### **Objective 1:**

'Ensuring London is:

A city that meets the challenges of economic and population growth in ways to ensure a sustainable, good and improving quality homes and neighbourhoods for all Londoners, and help tackle to huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.'

#### **Local policy Framework for housing:**

In addition to the spatial strategy, a number of borough wide and locally specific objectives and policies ensure that development both within and outside the proposed regeneration areas contribute to meeting the council's objectives.

#### **Strategic objective 2:**

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.

#### **UPD saved policies:**

Four Unitary Development Plan (as amended in 2007 and 2011) housing policies have been retained when they support the Core Strategy objectives:

UPD policy HO1: Prevention of the loss of existing residential accommodation

UPD policy HO3: House conversions

UPD policy HO6: Housing mix and special needs

UPD policy HO10: Special needs housing.

#### **Core Strategy policies:**

Six borough-wide housing policies support the overall objectives and are monitored in this section.



**INDICATOR 7:**

**Housing trajectory:**

**Plan period and housing targets including:**

- a) Net additional dwellings in previous years
- b) net additional dwellings for the reporting year
- c) net additional dwellings in future years
- d) Managed delivery target.

**Core Strategy policy:**

**Borough Wide Strategic Policy H1: Housing Supply**

**Target:**

**Table 8: Annual average housing provision monitoring targets 2011-2021**

<i><b>Period/Plan</b></i>	<i><b>Conventional supply</b></i>	<i><b>Non-self contained</b></i>	<i><b>Vacant</b></i>	<i><b>Annual target</b></i>
<b>2011/12 to 2020/21</b>	564	20	30	615 <sup>9</sup>

**Trend against indicator:**

N/A

**Key findings:**

The NPPF requires local planning authority to identify and update annually a supply of specific deliverable<sup>10</sup> sites sufficient to provide five years worth of housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.

- Overall, 511 additional homes were built in 2011/12. This compared to 446 in 2010/11 and 871 in 2009/10.
- 5,741 homes were permitted in 2011/12 a significant increase compared to last year's figure of 520 additional homes and to the average of 745 homes approved over the last five years.
- Between 2011/12 and 2020/21, the sites identified could provide 11,033 additional dwellings. This compares to the 5,640 dwellings target from the LP over the same period. This also meets the NPPF's requirement looking to identify an additional buffer of 5%.

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<sup>9</sup> The annual monitoring target for the LP does not include the increment to the minimum new homes attributed to Earl's Court and West Kensington opportunity areas by the EiP panel.

<sup>10</sup> Deliverable: Sites available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development is viable.

Figure 3: Housing trajectory, 2011/12

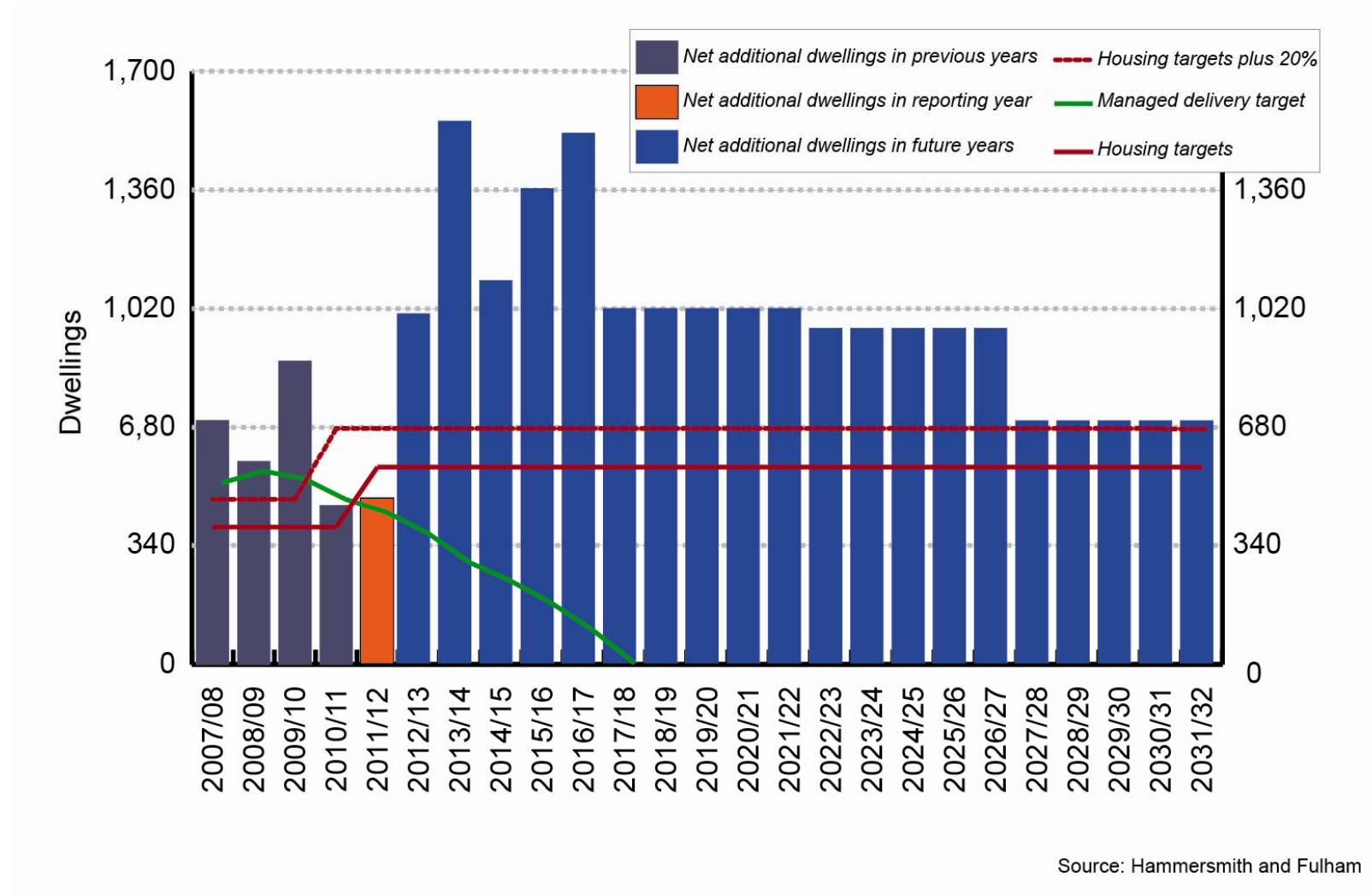


Table 9: Housing Trajectory 2011/12 (summary<sup>11</sup>)

	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
Net additional dwellings in previous years	701	581	871	455																					
Net additional dwellings in reporting year					474																				
Net additional dwellings in future years						1004	1555	1099	1362	1521	1019	1019	1019	1019	1019	962	962	962	962	962	697	697	697	697	697
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
Managed delivery target					598	632	610	551	514	454	371	318	254	177	84										

Source: Hammersmith and Fulham

<sup>11</sup>See [http://www.lbhf.gov.uk/Images/220812%20Five%20year%20housing%20supply\\_tcm21-175822.pdf](http://www.lbhf.gov.uk/Images/220812%20Five%20year%20housing%20supply_tcm21-175822.pdf) for paper on 5 year housing supply.

**INDICATOR 8:**  
**Net affordable housing permissions and completions by tenure, by  
regeneration areas and rest of borough**

**Core Strategy policy:**

**Borough Wide Strategic Policy H2: Affordability**

**Target:**

40% of all additional dwelling built between 2011 and 2021 to be affordable on sites with the capacity for 10 or more self-contained dwellings affordable housing.

**Trend against indicator:**

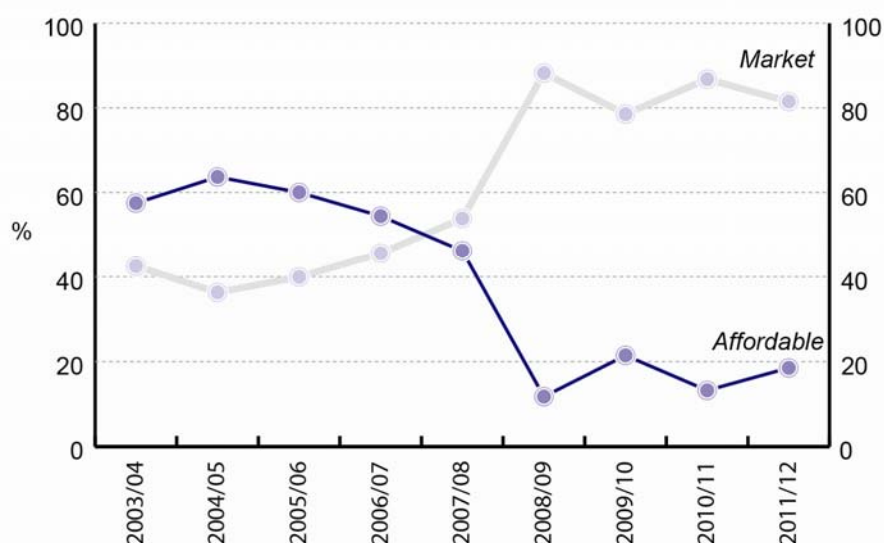
Not meeting target

**Key findings:**

**Affordable housing permitted:**

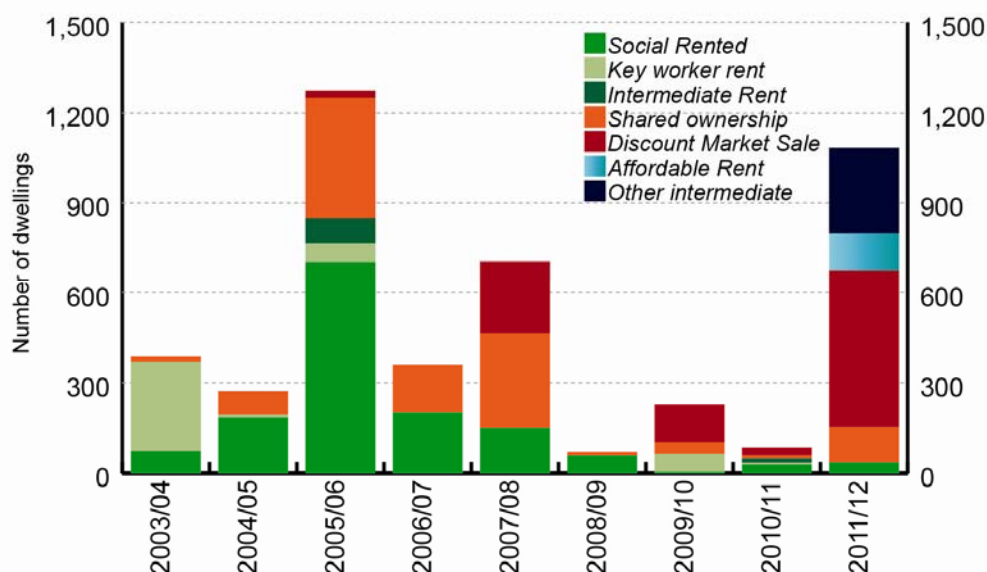
- 19% of the approved homes on sites of more than 10 units were affordable. This compares to 13% in 2010/11.
- In terms of tenure, the majority of affordable housing were intermediate (see Figure 5).
- 75% of the affordable homes approved were within regeneration areas.

**Figure 4: Proportion of affordable/market housing approved, 2003/04 to 2011/12**



Source: Hammersmith and Fulham

Figure 5: Type of affordable housing approved, 2003/04 to 2011/12

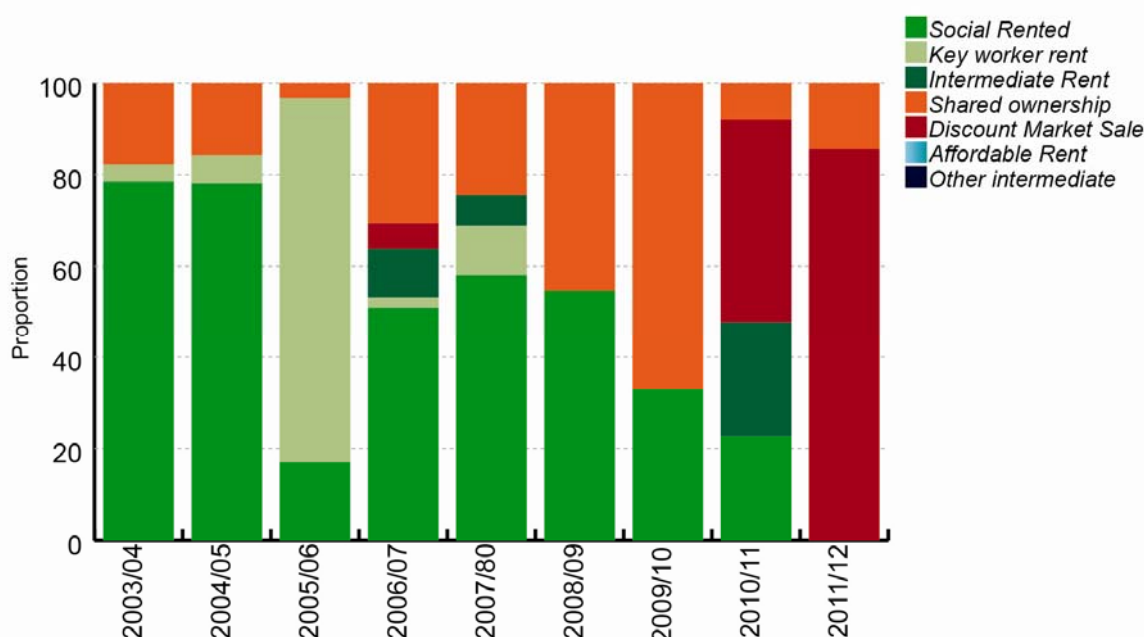


Source: Hammersmith and Fulham

#### Affordable housing completed:

- 100% of the affordable homes being completed were on sites of more than 10 units. Three schemes involved the completion of affordable housing in 2011/12: a small shared ownership scheme of 7 shared ownership units on Talgarth Road, five shared ownership units provided at Kelvin House and 69 discount market sales at Compass and Stanford houses, Imperial Wharf.
- 25% of units completed on sites of more than 10 units during the monitoring year were affordable.
- In terms of tenure, 100% of the affordable homes completed were intermediate with:
  - 85% of DMS.
  - And 15% residual for shared ownership units (Figure 6).
- 85% of the affordable homes completed in 2011/12 were within opportunity/regeneration areas.

Figure 6: Type of affordable housing completed (%), 2003/04 to 2011/12



Source: Hammersmith and Fulham

**INDICATOR 9:**  
**Number of converted units permitted and completed**

**Relevant Strategy policy:**

UDP saved policy HO3: Housing conversions

**Target:**

No specific target as will depend on site coming forward.

**Trend against indicator:**

Stable

**Key findings:**

- The annual number of converted units in the borough has remained constant over the last years. A net total of 82 converted units were completed in 2011/12 compared to 84 units in 2010/11.
- A net total of 114 converted units have been approved in 2012/12 compared to 119 units permitted in 2010/11.

**INDICATOR 10:**  
**Percentage of homes permitted meeting Code of Sustainable Homes level 3, 4, 5 and 6**

**Core Strategy policy:**

Borough-wide strategic policy H3: Housing quality and density

**Target:**

For all major residential developments, at least level 3.

**Trend against indicator:**

100% at least level 3.

**Key findings:**

- Out of the 5,026 new build dwellings approved on schemes of more than 10 units in 2011/12, 100% met a Code of Sustainable Homes of at least level 3.
- Of these:
  - 34% met a Code of Sustainable Homes level 3
  - 66% met a Code of Sustainable Homes level 4

**INDICATOR 11:**

**Total new build housing completions reaching very good, good, average and poor ratings against the Building for Life criteria**

**Core Strategy policy:**

**Borough-wide strategic policy H3:** Housing quality and density

**Target:**

Increase

**Trend against indicator:**

Stable

**Key findings:**

The CABC<sup>12</sup> Building for Life criteria is a government-endorsed assessment benchmark developed by CABC to ensure the provision of well-designed new homes. The building for Life criteria assesses the quality of the place, rather than simply the aesthetic of a development and each housing development is classified as follows:

- Very good: an overall score of 80%, likely to merit a Building for Life Gold award.
- Good: an overall score of 70%, likely to merit a silver award. This is the baseline for good design which CABC believes every scheme should achieve.
- Average: an overall score of 50%, not entirely without merit but represents a wasted opportunity to generate value and create sustainable places.
- Poor: an overall score of less than 50%, meeting fewer than half of the criteria that characterise good design.

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<sup>12</sup> CABC: Commission for Architecture and the Built Environment is part of the Design Council since 2011.

- In the review year 2011/12, two major sites completed have been assessed as average.<sup>13</sup>

**INDICATOR 12:**  
**Percentage of homes granted permission achieving the Lifetime Homes standards**

**Core Strategy policy:**

**Borough-wide strategic policy H4:** meeting housing needs

**Target:**

All new build should be built to “Lifetime Homes” standards with 10% to be wheelchair accessible, or easily adaptable for residents.

**Trend against indicator:**

Increase (close to 100%)

**Key findings:**

- Of the new build dwellings approved in 2011/12, 98% were to lifetime homes standard<sup>14</sup>.

**INDICATOR 13:**  
**Number and % of homes granted permission that are wheelchair accessible**

**Core Strategy policy:**

**Borough-wide strategic policy H4:** Housing quality and density

**Target:**

All new dwellings to be built to Lifetime Homes standards with 10% to be wheelchair accessible.

**Trend against indicator:**

On target.

**Key findings:**

- Of the total dwellings approved in 2011/12, 524 were provided with wheelchair accessibility. This represents approximately 10% of the total units permitted and is on target.

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<sup>13</sup> The indicator looks at Kelvin House, 63-75 Glenthorne Rd and Block J, Townmead Rd.

<sup>14</sup> Calculations use gross figure and scheme level which means that some units may be counted twice in cases where a revision to part of a scheme, usually in the form of details or reserved matters, is approved in the same year as the original permission.



**INDICATOR 14:**

**Net additional pitches (gypsy and traveller) granted permission/completed**

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.

**Core Strategy policy:**

**Borough-wide strategic policy H5:** Gypsies and travellers accommodation seeking to protect and improve the existing gypsy and traveller site at Westway.

**Target:**

No target

**Trend against indicator:**

Stable.

**Key findings:**

- In the review year, no additional Gypsy and Traveller pitches were provided within the London Borough of Hammersmith and Fulham.
- The council is working jointly with the Royal Borough of Kensington and Chelsea to assess the need for traveller accommodation in the two boroughs, and depending on the results of this assessment, whether there is a need for additional pitches and/or sites.

**INDICATOR 15:**

**Net additional student bedrooms granted permission/completed**

**Core Strategy policy:**

**Borough-wide strategic policy H6:** Student accommodation

**Target:**

No target

**Trend against indicator:**

Baseline

**Key findings:**

- In 2011/12, 74 student units were completed as part of one scheme on Fulham Palace Road.
- 1,048 student units were under-construction and 234 units not started.

## Section 2: Borough-wide strategic policies

### Meeting housing needs and aspirations

**Table 10: Student accommodation permitted and completed, 2011/12**

<i>Property name/ number</i>	<i>Street/ Postcode</i>	<i>Description scheme</i>	<i>Comments</i>	<i>Status</i>
168 - 188	Fulham Palace Road W6 9PA	Redevelopment of the site by the erection of a four storey building comprising two A1 retail units and one A3 restaurant/cafe unit at ground floor level; 74 student units at first, second and third floor levels; 2 car parking spaces with associated cycle.	74 student units.	Completed in July 2011
Woodlands, 80	Wood Lane W12 0TT	Redevelopment of part of Imperial College Campus Woodlands, which comprises the erection of postgraduate student accommodation buildings comprising 606 units, 9 residential units (use class C3) and 120 sq.m of use Class D1 floorspace plus ancillary facilities.	606 units. C2 residential institutions. Postgraduate.	Under construction
Seven Stars, 253	North End Road W14 9NS	Erection of additional floor and three storey side and rear extensions in connection with the conversion of the former public house to 24 student accommodation units on the upper floors and two retail units on the ground floor with ancillary storage at basement level.	24 units. Mixed A units on ground floors Not self-contained.	Under construction
Hammersmith Palais, 242	Shepherd's Bush road W6 7NL	Redevelopment involving erection of a part-five and part-ten storey building plus basement for 2,802 sq.m of leisure floor space (Class D2), including 195 sq.m of flexible leisure (Class D2) and/or retail floor space (Classes A1/A3); 15,065 sq.m of student accommodation. Demolition started.	418 all self-contained.	Under construction
Favourite Public House, 27	St Ann Road	Redevelopment of the site for the erection of a part five, part six storey building comprising 84 student housing studios with ancillary accommodation including internal and external amenity space, and the creation of a 96 sq.m Class A1 retail unit at ground floor level on the St Ann's Road frontage, together with ancillary landscaping works.	84 units.	Approved in August 2012 but after monitoring period
Ravenscourt House	Ravenscourt House 3 Paddenswick Road W6 0EL	Demolition of existing hostel building and erection of a part 3, part 6 and part 7 storey building over basement to provide 234 units of student accommodation with associated facilities including gym, laundry room and communal area and a nursery for John Bett's Primary School at ground floor level; provision of two car parking spaces for people with disabilities, cycle parking and associated landscaping.	234 units.	Not started
Riverview House	Beavor Lane W6 9AR	Change of use from B1 offices to C3 residential for student accommodation only, together with alterations to the existing fifth floor and to the exterior generally. New 6th floor between existing stair cores. Landscaping of the site.	66 bedsits/studios 20x1 bed flats 9x2 bed flats. 95 units in total	Pending decision S106 to be signed

Source: H&F

**Policy comments:**

In terms of delivering the overall level of housing needed to meet the Core Strategy target, the housing trajectory confirms that at least 13,200 dwellings are capable of being built between 2012 and 2031. The significant increase in the number of approvals including some on Strategic Sites allocated in the Core Strategy demonstrates the borough's ability to deliver.

Regarding affordable housing, the borough is not meeting the 40% Core Strategy target partly due to the present economic circumstances and uncertainties on the future funding.

The overall target for all new build dwellings to be lifetime homes with 10% of dwellings to be wheelchair adaptable has been met. Matters of implementation to deliver the suitable mix (type and size) is considered in more details in the emerging DM DPD.

Policy H5 from the Core Strategy provides criteria for the assessment of proposals for new sites. The council will also apply Policy H 'determining planning applications for traveller sites' from the Government's planning policy for traveller sites that came into effect in March 2012.

## Borough-wide strategic policies

### Local economy and employment

#### **London Plan objective:**

This section relates mainly to objective 2 from the London Plan seeking to ensure that London is: ‘an internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefits all Londonders and all parts of London;...’

#### **Local policy framework for employment:**

In addition to the spatial development strategy for Greater London, a number of borough-wide and locally specific objectives and policies ensure that development both within and outside the proposed regeneration areas contribute to meeting the council’s vision.

- Strategic objective 4 seeks to reduce polarisation and worklessness to create more stable, mixed and balanced communities.
- Strategic objective 5 seeks to support the local economy and inward investment to ensure that existing and new businesses can compete and flourish.
- Strategic objective 6 seeks to support businesses so that they maximise job opportunities and recruit and maintain local people in employment.

#### **UDP saved policies:**

Policy E5

#### **INDICATOR 16:** **Overall employment rate**

#### **Core Strategy policies:**

**Strategic Policy A:** Planning for regeneration and growth

**Strategic Policy B:** Location of Employment Activities

**Borough Wide Strategic Policy LE1:** Local Economy and Employment.

#### **Target:**

Increase

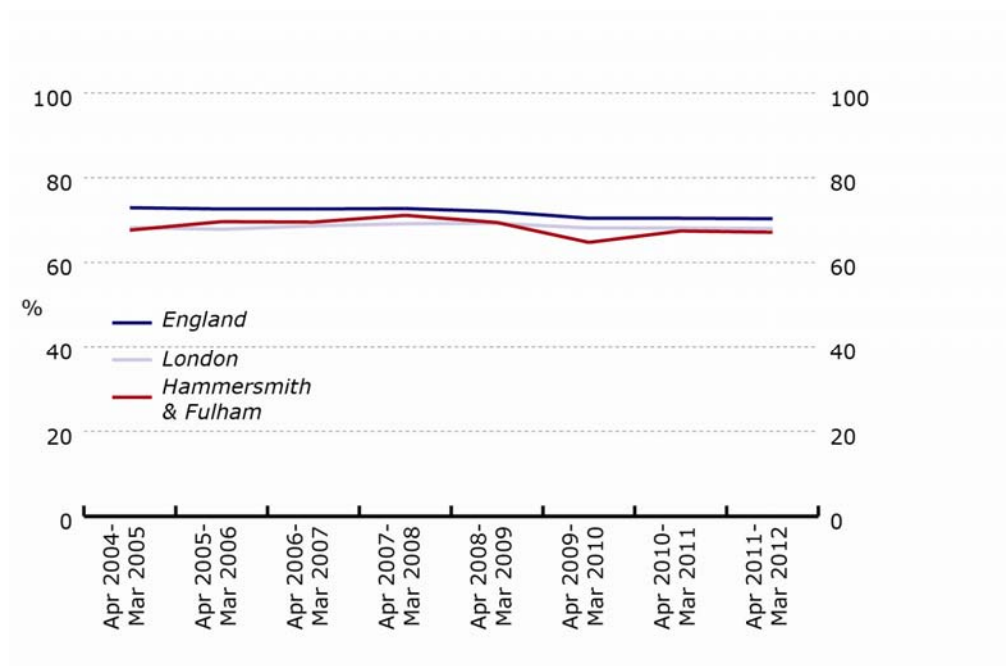
#### **Trend against indicator:**

Stable

**Key findings:**

- Since 2008/09, the employment rate<sup>15</sup> in Hammersmith and Fulham is lower than the regional and country averages reaching 67.1% in 2011/12.
- The employment is stable since last year reflecting the regional and national trend.

**Figure 7: Employment rates 2004/05 to 2011/12**



Source: Office for National Statistics (Annual Population Survey)

**INDICATOR 17:**  
**Working age people on out-of-work benefits**

**Core Strategy policies:**

**Strategic Policy A:** Planning for regeneration and growth

**Strategic Policy B:** Location of Employment Activities

**Borough-Wide Strategic Policy LE1:** Local economy and employment

**Target:**

Decrease

**Trend against indicator:**

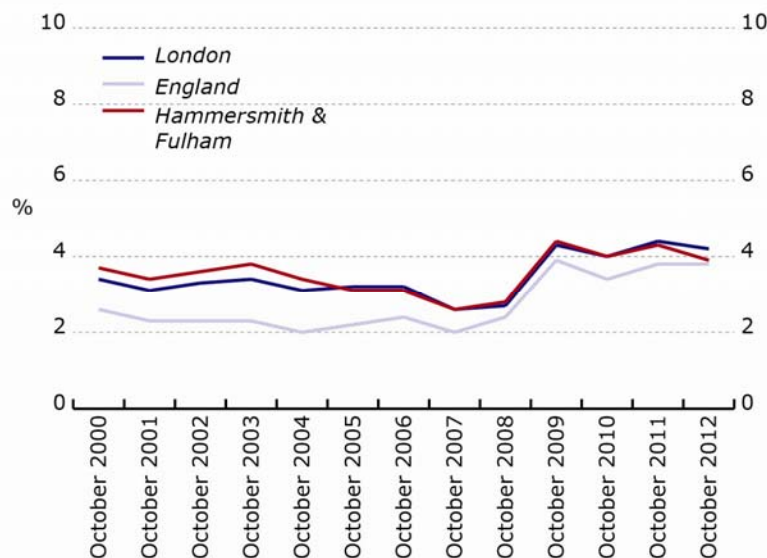
Decrease

<sup>15</sup> The employment rate gives the percentage of 16-64 year old population in employment (full-time, part time and self-employed).

**Key findings:**

- The number of working population claiming Job Seekers Allowance (JSA) has decreased from 5,264 in October 2011 to 4,785 in October 2012.
- The rate has also decreased over the same period from 4.3% to 3.9%. This rate is above the national (3.8%) but below the regional (4.2%) rates.

**Figure 8: Claimant counts (%), October 2000 to October 2012**



Source: Office for National Statistics

**INDICATOR 18:**

**Working age people claiming out-of-work benefits in the most deprived areas of the borough**

**Core Strategy policy:**

**Borough Wide Strategic Policy LE1: Local economy and employment**

**Target:**

Decrease

**Trend against indicator:**

Decrease

**Key findings:**

- 1,191 working age people were claiming out-of-work benefits in the most deprived Super Output Areas of the borough in August 2012 (using 2010 Index of Multiple Deprivation). This compares to 1,388 in August 2011.

**INDICATOR 19:**

**The business stock (i.e. the number of businesses registered in the borough)**

**Core Strategy policy:**

**Borough Wide Strategic Policy LE1: Local economy and employment**

**Target:**

Increase

**Trend against indicator:**

Decrease

**Key findings:**

- At the end of 2011 there were 9,655 businesses that were registered to pay VAT / PAYE in Hammersmith and Fulham. This is a drop of 0.16% from the previous year, compared to a 1.14% increase for Inner London, 0.6% increase for Outer London and 0.9% increase for London as a whole.
- VAT / PAYE registered businesses appear to have been affected to a greater degree by the worsening national economic conditions than Inner, Outer, and Greater London as a whole – all of which have seen slight increases in the number of registered businesses. England has seen a 1% drop in the number of VAT / PAYE registered businesses.
- The largest decreases were in the property sector (-13.7% in the borough compared to -1% nationally), production (-12.1% decrease in the borough compared to -3% nationally) and in the education sector (-7.4% compared to a 0.7% increase nationally). All other sectors remained relatively static.
- Industries which have fared better in the borough compared to other areas include the accommodation and food services, wholesale, retail and information and communication.

**INDICATOR 20:**

**Employment land available by type**

**Core Strategy policies:**

**Strategic Policy A:** Planning for regeneration and growth

**Strategic Policy B:** Location of Employment Activities

**Borough-Wide Strategic Policy LE1:** Local economy and employment

**Target:**

Ensure that there is sufficient available land for growth and retaining provision unless it is satisfactorily demonstrated that it is no longer required.

## Section 2: Borough-wide strategic policies

### Local economy and employment

#### **Trend against indicator:**

Not comparable

#### **Key findings:**

**Table 11: Employment sites in the borough at 31<sup>st</sup> March 2012**

<i>Site</i>	<i>Planning status</i>	<i>Type of development</i>	<i>Site area if available (ha)</i>	<i>Comment</i>
Old Oak Common sidings	PROA/SIL Site allocated in Core Strategy Strategic Site PR1	Mixed use. Proposed High Speed 2 (HS2)/Crossrail interchange.	32.5	A revised OAPF is in preparation
Earl's Court 2, Lillie Bridge depot and adjacent land	FRA Core Strategy Strategic site FRA 1 (part)	Residential use (use class C3); office (use class B1); retail (use classes A1-5); hotel and serviced apartments (use class C1); leisure (use class D2), private hospital (use class C2); Education/Health/Community/Culture (use class D1);	6.48	Outline planning application (Application 2) Pending decision
Hurlingham Wharf	SFR Safeguarded wharf identified on Core Strategy Proposals Map	Freight transshipment uses or predominantly residential uses subject to meeting the requirements of London Plan policy 7.26 for the release of safeguarding for freight transshipment purposes.	0.54	Planning application pending decision for redevelopment to provide a mixed use scheme providing 148 dwellings and 96 sq. m of B use class
Land north of Westfield	WCOA Core Strategy Strategic Site WCOA 1 (part)	Comprehensive mixed use scheme to meet the overall objectives for the area.	9.4	Outline planning permission for retail extension 50,915 sq. m and residential
Imperial West	WCOA Core Strategy Strategic Site WCOA 1 (part)	Comprehensive mixed use scheme to meet the overall objectives for the area. Site proposed as a new campus for Imperial College known as Imperial West Phase 1 for student accommodation is under construction.	2.27	Hybrid planning application pending decision including 22,528 sq. m of use class B1 and 192 residential units
BBC TV Centre	WCOA Core Strategy Strategic Site WCOA 1 (part)	Mixed use scheme that assists in meeting the regeneration objectives for the area and retains the listed BBC TV Centre.		No scheme submitted
BBC media	WCOA Core	Outstanding approval for offices and		A revised



## Section 2: Borough-wide strategic policies

### Local economy and employment

Site	Planning status	Type of development	Site area if available (ha)	Comment
Village	Strategy Strategic Site WCOA 1 (part)	music centre as part of the Media Village redevelopment.		scheme is likely to be submitted
Former Dairy crest site	WCOA Core Strategy Strategic Site WCOA 1 (part)	Mixed use scheme that assists in meeting the regeneration objectives for the area.		No scheme submitted
Pillar Hall, Olympia	Rest of borough	Planning application for change of use of Pillar hall for provision of a restaurant on ground floor (use class A3) and offices (+1,683 sq. m) approved.	0.22	Not started
Car Park adjacent to Hammersmith and City line station	HTC	Planning application for two mixed-use buildings containing offices and restaurants (B1: +31,063 sq. m; A3:+615 sq. m and D1: 684 sq. m) approved.	0.59	Under construction
Chelsea Creek	SFR	This site comprises the final phase of the Imperial Wharf major residential led regeneration scheme. Hybrid planning application for the mixed use development of the site following demolition of existing office building, comprising 489 residential units, 1,190 sq. m of commercial floorspace (Use Class A1-A5), 8,896 sq. m of office floorspace (use class B1) approved.	3.119	Not started
174 Hammersmith Road	Rest of borough	Existing office building.	0.17	Planning application for the redevelopment of the site by the erection of a part seven storey, part four storey building (plus basement) providing 6,450 sq. m of office (B1) floorspace.

Source: Hammersmith and Fulham

**INDICATOR 21:**

**Amount of permitted/completed employment floorspace, by type, by regeneration areas and the rest of the borough (net and gross)**

**Core Strategy policy:**

**Borough Wide Strategic Policy LE1: Local economy and employment**

**Target:**

Overall increase in office floorspace;

**Trend against indicator:**

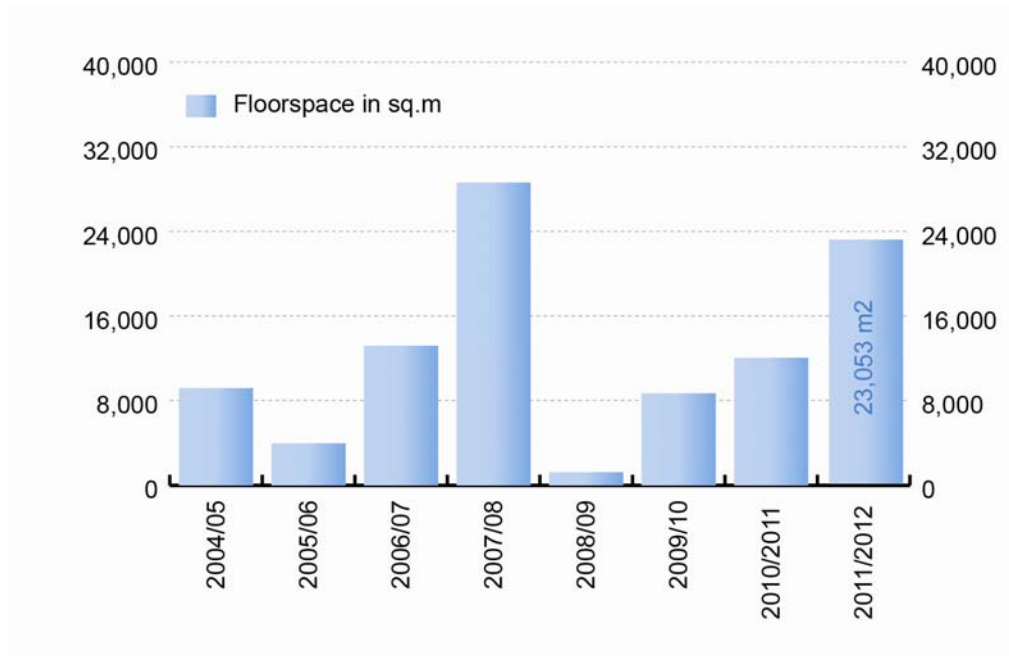
Increase; Some limited loss of industrial and warehousing uses except within the PROA designated Strategic Industrial Location

**Key findings:**

**Completions:**

- The gross employment floorspace completed during 2011/12 was 23,053 sq.m representing an increase of 11,030 sq.m on last year figure (Figure 9).
- The net additional employment floorspace completed was 7, 599 sq.m in 2011/12 and this compares to a net figure of 3,660 sq.m in 2010/11.
- In 2011/12, 2,748 sq.m of employment floorspace was lost in non employment generating schemes involving a loss of B1(a) and B8 use classes.

**Figure 9: Gross employment floorspace completed, 2004/05 to 2011/12**



Source: Office for National Statistics

**Table 12: Employment floorspace completed in the regenerations areas and rest of the borough, 2011/12**

<b>Existing employment floorspace (m<sup>2</sup>)</b>						
<b>Regeneration/Opportunity Areas/Rest of borough</b>	<b>B1</b>	<b>B1(a)</b>	<b>B1(b)</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Fulham Regeneration Area	398	328	0	0	0	<b>726</b>
Hammersmith Town Centre and Riverside Regeneration Area	1,745	232	0	0	0	<b>1,977</b>
Park Royal Opportunity Area	0	351	0	0	2,484	<b>2,835</b>
South Fulham Riverside Regeneration Area	930	0	0	0	0	<b>930</b>
White City Opportunity Area	0	0	0	0	0	<b>0</b>
Rest of borough	1,802	0	4,600	0	2,584	<b>8,986</b>
<b>Total</b>	<b>4,875</b>	<b>911</b>	<b>4,600</b>	<b>0</b>	<b>5,068</b>	<b>15,454</b>
<b>Proposed employment floorspace (m<sup>2</sup>)</b>						
	<b>B1</b>	<b>B1(a)</b>	<b>B1(b)</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Fulham Regeneration Area	0	0	0	0	0	<b>0</b>
Hammersmith Town Centre and Riverside Regeneration Area	87	0	0	0	0	<b>87</b>
Park Royal Opportunity Area	0	406	0	0	2,800	<b>3,206</b>
South Fulham Riverside Regeneration Area	2,564	0	0	0	0	<b>2,564</b>
White City Opportunity Area	0	0	0	0	0	<b>0</b>
Rest of borough	4,588	25	12,500	83	0	<b>17,196</b>
<b>Total</b>	<b>7,239</b>	<b>431</b>	<b>12,500</b>	<b>83</b>	<b>2,800</b>	<b>23,053</b>
<b>Net employment floorspace (m<sup>2</sup>)</b>						
	<b>B1</b>	<b>B1(a)</b>	<b>B1(b)</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Fulham Regeneration Area	-398	-328	0	0	0	<b>-726</b>
Hammersmith Town Centre and Riverside Regeneration Area	-1,658	-232	0	0	0	<b>-1,890</b>
Park Royal Opportunity Area	0	55	0	0	316	<b>371</b>
South Fulham Riverside Regeneration Area	1,634	0	0	0	0	<b>1,634</b>
White City Opportunity Area	0	0	0	0	0	<b>0</b>
Rest of borough	2,786	25	7,900	83	-2,584	<b>8,210</b>
<b>Total</b>	<b>2,364</b>	<b>-480</b>	<b>7,900</b>	<b>83</b>	<b>-2,268</b>	<b>7,599</b>

Source: Hammersmith and Fulham

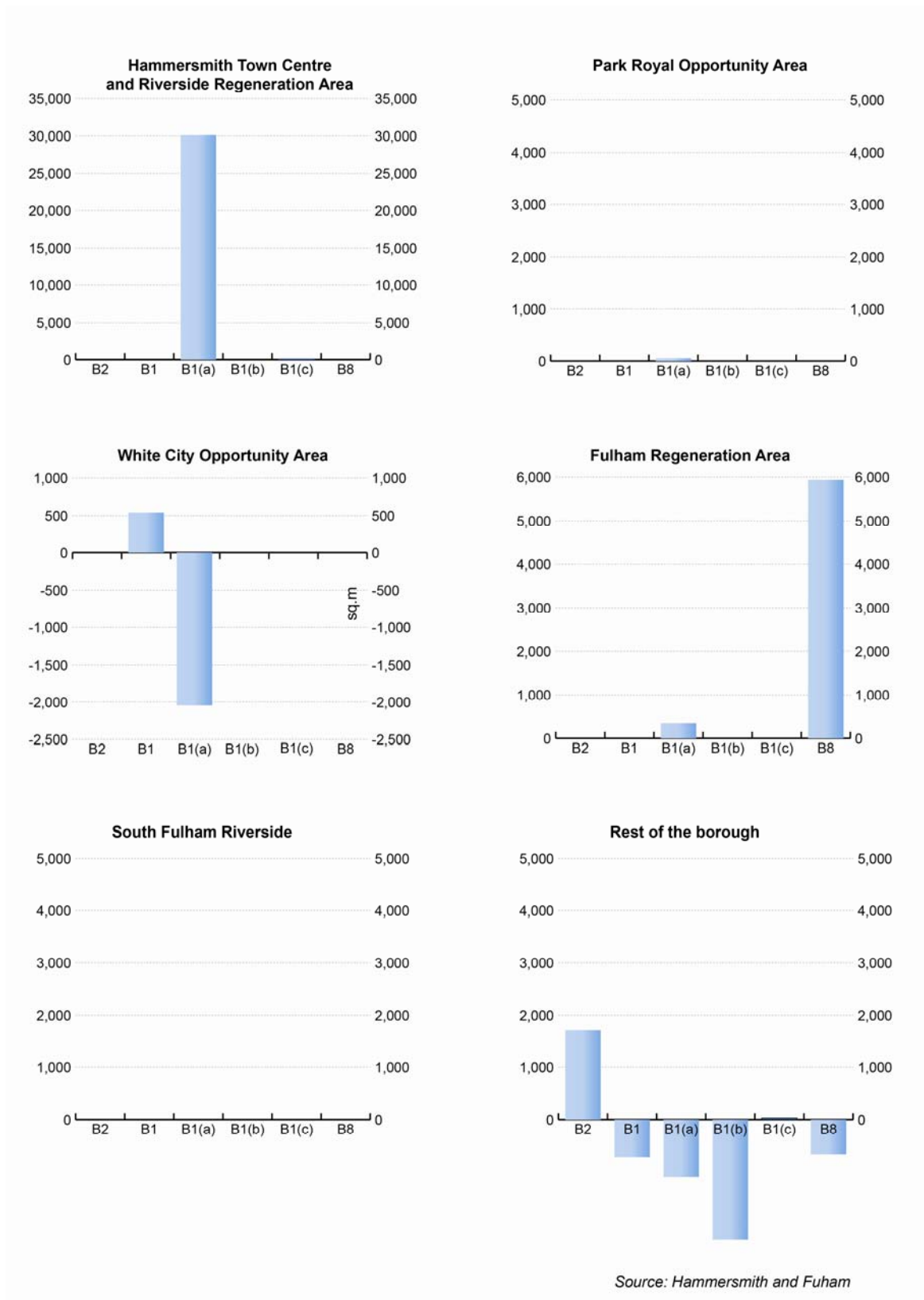
### Approvals:

- The gross employment floorspace approved during 2011/12 was 41,614 sq.m, the net figure being 32,000sq.m.
- There was a significant gain of approved employment floorspace in FRA and HTC.
- There was a loss of employment floorspace in WCOA and the rest of the borough (see Figure 10):

## Section 2: Borough-wide strategic policies

### Local economy and employment

**Figure 10: Net employment floorspace approved in 2011/12 by regeneration/opportunity areas and the rest of the borough**



**Policy comments:**

Overall the figures reflect the direction of Core Strategy policies with a substantial increase in employment floorspace approved alongside losses where this has been justified. The substantial overall increase is due to the approval of a major office scheme in HTC which compensates for some substantial potential losses in the WCOA and in the rest of the borough. The figures should be considered in conjunction with the previous jobs section. For example potential losses of jobs in the Class B classifications are likely to be compensated for by job opportunities created in other employment generating uses in the regeneration areas.

The losses are primarily within the B1/B1(a)/B1(b) category rather than industrial and warehousing (B2/B8)

Approvals show very little immediate change in the SFR and PROA. The significant change in FRA reflects approval for a self-storage facility.

## Borough-wide strategic policies

### Climate change

#### **London Plan 2011:**

The section relates to objective 5 from the London Plan seeking to be a city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.

#### **Local policy Framework for climate change:**

##### **Core Strategy:**

Strategic objective 17 seeks to reduce and mitigate the local causes of climate change, mitigate flood risk and other impacts and support the move to a low-carbon future.

##### **UPD saved policies:**

EN20A, EN20B, EN20C, EN21.

#### **INDICATOR 22:**

#### **Renewable energy generation capacity permitted for installation, by type**

##### **Core Strategy policy:**

**Borough Wide Strategic policy CC1:** reduce carbon emissions and resource use and adapt to climate change impacts

##### **Target:**

To increase the renewable energy generation capacity permitted

##### **Trend against indicator:**

In response to changes in policy which promote CO<sub>2</sub> reduction by all means, not just renewable energy, more developments have started to integrate other low carbon technologies such as CHP systems. These reduce the viability of some renewables and favour others, particularly renewable electricity generation. Solar PV panels are frequently combined with CHP systems, but they generally do not provide high levels of energy generation. This may explain why there has been a further reduction in renewable energy generation. For comparison, the largest development assessed here has a gas powered (i.e. non-renewable) CHP engine capable of generating almost 1,500 MW hours of energy in a year.

##### **Key findings:**

- Proposals for on-site renewable generation, particularly on major sites, have continued during 2011/12. 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.

## Section 2: Borough-wide strategic policies

### Climate change

- 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.

**Table 13: Renewable energy implementation, by type between 2007/08 and 2011/12**

<i>Renewable Energy Type</i>	<i>Installations</i>					
	2007/08	2008/09	2009/10	2010/11	2011/12	
Wind: onshore	None	1 development site (6 turbines)	None	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	18 major developments	
Hydro	None	None	None	None	None	
Biomass:	1. None	1. None	1. None	1. None	1. None	
	2. None	2. None	2. None	2. None	2. None	
1. Landfill gas	3. None	3. None	3. None	3. None	3. None	
2. Sewage sludge digestion	4. None	4. None	4. None	4. None	4. None	
	5. None	5. None	5. None	5. None	5. None	
	6. None	6. 1	6. 2	6. 1	6. None	
3. Municipal and industrial solid waste combustion		(wood pellet)	(wood pellet)	(wood pellet)		
4. Co-firing of bio-mass with fossil fuels						
5. Animal biomass						
6. Plant biomass						
Heat Pumps	-	1	1	10	8	
Solar Water Heating	-	7	3	4	2	

Source: Hammersmith & Fulham Council

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 (all solar PV systems).

**Table 14: Renewable energy generation between 2007/08 and 2011/12 in Megawatt hours (estimated)**

Year	2007/08	2008/09	2009/10	2010/11	2011/12
Generation	1.375	142	1,300	640	301

Source: Hammersmith & Fulham Council

**INDICATOR 23:**

**Reduction in carbon emissions from new developments compared to their baseline emissions**

**Core Strategy policy:**

**Borough Wide Strategic policy CC1:** reduce carbon emissions and resource use and adapt to climate change impacts

**Target:**

To meet London Plan (2011) targets for reducing carbon emissions from new developments.

**Trend against indicator:**

This is the first time that this indicator has been reported, so no trend can be assessed at this stage.

**Key findings:**

- The average reduction in CO<sub>2</sub> emissions for new major developments compared to baseline emissions in 2011/12 was 23%.

**INDICATOR 24:**

**Number of properties connected to decentralised energy systems**

**Core Strategy policy:**

**Borough Wide Strategic policy CC1:** reduce carbon emissions and resource use and adapt to climate change impacts

**Target:**

To increase the number of properties connected to decentralised energy systems

**Trend against indicator:**

This is the first time that this indicator has been reported, so no trend can be assessed at this stage.



**Key findings:**

- 5,076 residential units planned for connection to decentralised energy systems.

**INDICATOR 25:**

**Tonnes of CO<sub>2</sub> emissions per capita**

**Core Strategy policy:**

**Borough Wide Strategic policy CC1:** reduce carbon emissions and resource use and adapt to climate change impacts

**Target:**

To meet Government carbon reduction objectives by the required target dates.

**Trend against indicator:**

Fluctuate

CO<sub>2</sub> emissions per capita have fluctuated since data was first reported in 2005. Although emissions increased in 2006, they fell in 2007, remained static in 2008, decreased again in 2009 but then rose in 2010. At 6.3 tonnes of CO<sub>2</sub> per capita, emissions in 2010 are the same as they were in 2005.

**Key findings:**

- Data on CO<sub>2</sub> emissions per capita is published by DECC each year, although there is a time lag in the data provided, meaning that the current data (published in August 2012) relates to 2010.
- Per capita CO<sub>2</sub> emissions in 2010 increased by 5% compared to 2009. Most of this increase came from the industrial and commercial sector, with a smaller increase from domestic buildings. Emissions from transport remained static.

**Table 15: CO<sub>2</sub> emissions per capita in Hammersmith & Fulham, 2005 to 2010**

<i>Year</i>	<i>Emissions per capita (tonnes)</i>	<i>Annual change in emissions per capita (%)</i>
<b>2005</b>	6.3	Baseline
<b>2006</b>	6.6	+4.8
<b>2007</b>	6.4	-3.0
<b>2008</b>	6.4	No change
<b>2009</b>	6.0	-6.3
<b>2010</b>	6.3	+5.0

Source: DECC

**Policy comment on policy CC1:**

Policy CC1 is helping to reduce CO<sub>2</sub> emissions, particularly from major developments beyond the minimum standards required to meet the Building Regulations. Higher levels of energy efficiency and low/zero carbon energy generation are being integrated into new developments. However, until zero carbon developments are constructed from 2016 (residential developments) and 2019 (non-residential developments), all new developments are likely to lead to some increase in local CO<sub>2</sub> emissions, albeit emissions will be lower than if policies such as CC1 were not in place.

**INDICATOR 26:**

**Number of permissions that include 1 or more sustainable urban drainage systems**

**Core Strategy policy:**

**Borough Wide Strategic policy CC2:** Water and Flooding

**Target:**

To increase the number of permissions that include 1 or more sustainable urban drainage systems.

**Trend against indicator:**

Increase

**Key findings:**

- 20 major developments integrated some form of sustainable drainage system (SUDS) in 2011/12. Measures proposed include green roofs, permeable paving and attenuation tanks.

**Policy comment on policy CC2:**

The inclusion of sustainable drainage systems is now required for major applications, unless there are practical reasons that prevent their use. Smaller developments are also increasingly being encouraged to integrate SUDS measures to help reduce surface water run-off.

**INDICATOR 27:**

**NO<sub>2</sub> and PM<sub>10</sub> pollution exceedences**

**Core Strategy policy:**

**Borough Wide Strategic policy CC4:** Protecting and Enhancing Environmental Quality

**Target:**

To meet Government air quality objectives by the required target dates.

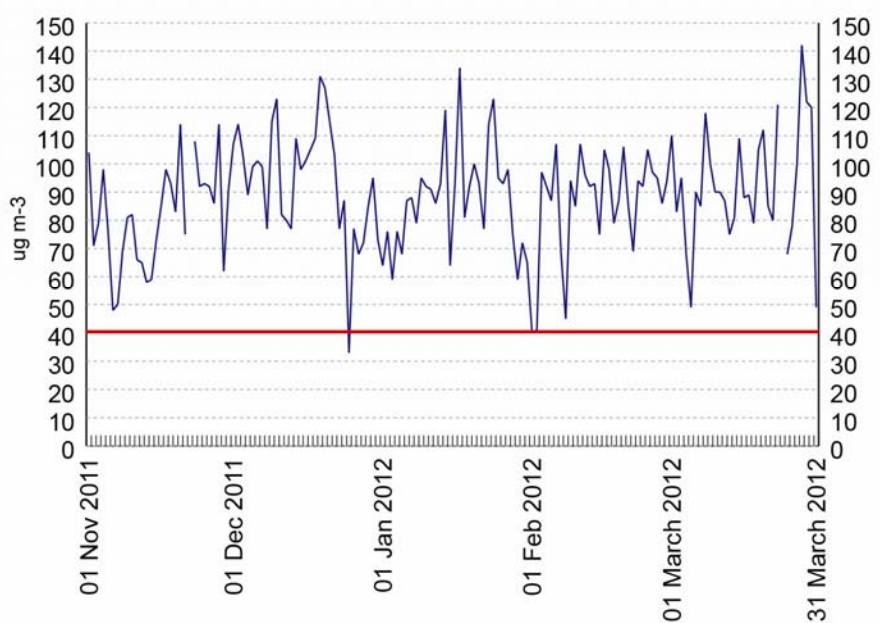
**Trend against indicator:**

Due to lack of data for 2011/12 and for the previous 2 reporting periods (when no real-time monitoring was carried out), it is not possible to comment on any trends in meeting the PM<sub>10</sub> and NO<sub>2</sub> objectives.

**Key findings:**

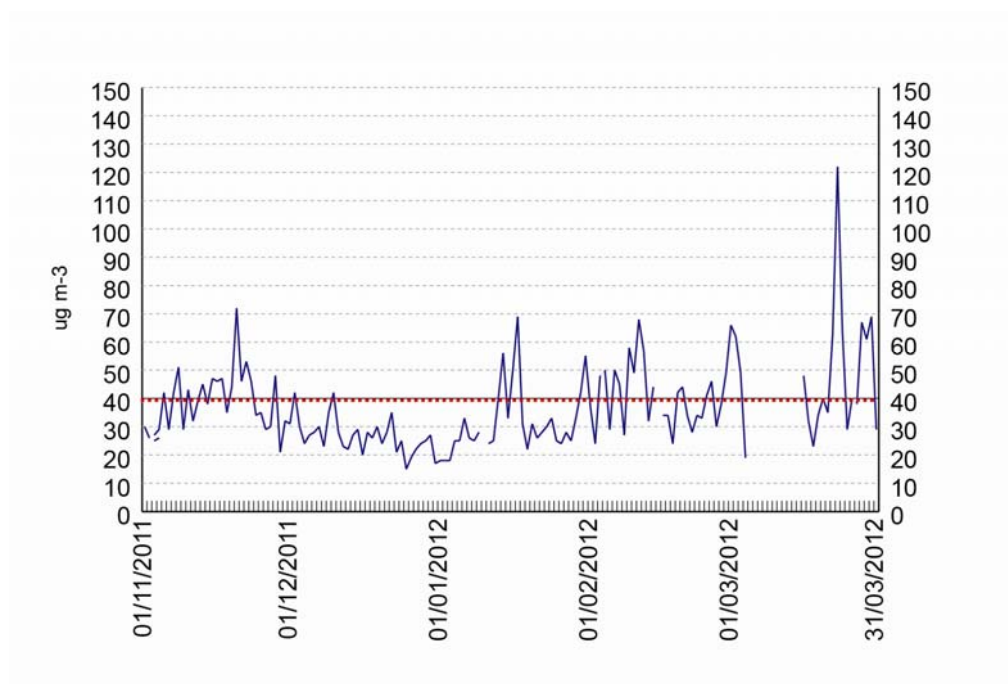
- The new air quality monitoring station at Shepherds Bush Green was only established at the end of 2011, so a full set of data is not available for 2011/12. For the five months when monitoring took place (November 2011 to March 2012), there were 19 days when PM<sub>10</sub> exceeded 50µg/m<sup>3</sup>. This compares to the Government's annual limit which allows 35 days of exceedences. At the same site, hourly NO<sub>2</sub> levels exceeded 200µg/m<sup>3</sup> nine times, compared to the annual limit of 18. In terms of annual mean concentrations of PM<sub>10</sub> and NO<sub>2</sub>, these were 36.5µg/m<sup>3</sup> (PM<sub>10</sub>) and 88.8µg/m<sup>3</sup> (NO<sub>2</sub>) during the monitoring period, compared to the Government's limit of 40µg/m<sup>3</sup>.

**Figure 11: NO<sub>2</sub> levels at Shepherds Bush monitoring station  
(November 2011 to March 2012)**



Source: London air quality network

**Figure 12: PM<sub>10</sub> levels at Shepherd's Bush monitoring station  
(November 2011 to March 2012)**



Source: London air quality network

**Policy comment on CS policy CC4:**

Local air quality is determined by a number of factors, including weather conditions and emissions beyond the borough boundary which are outside the council's control. However, Policy CC4 is helping to reduce NO<sub>2</sub> and PM<sub>10</sub> emissions particularly from new major developments.

Drawing any firm conclusions from the 2011/12 air quality data is difficult as it is limited to less than 6 months of the MR monitoring period, but it indicates that at least one objective (NO<sub>2</sub> annual mean) is likely to continue to be exceeded at busy roadside locations for some time.

## Borough-wide strategic policies Hazardous substances

### **London Plan 2011:**

The section relates to objective 4 from the LP seeking to be a city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.

### **Core Strategy:**

Strategic objective 12 seeks to promote the health, safety and security of those who live, work and visit Hammersmith and Fulham.

### **INDICATOR 28:**

**The number of planning permissions granted where Health and Safety Executive (HSE) objected**

### **Core Strategy policy:**

Borough Wide Strategic policy HS1: Hazardous Substances

### **Target:**

To decrease the number of planning permissions granted where health and Safety Executive (HSE) objected.

### **Trend against indicator:**

Baseline

### **Key findings:**

- No planning applications were permitted where HSE has objected.

## Borough-wide strategic policies

### Built environment

#### **London Plan 2011:**

The section relates to objective 4 from the LP seeking to be a city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.

#### **Local policy Framework for built environment:**

##### **Core Strategy:**

Strategic objective 1 seeks in particular, to encourage regeneration of the most deprived parts of the borough, especially in the White City areas, north Fulham area and Hammersmith town centre area.

Strategic objective 8 seeks to regenerate Hammersmith and Fulham's town centres to improve their viability and vitality and sustain a network of supporting key local centres providing local services.

Strategic objective 11 seeks to encourage and promote healthier lifestyles and reduce health inequalities.

Strategic objective 14 seeks to preserve and enhance the quality, character and identity of the borough's natural and built environment (including its heritage assets) through respect for local context, good quality, inclusive and sustainable design.

#### **INDICATOR 29:**

**The % of conservation areas with up-to-date conservation area statements/management plans**

#### **Core Strategy policy:**

**Borough Wide Strategic Policy BE1: Built Environment**

#### **Target:**

To increase the % of conservation areas with up-to-date conservation area statements/management plans.

#### **Trend against indicator:**

Baseline

#### **Key findings:**

- 0% increase between 2011 and 2012.

**INDICATOR 30:**  
**The proportion of listed buildings at risk**

**Core Strategy policy:**

**Borough Wide Strategic Policy BE1:** Built Environment

**Target:**

To reduce the proportion of listed buildings at risk as a percentage of the total number of listed buildings in the borough.

**Trend against indicator:**

Increase in the proportion of listed building at risk

**Key findings:**

- In 2012, there were 13 buildings at risk in the borough and this figure has increased since last year (11 buildings at risk in 2011 or 2.2%).
- Proportionally, this represents 2.6% of the total listed buildings.

**Policy comments:**

Policy BE1 is applied to the assessment of all development applications. The pursuit of a “high quality urban environment that respects and enhances its townscape context and heritage assets” remains a key urban design objective of the Council.

Since adopting the Core Strategy, policy BE1 has been supported by emerging policies. Eight Development Management Policies relating to the main design and conservation issues facing the Borough from achieving good design and high quality public realm in new build schemes including tall buildings, to protecting and enhancing the boroughs heritage assets and key views, have been developed. These policies add detail to the overriding policy BE1.

In addition a Planning Guidance SPD has been prepared which adds further detail on conservation matters such as Conservation Areas, Archaeology, and Buildings of Merit to reinforce the aim of BE1 – namely to “protect and enhance the character, appearance and setting of the borough’s heritage assets”. Similarly, the section on Accessible Design expands upon Policy BE1 which promotes the need for “good inclusive design”.

Since BE1 has been adopted proposals for tall buildings have been developed for sites in each of the regeneration areas identified as part of significant regeneration schemes. Elsewhere in the borough, proposals for tall buildings have been resisted in line with the council’s spatial policy identified in BE1 of the Core Strategy.

***Buildings at risk:***

Two buildings were removed from the Buildings at Risk Register in 2012 due to completion of restoration works (Fulham Palace Walls and Fulham Palace Lodge). Four additions were made in 2012, one in order to allow English Heritage to grant fund repairs (All Saints Church) and three others due to condition or length of vacancy (Tomb of Frederick Harold Young, Ashlar Court and the former Royal Masonic Hospital). Construction programmes have also lengthened due to current economic conditions resulting in fewer buildings being removed from the Register in the annual update.

Only three of the 13 buildings on the Register have no approved proposals in place, all of which are funerary monuments, so future prospects for a reduction in the number of Buildings at Risk in the borough remain good.

**INDICATOR 31:**

**Serious acquisitive<sup>16</sup> crime rate**

**Core Strategy policy:**

**Borough Wide Strategic Policy BE1: Built Environment**

**Target:**

To decrease the serious acquisitive crime rate

**Trend against indicator:**

Increase in the number of acquisitive crime rate.

**Key findings:**

- Overall, there was a 3% reduction in total crime in the borough between 2010/11 and 2011/12. Despite this reduction, the crime rate is still high compared to the other London boroughs (4<sup>th</sup> highest).
- There was an increase in the number of acquisitive crimes in the borough between 2010/11 and 2011/12 which totalled 5,700 offences. The highest number of acquisitive crimes could be found in the Shepherd's Bush Green ward, in and round the Westfield shopping centre.

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<sup>16</sup> Acquisitive crime covers all household and personal crime where items are stolen, and can be split into household and personal acquisitive crimes.

Serious Acquisitive Crimes include:

- Burglary in a dwelling
- Theft from motor vehicle
- Theft/taking of motor vehicle
- Personal property (robbery)
- Business property (robbery)



**INDICATOR 32:**  
**Net change in potential capacity of existing waste management facilities**

**Core Strategy policy:**

**Borough Wide Strategic Policy CC3: Waste Management**

**Target:**

To increase the net change in potential capacity of existing waste management facilities

**Trend against indicator:**

Stable

**Key findings:**

- There was no net change in potential capacity of existing waste management facilities.

## Borough-wide strategic policies

### Open Space

#### **London Plan 2011:**

The section relates to objective 4 from the LP seeking to be a city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.

#### **Local policy framework for open spaces:**

##### **Core Strategy:**

Strategic objective 15 seeks to 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 33:**

**The area of garden land granted permission for development**

##### **Core Strategy policy:**

**Borough Wide Strategic policy OS1:** Improving and Protecting Parks and Open Spaces

##### **Target:**

To ensure as per the LP Key Performance Indicator to allow no more than 120 (across London) residential units to be developed on garden land per year.

##### **Trend against indicator:**

Baseline

##### **Key findings:**

- In 2011/12, five planning applications involving the erection of a building/dwelling in the back garden were approved and resulted consequently in a loss of back garden. One involved the construction of a studio and another one the erection of a 2 storey plus basement dwelling. Another application involved the change of use from an artist studio to a self-contained dwelling.
- It was not possible to monitor the area of garden granted permission for development in this year's report.

**INDICATOR 34:**  
**The net change to areas of nature conservation areas**

**Core Strategy policy:**

**Borough Wide Strategic policy OS1:** Improving and Protecting Parks and Open Spaces

**Target:**

To ensure no net loss where there is an identified need.

**Trend against indicator:**

Minimal net loss.

**Key findings:**

- In terms of applications impacting on nature conservation areas, only five applications submitted in the monitoring period impacted on nature conservation areas with only one of these involving a small loss. This minimal loss was acceptable on balance against the benefits of a new health facility, important to the local community, being provided on the site. Two further applications took consideration of the nature conservation and habitat value of the site in making ecological enhancements to their application to address and remediate that being affected.

**INDICATOR 35:**  
**The net change in total areas of public open space**

**Core Strategy policy:**

**Borough Wide Strategic policy OS1:** Improving and Protecting Parks and Open Spaces

**Target:**

To ensure no net loss where there is an identified need.

**Trend against indicator:**

Baseline

**Key findings:**

- None identified. Applications approved mentioning policy OS1 are in accordance with the policy.

**Policy comments on CS policy OS1:**

During this monitoring period there has been a small number of applications granted permission for residential development on garden land. The NPPF, like the London Plan, enables boroughs to resist inappropriate development of residential gardens where justified in light of local circumstances, but does not impose a blanket restriction on such development. This locally sensitive approach is supported by the NPPF which makes also clear that the SHLAA allowances for windfall sites should not include residential gardens. The Core Strategy adopted in October 2011 reinforces this approach in Policy OS1 and supporting text which protects back garden space and seeks enhancement to front gardens and greening of streets. The effects of this policy will be more clearly assessed in the next monitoring period, when it will have had a full year to take effect.

With the exception of the minimal loss of nature conservation area in one application, the nature conservation element of Core Strategy OS1 and the borough's nature conservation hierarchy continues to protect the borough's sites of nature conservation importance.

There were fourteen applications over the monitoring period that made reference to Policy OS1 of the Core Strategy, however only one of these directly affected the provision of open space. This scheme involved a minor reduction in open space and a change in the nature of open space through re-provision and new design, whilst also securing a health care centre as part of a mixed use scheme. Broadly, the policy is fulfilling its function of protecting and seeking to enhance the existing open spaces and provide new open space where viable and deliverable, whilst being flexible to accept re-provision of an appropriate type and scale where this can help development to come forward.

## Borough-wide strategic policies Community facilities

### London Plan 2011:

The section relates to objective 3 from the LP seeking to be a city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high quality environment for individuals to enjoy, live together and thrive.

### Local policy Framework for community facilities:

#### **Core Strategy:**

- Strategic objective 7 seeks to build on the borough's attractions for arts and creative industries.
- Strategic objective 9 seeks to 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 seeks to ensure that the schools in the borough meet the needs and aspirations of local parents and their children.
- Strategic objective 19 seeks to ensure that regeneration meets the diverse needs of not only the Hammersmith and Fulham of today, but also all its future residents and visitors.
- Strategic objective 13 seeks to improve and protect the amenity and quality of life of residents and visitors by ensuring a safe, accessible and pleasant local environment, where there is a strong sense of place.

### **INDICATOR 36:**

#### **Net change of use of community facilities and services**

#### **Core Strategy policy:**

**Borough Wide Strategic policy CF1: Community Facilities and Services**

#### **Target:**

No target

#### **Trend against indicator:**

Baseline

#### **Key findings:**

- Over the monitoring period there were applications involving the loss of eight uses falling within the community facility use class. However, on analysis of these applications, four were long-term vacant and/or in premises no longer suitable for the use where not considering a change of use would have

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## Section 2: Borough-wide strategic policies

### Community facilities

resulted in continuing vacancy. A further use moved to a different address for better premises and two more – a chiropodist and a language school – are not technically facilities available to the wider public. Taking all of this into account, only one facility was converted to residential, whilst a new facility – a community library – was provided in the same monitoring period.

#### **Policy comment on CS policy CF1:**

Protecting viable facilities and delivering new facilities, in both cases where a need has been identified, is consistent with Policy CF1 of the Core Strategy, in particular protecting premises that remain satisfactory for their purposes and protecting facilities where there is an identified need. Balancing this with considering alternative uses where there is no identified need and/or the premises are no longer satisfactory helps ensure the council can secure the appropriate facilities in the best locations whilst not hindering development.

## Borough-wide strategic policies River Thames and Grand Union Canal

### **London Plan 2011:**

The section relates to objective 4 from the LP seeking to be a city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development.

### **Local policy Framework:**

#### **Core Strategy:**

Strategic objective 16 seeks to increase public access and use of the Hammersmith and Fulham's waterways as well as enhance their environment, quality and character .

### **INDICATOR 37:**

#### **The length of riverside walk**

#### **Core Strategy policy:**

**Borough Wide Strategic policy RTC1:** River Thames and Grand Union Canal

#### **Target:**

To increase the length of the riverside walk.

#### **Trend against indicator:**

Increase.

#### **Key findings:**

- At the start of the monitoring period, the total length of the existing riverside walk was 7,400 metres and the total length of the proposed riverside walk 1,120 metres.
- During 2011/12, 47 metres<sup>17</sup> of new riverside walk was created as part of the Fulham Reach development scheme.
- This represents 4% of the proposed riverside walk increasing, the total existing riverside walk to 7,447 metres.

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<sup>17</sup> Source: Hammersmith and Fulham

**Policy comment on CS policy RTC1:**

The designated riverside walk (Thames Path National Trail) in this borough will be 8,520 metres long when completed. As and when riverside sites are developed, the council seeks provision of the final parts of the walk. In 2011/12 an additional 47 metres of permanent riverside walk, replacing a temporary footway, was provided at Fulham Reach as part of a major development scheme. It is now only along Carnwath Road and Townmead Road in the South Fulham Riverside Regeneration Area where there are major gaps in the designated walk.



## Borough-wide strategic policies Transport

### **London Plan 2011:**

The section relates to objective 6 from the London Plan 2011 seeking to ensure that London is a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.

### **Local policy Framework for Transport:**

In addition to the spatial strategy, a number of borough-wide and locally specific objectives and policies ensure that development both within and outside the proposed regeneration areas contribute to meeting the council's objectives.

Strategic objective 18 seeks to ensure 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 the borough and improve transport accessibility and reduce traffic congestion and the need to travel.

### **Core Strategy policy:**

Borough Wide Strategic Policy - T1

### **INDICATOR 38:**

#### **Methods of children travelling to school (5-16 years old)**

### **Core Strategy policy:**

**Borough Wide Strategic policy T1: Transport**

### **Target:**

No target

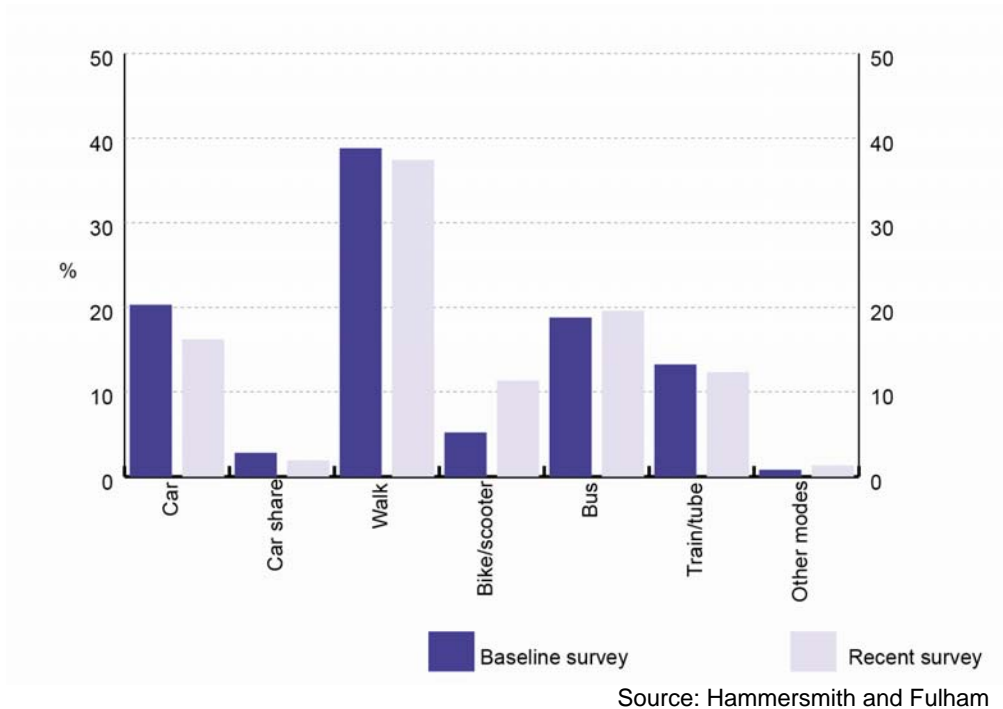
### **Trend against indicator:**

Less car users.

### **Key findings:**

- The baseline survey shows that the modal split of trips to and from school in the borough was: 20.3% by car, 39% walking, 18.8% by bus, 13.2% by train and tube, the rest being other modes of transport.
- Between the baseline and the most recent survey, there has been a 6% shift in favour of cycling, while the car use dropped from 20.3% to 16.2%.

**Figure 13: Modal split of trips to and from school, Hammersmith and Fulham, 2012**



**INDICATOR 39:**  
**Private car usage**

**Core Strategy policy:**

**Borough Wide Strategic policy T1: Transport**

**Target:**

No target

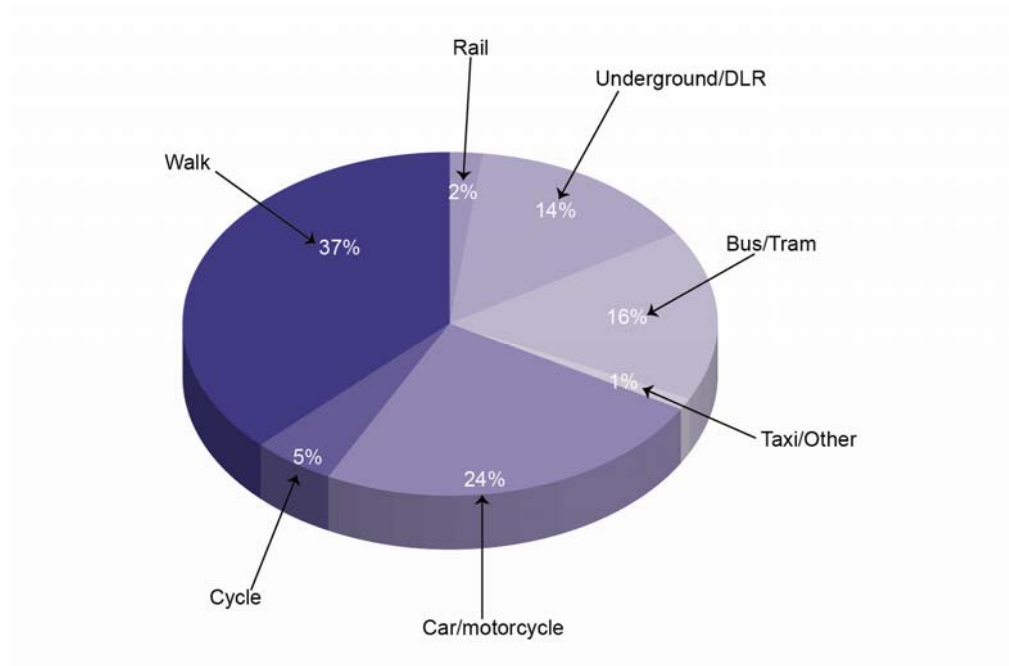
**Trend against indicator:**

A shift away from private modes.

**Key findings:**

- Between 2008/09 and 2010/11, 32% of the trips in Hammersmith and Fulham were made by public transport while 25% were made by private transport, principally by private car.
- Cycling represented 5% of the trips and walking a high 37%.
- This compares with the corresponding shares of 31% for public transport and 26% for private transport between 2007/08 and 2009/10.
- The last results show a continuation in the previous trend of a net shift away from private transport to the public modes.

**Figure 14: Share by main of transport, average day (seven-day week), 2008/09 to 2010/11**



Source: Transport for London

**INDICATOR 40:**  
**Number of planning permissions involving Transport Impact Assessment (TIAs)**

**Relevant UPD saved policy:**

**Policy TN13: Transport Impact Assessment**

**Core Strategy policy:**

**Borough Wide Strategic policy T1: Transport**

**Target:**

No specific target has been identified within the UDP policy as it depends on the nature of schemes coming forward.

**Trend against indicator:**

Increase in numbers

**Key findings:**

- 14 TIAs were produced in 2011/12. This compares to 9 TIAs in 2010/11, 12 in 2009/10 and 10 TIAs in 2008/09.

**Policy comment:**

There is a target in the Transport Local Implementation Plan (LIP) for school travel to increase the proportion made on foot or by bicycle from 42% in 2004/5 to 49% by the end of 2013/4. We are on course to meet this target and this and the other indicators generally show that we are making good progress towards reducing car use and increasing journeys made on foot, by bicycle and public transport.

## Section 3 [Delivery and implementation of the Core Strategy] contents

Monitoring of schemes identified in Infrastructure Study	78
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## The Community Infrastructure Levy (CIL)

The CIL enables a charge to be levied on the net increase in floorspace arising from development in order to fund infrastructure that is needed to support development in the area.

The Mayor of London has published a CIL Charging Schedule for Greater London commencing from 1st April 2012 for which a charge of £50/m<sup>2</sup> is levied in Hammersmith and Fulham, although health and education uses have a zero or nil charge (£0/m<sup>2</sup>).

The council is proposing to set its own CIL charge in addition to the Mayoral CIL and a 1<sup>st</sup> stage of consultation, the Preliminary Draft Charging Schedule (PDCS) was published in September 2012 for 6 weeks public consultation. Anticipated timescales for the council's emerging CIL Charging Schedule as well as further background information on CIL is set out on the council's CIL webpage at [www.lbhf.gov.uk/cil](http://www.lbhf.gov.uk/cil).

**INDICATOR 41 AND INDICATOR 42:**  
**Monitoring of schemes identified in Infrastructure Study; and**  
**delivery of schemes identified in Infrastructure Study according to**  
**timescales set out in the Schedule.**

### **Target:**

'Indicative Delivery Phasing' targets are provided in the Infrastructure Study/Schedule and are set out in the table below.

NB: The Infrastructure Schedule is taken from the Infrastructure Study Update (April 2011) Appendix 1, which is duplicated in Core Strategy Appendix 6.

### **Trend against indicator:**

The Infrastructure Schedule being monitored for these monitoring indicators has since been superseded, to some extent, by the emerging Infrastructure Plan and Infrastructure Planning Schedule (IPS) published to support the council's Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule (PDCS), which was published for public consultation in September 2012.

Table 13 below summarises the key columns from the original Infrastructure Schedule and includes a final column 'AMR 2011-12 Update' which provides an update based on the September 2012 CIL PDCS IPS.

Table 16: Infrastructure Schedule

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012)Scheme</i>
<b>Transport</b>					
Improvements to northbound access from Fulham Palace Road to the Hammersmith Gyratory	To improve the bus priority measure for Bus Route 220	Road improvements	£2.5m	Ongoing	Opened Spring 2012. Removed from IPS.
Improvements to District Line	To increase capacity, comfort and reliability	New trains, new signalling, renewed track and a new centralised service control centre	Unknown	2010-2018	<b>CIL IPS ref: T10</b> Phasing changed to 2013-2018 Capital cost estimated at £500m, assumed to be met by TfL.
Improvements to Piccadilly Line	To increase capacity, comfort and reliability	New trains, new signalling system and a new control centre	Unknown	to be finalised	<b>CIL IPS ref: T11</b> Phasing changed to - 2026. Capital cost estimated at £500m, assumed to be met by TfL.
Improvements to the West London Line	To increase access to the line and increase the frequency of trains on the line	Increases to platform lengths, and possible new stations at Chelsea Football Club and North Pole Road	Unknown	Ongoing	<b>CIL IPS ref: T1-4</b> See detail in IPS.
New Crossrail station	To support development at Park Royal Opportunity Area	Construction of new station on Crossrail Line	Unknown	2019 onwards	<b>CIL IPS ref: T8</b> Phasing changed to 2017-2025. Capital cost estimated at £25m.
High Speed 2 Hub	To link with proposed new Crossrail station and provide link to Heathrow	Construct a station/terminus at Old Oak to link with Crossrail	Unknown	2019 onwards	<b>CIL IPS ref: T6</b> Phasing changed to 2017-2025. Capital cost estimated at £50m.
Chelsea-Hackney Line (Crossrail 2)	To improve public transport access in the south of the	Improvements to the track between Parsons Green and Wimbledon and	Unknown	2017-2030	<b>CIL IPS ref: T5</b> Phasing changed to 2019-2033.

### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
	borough	construction of new line between Parsons Green and Chelsea			Capital cost of LBHF section estimated at £2bn TBC.
Upgrade to existing Chelsea Harbour Pier	To improve transport accessibility in the South Fulham Riverside Area	To increase the capacity for water based traffic	Unknown	2012-2020	<b>CIL IPS ref: T24</b> Phasing changed to 2022-2026. Capital cost estimated at £1.02m, fully-funded.
Cycle Superhighway (CS) 9	To improve cycle access within and through the borough	To improve cycle links between Hounslow and Central London, through the borough	Unknown	Unknown	<b>CIL IPS ref: T55</b> Phasing changed to - 2013. Capital cost estimated at £5m.
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Provide additional transport capacity in the form of new roads, buses, cycleways and other public transport	Unknown	Ongoing	Considered throughout the IPS.
<b>Energy</b>					
Heat Networks	Required to help meet carbon reduction targets	Construction of heat pipe networks	Unknown	2012-2031	<b>CIL IPS ref: U11-16</b> Combined heat and power schemes. See detail in IPS.
<b>Water and Drainage</b>					
Upgrade of Counters Creek Sewer	To update ageing infrastructure and increase capacity	Replacement and enlargement of sewer	Unknown	2015-20	<b>CIL IPS ref: U2</b> Planning and development costs estimated at £32m.
Thames Wall Improvements	To ensure that the Thames Wall is an effective barrier to flood risk	Regular upkeep of wall defences	Unknown	Ongoing	<b>CIL IPS ref: U4-5</b> More specific schemes identified. Capital costs estimated at least £3.8m.
<b>Secondary Education</b>					
Hammersmith Academy	To meet demand for secondary school places	Construction of new secondary school	Unknown	2010-2012	<b>CIL IPS ref: ED19</b> Opened September



### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
	and provide four form expansion				2011.
Sacred Heart High School	To meet demand for secondary school places	New build/ refurbishments	£7.5m	2012-2015	<b>CIL IPS ref: ED17</b> To provide at least 1 additional form of entry.
Lady Margaret School	To meet demand for secondary school places	New build/ refurbishments	£4.8m	2012-2015	<b>CIL IPS ref: ED18</b> Phasing changed to 2012-2031. To provide at least 1 additional form of entry.
Fulham Cross / Henry Compton	To facilitate operational requirements for federation	Refurbishments	£4m	2012-2015	No longer required. Removed from IPS.
William Morris	Expansion to meet space requirements	New build/ refurbishments	£2.5m	2012-2015	No longer required. Removed from IPS.
West London Free School	To meet demand for secondary school places and provide four form entry school	New build/refurbishment in a central Hammersmith location	Unknown	2011-2014	<b>CIL IPS ref: ED12</b> Opened September 2011.
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional secondary school capacity	Unknown	2010 onwards	Considered throughout the IPS.
<b>Special Education</b>					
Cambridge School	To deliver objectives of 2008 SEN Review	New build on Bryony Centre Site	£8.5m	2011/2012	No longer required as site used temporarily for West London Free School (see above). Removed from IPS.
Bridge Academy	To deliver objectives of 2008 SEN Review	New build	£8.5m	2012/2013	No longer required. Removed from IPS.
Queensmill	To deliver	New	£9m	2013/201	<b>CIL IPS ref:</b>

### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
	objectives of 2008 SEN Review	build/refurbishments		4	<b>ED26</b> Capital cost estimated at £11m.
<b>Primary Education</b>					
Langford Primary School	Relocation of Gibbs Green School	Major new build	£1m	2009-2010	No longer required. Removed from IPS.
St Thomas of Canterbury	Expansion to meet space requirements	New build/refurbishments	£1.5m	2010-2011	<b>CIL IPS ref: ED5</b> Phasing changed to Dec 2011.
Old Oak	Expansion to two form entries	New build/refurbishments	£1m	2011/2012	<b>CIL IPS ref: ED6</b> Completed early 2012.
Holy Cross	Expansion to two form entries	Major new build/remodel	Unknown	2012-2015	<b>CIL IPS ref: ED9</b> Capital cost estimated at £6.5m.
St Peters	Improvements to teaching facilities	Amalgamation of school on single site with possible expansion	Unknown	2012-2015	No longer required. Removed from IPS.
Bentworth	Expansion to meet space requirements	New build/refurbishments	Unknown	2012-2015	No longer required. Removed from IPS.
ARK Conway Primary Academy (formerly ARK Wormholt North Hammersmith Free School)	To meet demand for primary school places and provide two form entry school	Refurbishment of former Wormholt Library, W12 and potential expansion of the site	Unknown	2011-2014	<b>CIL IPS ref: ED7-8</b> Phase 1 opened September 2011. Phase 2 phased for 2013+. Capital cost estimated at £3.2m.
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional primary school capacity within Regeneration Areas	Unknown	2010 onwards	Considered throughout the IPS.
<b>Early Years</b>					
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration	Creation of new daycare centres as part of any proposed new primary school	Unknown	2010 onwards	Considered throughout the IPS.

### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
	Areas				
<b>Healthcare</b>					
Expansion of Hammersmith Hospital	To accommodate new research facility	New build and consolidation of existing facilities	£100m	2009-2014	Completed in 2012. Removed from IPS.
White City Collaborative Care Centre	Creation of new health centre	New build in association with residential development	£11.6m	2010-2013	<b>CIL IPS ref: H8</b> Phasing changed to 2010-2014. Capital cost changed to £10.2m.
Cassidy Road	Create a 2 <sup>nd</sup> tier health centre	Expand existing facility	£350,000	2011-13	Completed in 2011. Removed from IPS.
Richford Gate	Create a 2 <sup>nd</sup> tier health centre	Expand existing facility	£600,000	2011-13	<b>CIL IPS ref: H6</b> No change.
Upgrading GP Premises	To increase GP capacity in the vicinity of the borough's hospitals	Creation of GPs at Hammersmith and Charing Cross Hospitals	£1.2m	2010 onwards	Completed in 2011. Removed from IPS.
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional healthcare facilities within Regeneration Areas	Unknown	2010 onwards	Considered throughout the IPS.
<b>Police</b>					
Expansion of Hammersmith Police Station	Current facilities are unsuitable	Expansion of existing facilities	Unknown	2010 onwards	No longer required. Removed from IPS. But replaced, to an extent, with Hammersmith 'Community Safety Hub' ref: ES4.
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional policing facilities within Regeneration Areas	Unknown	2010 onwards	Considered throughout the IPS.
<b>Leisure and Sport</b>					
Additional need from Regeneration Areas	To meet the needs of the increasing population in	To provide additional leisure and sports provision within	Unknown	2010 onwards	Considered throughout the IPS.

### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
	Regeneration Areas	Regeneration Areas			
<b>Meeting Halls and Spaces</b>					
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional meeting halls and spaces within Regeneration Areas	Unknown	2010 onwards	Considered throughout the IPS.
<b>Libraries</b>					
Hammersmith Library	Offer a better service to residents	Enhance the library facility in central Hammersmith	Unknown	2010 onwards	<b>CIL IPS ref: C12</b> Phasing changed to 2012+. £1.65m cost fully-funded by S106.
Fulham Library	Offer a better service to residents	Improvements to the library including self service terminals, IT improvements and new furniture	£100,000	2010-2013	<b>CIL IPS ref: C9</b> Phasing changed to 2011-2015. Capital cost changed to £600k, with £100k (Phase 1 of 2) funded.
Sands End Library	Offer a better service to residents	Reprovision of library	Unknown	2010 onwards	<b>CIL IPS ref: C11/C6</b> Reprovision at Hurlingham and Chelsea School site. Phasing changed to Late 2012+. Capital cost changed to £1.65m fully funded.
<b>Third Sector</b>					
Creation of 3 <sup>rd</sup> sector hubs	To consolidate 3 <sup>rd</sup> sector facilities	Identification of suitable sites for third sector hubs, including: Edward Woods Estate, Dawes Road; and central Hammersmith	Unknown	2010 onwards	<b>CIL IPS ref: C1-3</b> See detail in IPS.
<b>Open Space</b>					
Shepherd's Bush Green	To improve the quality of the open space	Re-modelling of the open space	£4.6m	2009-2011	<b>CIL IPS ref: L17</b> Phasing

### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
					changed to 2009-2012 and underway. Fully funded.
Bishop's Park	To improve the quality of the open space	Re-modelling of the open space	£7m	2011-2015	<b>CIL IPS ref: L16</b> Capital cost changed to £8m of which £7m funded.
Other park improvements	Improve the attractiveness of the borough's parks and key open spaces	Minor re-modelling and refurbishment works	£1.5m	2009-2015	<b>CIL IPS ref: L19-L13</b> See detail in IPS.
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Create new open spaces (including new playspaces and biodiversity) to meet the needs of the expanding population and to address deficiencies	Unknown	2010 onwards	Considered throughout the IPS.
<b>Thames Path</b>					
Completion of Thames Path	To create an attractive riverside walk	Where development occurs, require the provision of a publicly accessible walkway along the riverfront	Unknown	2010 onwards	<b>CIL IPS ref: T74-T88</b> See detail in IPS.
<b>The Grand Union Canal and Towpath</b>					
Wheelchair access at Scrubs Lane	To increase accessibility to the canal towpath	Redevelop the access ramp	£612,000	2010-2012	Completed in 2011. Removed from IPS.
<b>Outdoor Sport Provision</b>					
Hammersmith Academy sports pitch access	Provide accessible sports provision for Hammersmith Academy in Ravenscourt Park	Minor improvements to current pitches and courts	Unknown but rent will likely outweigh costs	2010-2011	<b>CIL IPS ref: L1</b> Phasing changed to 2010-2012. Unknown costs.
<b>Playspaces</b>					
Improvements to playspaces	To upgrade the quality of existing playgrounds	Minor refurbishments	£1.1m	2010-2015	<b>CIL IPS ref: L11</b> Phasing changed to 2012-2031.

### Section 3: Delivery and implementation of the Core Strategy

	<i>Need for scheme</i>	<i>Requirements of scheme</i>	<i>Cost</i>	<i>Indicative Delivery Phasing</i>	<i>AMR 2011/12 Update based on CIL PDCS IPS (September 2012) Scheme</i>
					Capital cost changed to £9.5m of which £3m funded.
<b>Trees</b>					
Mayor's Street Tree Programme	To improve the attractiveness and ecology of areas identified as being deficient in street trees	Identification of suitable locations and planting of trees	Roughly £100,000	2009-2013	<b>CIL IPS ref: L31</b> Phasing changed to 2009-Mar 2012. Capital cost changed to £74k.

#### Key findings:

- A significant amount of work has been undertaken to update and elaborate on the Infrastructure Schedule for the purposes of providing an evidence base for the emerging CIL Charging Schedule.
- A number of schemes identified in the Core Strategy Infrastructure Schedule have now been completed and others are at advanced stages in their delivery.
- Work will continue on the evidence base for the CIL PDCS to ensure that infrastructure schemes necessary to deliver planned growth in the Core Strategy and their possible funding sources/mechanisms are acknowledged and monitored.

#### **INDICATOR 43:**

##### **CIL Regulations 62(4):**

**(a) Total CIL receipts for the reported year.**

**(b) Total CIL expenditure for the reported year.**

**(c) Summary details of CIL expenditure during the reported year including—**

- the items of infrastructure to which CIL (including land payments) has been applied;
- the amount of CIL expenditure on each item;
- the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part); and
- the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.

**(d) Total amount of CIL receipts retained at the end of the reported year**

**See also the Town and Country Planning (Local Planning) (England) Regulations 2012 34(5).**

**Target:**

N/A

**Trend against indicator:**

N/A

**Key findings:**

- The Local Planning Regulations only require this reporting information to be included in AMRs where the authority has prepared a CIL monitoring report as per the CIL regulations.
- The CIL regulations require only charging authorities to report on CIL. For the reporting year 2011-12, the Council was not a charging authority and thus has no requirement to report on CIL.
- The Council became a collecting authority for the Mayor of London's CIL on 1<sup>st</sup> April 2012, however, Mayoral CIL receipts are not reported in this AMR because: CIL regulation 62(2) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority; and in any case this would relate to the next reporting year (2012/13) rather than the current reporting year (2011/12).

## Section 4: Conclusions

Along with many other parts of London, Hammersmith and Fulham is still facing the effects of the general economic downturn. In addition, local factors, such as the growth of the population, have put pressure on the borough's infrastructure and housing needs.

Against this challenging context, the monitoring of the Core Strategy (CS) indicators gives an encouraging picture with progress having been made across a number of strategic and borough-wide policies.

In particular, the borough is delivering the NPPF objectives of growth and sustainable development while also delivering the CS vision. The report's key findings on strategic policies point to the borough's ability in meeting the housing and employment CS targets within designated regeneration and opportunity areas, such as Earls Court and West Kensington and White City.

However, a number of challenges remain and priorities for action identified in this year's report will need to be carefully monitored over the Core Strategy period to see if policies remain effective.

The main key findings for 2011/12 are presented in Table 17 below:

**Table 17: Key findings 2011/12**

<i>Topic area</i>	<i>Key findings</i>
<b>Housing:</b>	<ul style="list-style-type: none"> <li>&gt; The number of approvals and continuing developers' interests in the opportunity and regeneration areas confirm that the housing targets will be delivered over the next 15-20 years. The housing trajectory shows the borough's ability to deliver the Core Strategy minimum target of 13,200 between 2012 and 2031.</li> <li>&gt; 511 additional homes were built in 2011/12. This compares to 446 in 2010/11 and 871 in 2009/10.</li> <li>&gt; 19% of the borough's approvals and 25% of units completed on sites of more than 10 units during the monitoring year were affordable.</li> <li>&gt; Of the total dwellings approved in 2011/12, 524 were wheelchair adaptable. This represents approximately 10% of the total units permitted and is on target.</li> </ul>
<b>Local economy and the employment:</b>	<ul style="list-style-type: none"> <li>&gt; The overall potential increase in jobs from schemes approved during the period could achieve 7,000 additional</li> </ul>



<i>Topic area</i>	<i>Key findings</i>
	jobs if implemented.
	> The employment figures reflect the direction of the Core Strategy policies with a substantial increase in employment floorspace.
	> The distribution of the approved floorspace is consistent with the Core Strategy Strategic Policy C which seeks to meet future retail need within the established shopping hierarchy.
<b>Hierarchy of town and local centres:</b>	> The distribution of the retail floorspace approved was consistent with the Core Strategy Strategic policy and 83% of the retail floorspace was approved within designated areas.
<b>Climate Change:</b>	> Higher levels of energy efficiency and low/zero carbon energy generation are being integrated into new developments.
	> Per capita CO <sub>2</sub> emissions in 2010 increased compared to 2009 and most of the increase came from the industrial and commercial sector.
<b>Transport:</b>	> Transport indicators show that the borough is making good progress towards reducing car use.

The key messages emerging from this year monitoring report will form a possible evidence-base for future actions.



# **Annexes**

## Annex 1: Employment density

<i>Use class</i>	<i>Area per FTE (m2)</i>
B2	36
B1 (c)	47
B8	75
B1 (a)	12
A1	18
A2	16
A3	18
C1	1 employee per 2 bedrooms
D1	36
D2	75

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### Annex 3: Abbreviations

CS	Core Strategy
UPD	Unitary Development Plan
LP	London Plan
DM DPD	Development Management Development Plan Management
OA	Opportunity Area
WCOA	White City Opportunity Area
HTC	Hammersmith Town Centre and Riverside
FRA	Fulham Regeneration Area
SFR	South Fulham Riverside
PROA	Park Royal Opportunity Area
CIL	Community Infrastructure Levy
SIL	Strategic Industrial Location
TIA	Transport Impact Assessment
SHLAA	Strategic Housing Land Availability Assessment

## Annex 4: Sustainability indicators - Summary

<b>Number</b>	<b>Indicator</b>	<b>Latest data</b>	<b>Trend</b>
8	Net affordable housing permissions and completions by tenure, by regeneration areas and rest of borough	19% of the approved homes. 25% of the completed homes.	Not meeting target
10	Percentage of homes permitted meeting Code of Sustainable Homes level 3, 4, 5 and 6	100% at least level 3.	Increase
11	Total new build housing completions reaching very good, good, average and poor ratings against the Building for Life criteria	Two major sites completed have been assessed as average.	Stable
12	Percentage of homes granted permission achieving the Lifetime Homes standards	98% were to lifetime homes standard.	Increase
13	Number and % of homes granted permission that are wheelchair accessible	10% of the total units permitted.	On target
16	Overall employment rate	67.1% in 2011/12.	Increase
17	Working age people on out-of-work benefits	4,785 in October 2012.	Decrease
18	Working age people claiming out-of-work benefits in the most deprived areas of the borough	1,191 in August 2012.	Decrease
19	The business stock (i.e. the number of businesses registered in the borough)	2011: 9,655 businesses	Decrease
25	Tonnes of CO <sub>2</sub> emissions per capita	2010: 6.3 per capita	Fluctuate
26	Number of permissions that include 1 or more sustainable urban drainage systems	20 major developments integrated some form of sustainable drainage system in 2011/12.	Increase
27	NO <sub>2</sub> and PM <sup>10</sup> pollution exceedences	36.5µg/m <sup>3</sup> (PM <sup>10</sup> ) and 88.8µg/m <sup>3</sup> (NO <sub>2</sub> )	N/A
31	Serious acquisitive crime rate	2011/12: 5,700 offenses	Increase
39	Methods of children travelling to school (5-16 years old)	2012: 6% shift in favour of cycling, while the car use dropped from 20.3% to 16.2%.	Less car users

