

London Borough of Hammersmith and Fulham  
Draft Local Plan

**Background paper: Five-year Housing Land Supply**

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## **1 National Planning Policy Framework (NPPF)**

- 1.1 On 27 March 2012, the government published the National Planning Policy Framework replacing previous planning policy guidance. According to the NPPF, housing delivery policies will only be considered up-to-date when there is a demonstrable five-year housing supply of deliverable sites.
- 1.2 Councils should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under-delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply.
- 1.3 The NPPF also states that for sites to be considered deliverable they need to be available, offer a suitable location for development, and be achievable with a realistic prospect that the housing will be delivered on the site within five years. The NPPF also emphasises that viability is a key part in assessing a site. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years (i.e. sites are not viable or there is no longer a demand for the type of units).
- 1.4 To support the NPPF, Planning Practice Guidance have been published in 2014. The Guidance on 'Housing and economic land availability assessment' proposes a methodology and draft flow chart to assess the availability of sites.

## **2 Hammersmith and Fulham housing targets**

- 2.1 The Borough-Wide Strategic Policy H1 states that:

'The Council will work with partner organisations and landowners to exceed the proposed London Plan target of 615 additional dwellings a year up to 2021 and to continue to seek at least 615 additional dwellings a year in the period up to 2032.'
- 2.2 The London Plan requires Hammersmith and Fulham to meet an annual housing target of 615 additional dwellings. Of this 615 target, 20 dwellings are from non-self-contained dwellings and 30 dwellings from the return to use of long-term vacant dwellings.

- 2.3 The annual target from conventional supply resulting from new build, change of use and conversions is 564 additional dwellings per annum<sup>1</sup>.
- 2.4 The Further Alterations to the London Plan (FALP)<sup>2</sup> propose that Hammersmith and Fulham's target is increased from 615 to 1,031<sup>3</sup> additional dwellings equivalent to a minimum 10 year target of 10,312 additional dwellings between 2015 and 2035.

### **Five-year housing land supply: Key findings**

- 3.1 There is a demonstrable five-year housing supply in Hammersmith and Fulham with a minimum of **6,651** new build dwellings expected to be delivered over the 2014-2019 period. This is above the 2,820 conventional target (to be provided through new build, change of use and conversion) required by the London Plan over this period, and is also in excess of the requirement with a 5% buffer (i.e. 2,961 dwellings).
- 3.2 This is equivalent to a minimum annual average of **1,330** dwellings per annum, well above the 615 annual average required by the London plan and above the FALP's target of 1,031.

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<sup>1</sup> These figures do not include the increment to provision in Earls Court Opportunity area identified by the EIP Panel.

<sup>2</sup> On 15 December 2014, in compliance with statutory requirements, the Mayor wrote to the Secretary of State for Communities and Local Government to give his response to the FALP EIP inspector's recommendations and to enclose the Further Alterations to the London Plan (FALP) as he intends to publish it. See:

<https://www.london.gov.uk/sites/default/files/FALP%20ITP%20clean%2015%20December%202014.pdf>

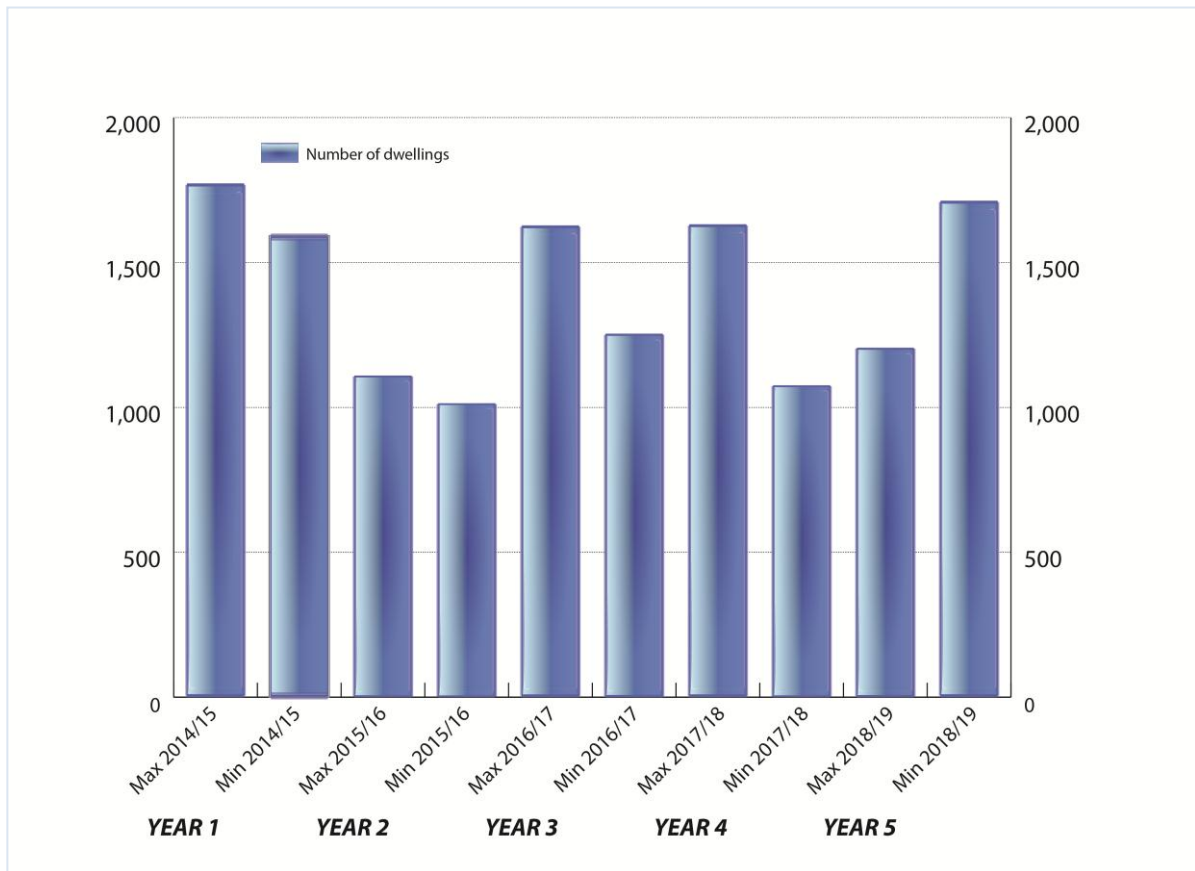
<sup>3</sup> The FALP disaggregated housing target for Hammersmith and Fulham for 2015/16 to 2024/25 is equivalent to 1,017 for conventional supply and non-self-contained accommodation and 14 vacants returning back into use.

**Table 1: Five year housing supply (minimum and maximum) - 2014/15 to 2018/19**

	Year 1		Year 2		Year 3		Year 4		Year 5		Totals		Averages	
	Max 2014/15	Min 2014/15	Max 2015/16	Min 2015/16	Max 2016/17	Min 2016/17	Max 2017/18	Min 2017/18	Max 2018/19	Min 2018/19	Max housing capacity	Min housing capacity	Annual average max	Annual average min
White City OA	0	24	0	0	199	202	490	351	804	544	1,493	1,121	299	224
Fulham RA	0	0	202	182	202	182	467	362	402	1,146	1,273	1,871	255	374
South Fulham riverside	454	409	246	221	560	504	230	207	0	0	1,490	1,341	298	268
Hammersmith TC and Riverside	556	500	66	59	433	156	173	157	0	0	1,228	872	246	174
Park Royal OA	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rest of borough	713	615	646	597	234	211	272	0	0	24	1,865	1,446	373	289
<b>TOTAL BOROUGH</b>	<b>1,723</b>	<b>1,548</b>	<b>1,160</b>	<b>1,059</b>	<b>1,628</b>	<b>1,254</b>	<b>1,632</b>	<b>1,076</b>	<b>1,206</b>	<b>1,713</b>	<b>7,349</b>	<b>6,651</b>	<b>1,470</b>	<b>1,330</b>

Source: Hammersmith and Fulham

**Figure 1: Five-year housing supply in Hammersmith and Fulham, 2014/15 to 2018/19**



**Table 2: Five-year housing supply (list of sites)**

Site/address	Reference planning permission	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
		2014/15	2015/16	2016/17	2017/18	2018/19
Land North of Westfield	2013/05115/OUT					404
Imperial College	2011/04016/COMB				192	
BBC TV Centre (Plot B)	Pending decision			100	100	200
M&S site	Pending consideration				100	200
Shepherd's Bush Market	2011/02930/OUT			99	98	
Apex Court, Woodger Road	2011/02675/FUL	30				
Earl's Court 2 / TFL Depot	2011/02001/OUT				200	200
Seagrave Road Car Park	2011/02000/FUL		202	202	202	202
1-9 Lillie Road	2013/02620/FUL				65	
Watermeadow Court	Pre-app			70		
Chelsea Creek	2011/01472/COMB	158	95	120	111	
Block L	2011/01472/COMB	75	74			
Currys and PC World	Pending decision			120	119	
Fulham Wharf and Sainsbury's	2010/02481/FUL	208	77	182		
Baltic Sawmills, 92-116 Carnwath Road and 26 Sullivan Road	2011/01753/FUL	13		68		
Riverside Studios/Queens Wharf	2013/03799/FUL			83	82	
Hammersmith Embankment	2011/00407/COMB	138	42	90	91	

Site/address	Reference planning permission	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
		2014/15	2015/16	2016/17	2017/18	2018/19
King's Mall Car Park	2012/03546/FUL			260		
Hammersmith Palais	2010/03497/FUL	418				
Hammersmith And Fulham Irish Centre, 3 Black's Road	2012/02505/FUL		24			
Samuel Lewis Trust Dwellings, Lisgar Terrace	2009/01260/FUL			38		
Former Esso Garage, 87-93 Goldhawk Road/248 Hammersmith Grove	2010/03733/FUL	48				
Allied Carpet Store, 258-264 Goldhawk Road	2013/03424/FUL	40				
282-292 Goldhawk Road	2013/00856/FUL	25				
84-90b Fulham High Street (TESCO)	2011/03257/FUL		58			
Stewart's Garages, 72 Farm Lane	2011/03974/FUL	107				
Goldhawk Industrial Estate, Brackenbury Road	2008/03590/FUL	57				
Ashlar Court, Ravenscourt Gardens	2010/02917/FUL	68				
Ravenscourt House, 3 Paddenswick Road	2011/00225/FUL		234			
Olympia Multistorey Car Park Maclise Road	Pre-app				150	
Farm Lane Trading Estate, 101 Farm Lane	2011/03004/FUL	50				
73-77 Britannia Road	2012/01906/FUL			11		
Gulf Petrol station, Du Cane Road	2012/02667/FUL	32				
6-12 Gorleston Street	2011/02610/FUL		28			
22 Bute Gardens And 11 - 17 (odd) Wolverton Gardens	2011/03260/FUL		50			

Site/address	Reference planning permission	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
		2014/15	2015/16	2016/17	2017/18	2018/19
Chelsea Harbour or Chelsea Waterfront	2011/03122/FUL	95	95	96		
271 - 281 King Street	2013/02238/FUL		55			
405-409 King Street	2011/01239/FUL	41				
Tent site	2012/03395/FUL			89		
Favourite public house, 27 St Ann Road	2012/01358/FUL	84				
Barons Keep, Barons Court	2014/05546/VAR	11				
77-89 Glenthorne Road	2012/04264/FUL		52			
176 - 182 Goldhawk Road	2013/00523/FUL	15				
The Goldhawk 122 - 124 Goldhawk Road	Appeal allowed	10				
London House 100 New King's Road	2012/03855/FUL		24			
Parsons Green Club	2012/01924/FUL and 2011/04089/FUL		28			
Guinness Trust Buildings	Pre-app				70	
Warwick building	2012/02817/FUL				25	
Palace wharf	2012/00766/FUL				27	
Edison Court And Tesla Court	2012/04243/FUL		22			
<b>TOTAL</b>		<b>1,723</b>	<b>1,160</b>	<b>1,628</b>	<b>1,632</b>	<b>1,206</b>