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# **Hammersmith and Fulham Monitoring Report**

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**- April 2012 to March 2013 -**



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## **1 INTRODUCTION**

This is the ninth Monitoring Report (MR) produced by Hammersmith and Fulham Council. The report covers the financial year running from the 1st April 2012 to the 31st March 2013.

This year, the MR evaluates the implementation of planning policies in the Core Strategy and Development Management Local 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 in the 'Context and statistics' section 2.

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

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 the following information:

- Details on neighbourhood development plans (Section 3) and,
- Any action taken under the duty to co-operate (Section 3).
- The net additional dwellings or net additional affordable dwellings relevant to any policy mentioning them (Section 4)
- Community Infrastructure Levy if any (Section 5).

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

The MR evaluates a series of indicators to assess how the relevant policies are performing. 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. This year, the report also looks at indicators from the Development Management Local Plan as set up in the Appendix 2 of the DM LP.

Each topic refers to the London Plan 2011, the Core Strategy objectives and relevant policies, as well as the Development Management Local Plan policies where these are pertinent to the topic.

Indicators designed to monitor the sustainability of the Core Strategy are also

## **SECTION 1: Introduction**

identified (indicators in green box in this report) and assessed.

In the future, the Monitoring Report will monitor a single set of indicators as published in the Local Plan.

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## 2 KEY STATISTICS AND CONTEXT

### 2.1 Overview

Hammersmith & Fulham (H&F) 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 key strategic elements of the borough, including its town centres and regeneration areas.

### 2.2 Population

The population of Hammersmith & Fulham has risen by over 10% from 165,242 in 2001 to 182,493 on Census day in 2011. This is a lower rate of growth than most 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 0.2% 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 wards.

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

H&F has a higher proportion (74.8%) of population aged 16-64 than both London (69.1%) and England as a whole (65.9%). An estimated 9.0% of the Borough's population is of retirement age compared to London (11.1%).

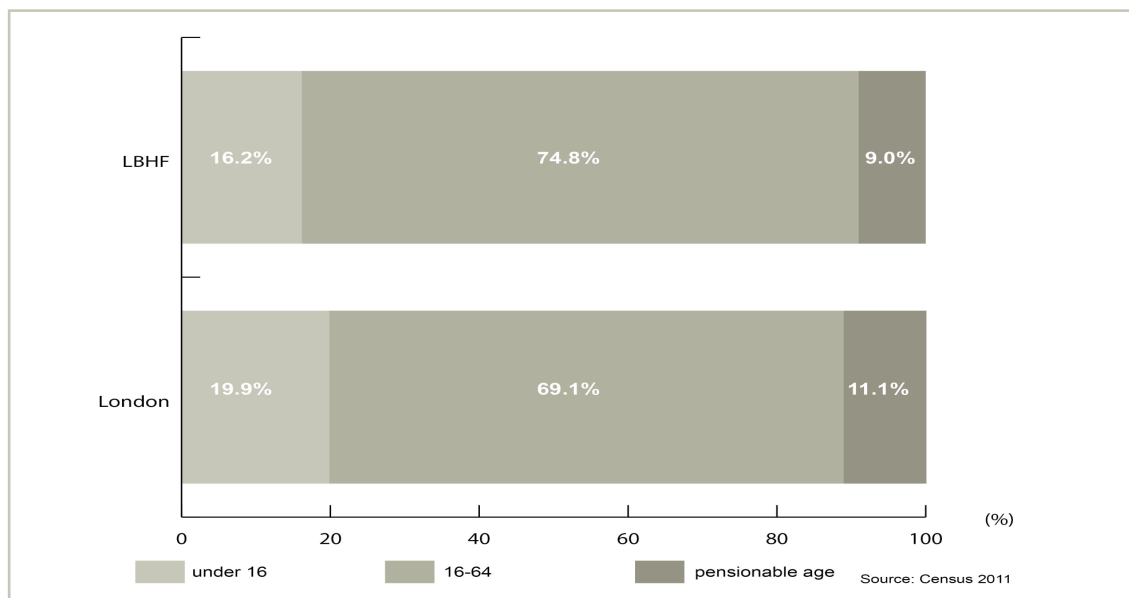


Figure 1: Structure of the population in Hammersmith and Fulham and London in 2011

Based on the usual residents' population, Hammersmith & Fulham is the country's sixth most densely populated area with a density of 111.2 people per hectare. In comparison, West London has 47 persons per hectare and London as a whole 52 persons per hectare.

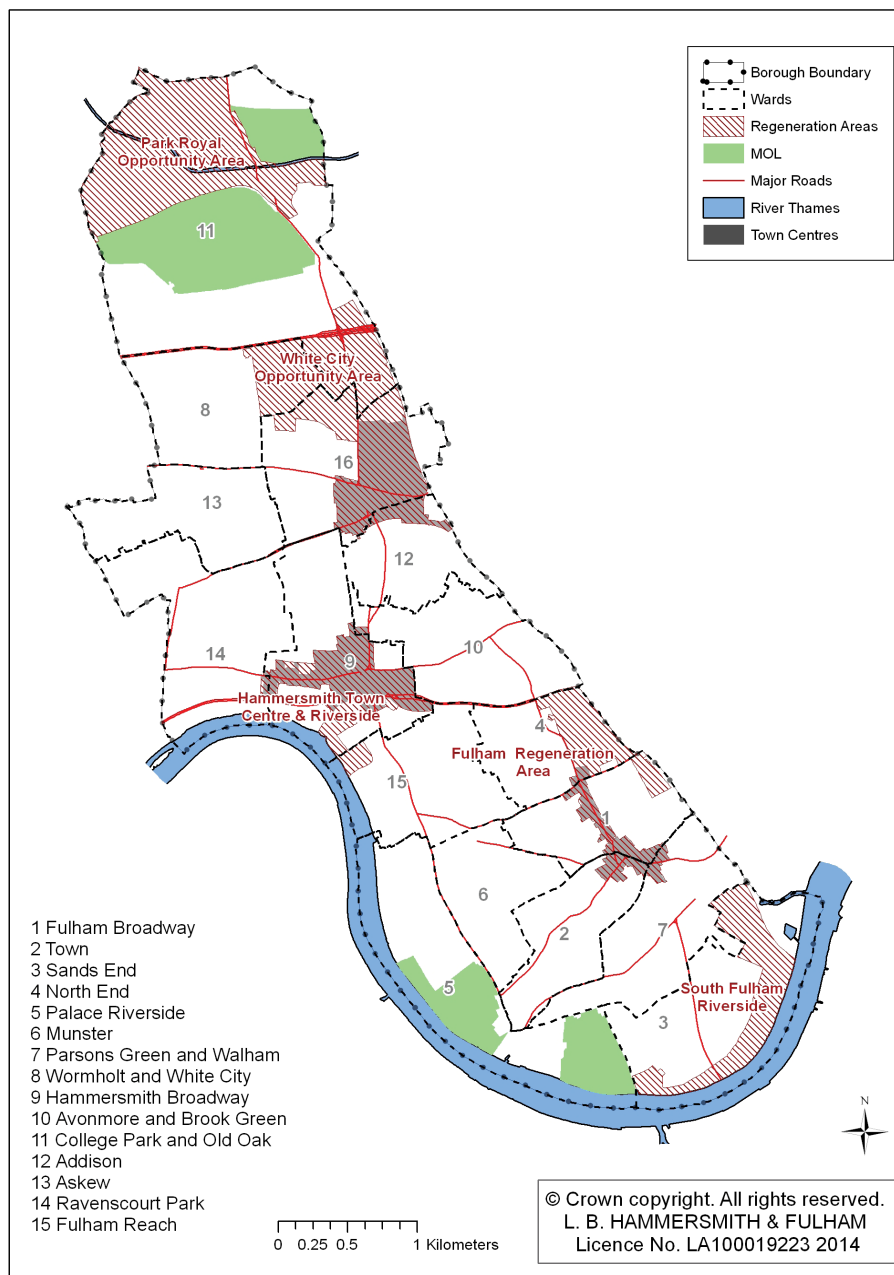
The average household size in H&F in 2011 was 2.26 persons, a slight increase on the 2001 figure (2.19 persons). This is the sixth lowest figure of local authorities in London.

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

## 2.3 Housing

The average house price in Hammersmith and Fulham is higher than the London and country averages. The average price is £670,070 compared to £409,880 in London. Rents in the private sector are also high compared to the rest of London and the country as a whole. In 2013, the lower quartile weekly rent for a 1 bed property was £265.

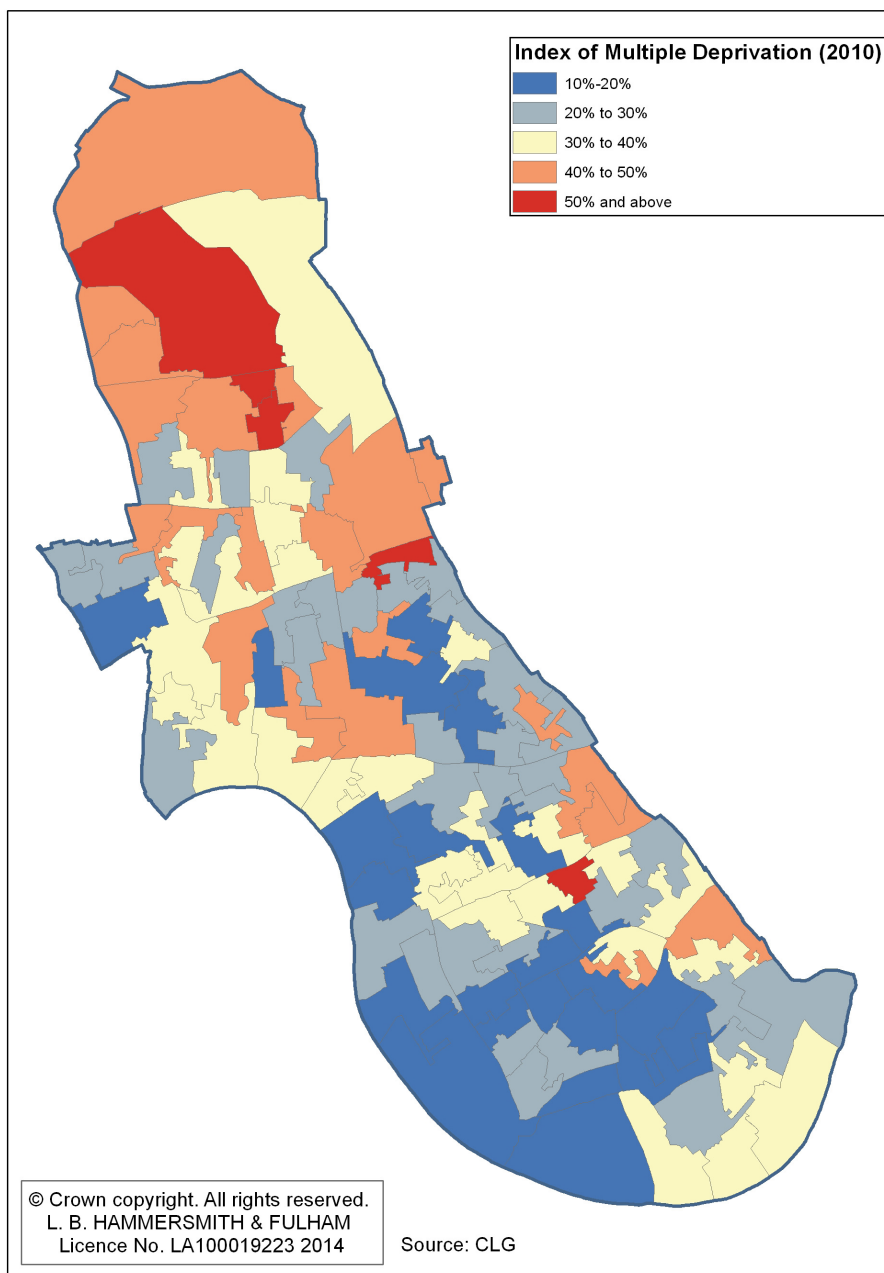




Map 1: Hammersmith and Fulham

## 2.4 Deprivation

There is a strong correlation between high concentrations of social rented housing in the borough and deprivation. In 2010, the borough was ranked 31st most deprived local authority area in the country and there are significant pockets of deprivation, particularly in the north of the borough. Just under 4% of Lower Super Output Areas (LSOAs) in the Borough are ranked in the 10% most deprived LSOAs nationally. They consist largely of public sector estates: White City (north-western part), Charecroft, Clem Attlee and Wormholt North.



Map 2: Index of Deprivation, 2010

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 2013, 30% of nursery and primary school children and 23.8% of state-funded secondary school children were entitled to free school meals in H&F compared to national figures of 15% and 12% respectively.

## 2.5 Education

Hammersmith and Fulham's overall GCSE results for 2013 were above the inner London and national averages. In 2012/13, 66% of pupils achieve 5 GCSE passes including English and Maths above the London average of 64.4%. 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.

## 2.6 Crime

Hammersmith and Fulham has seen a drop in total of notifiable offences between 2012-13 and 2013-14 (2,880 offences). However, the borough has a significant number of crime "generators" including shopping areas, transportation hubs, festivals, and sporting events.

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.

## 2.7 Health

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 and reducing health inequalities (Core Strategy Strategic Objective 11).

In 2010-11, life expectancy at birth for males in the borough was 78.6 years and 84.3 years for females. Variations between the most and the less deprived areas are important and reducing the health inequalities will be an important challenge facing the borough in the future.

The Standardised Mortality Ratio<sup>1</sup> (SMR) was 91 in 2011, just below the London average of 92. Wards with the highest SMRs were Shepherd's Bush Green and Askew, while the lowest SMRs were recorded in Palace Riverside and Parsons Green & Walham wards.

## 2.8 The economy

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

<sup>1</sup> Standardised Mortality Ratio (SMR): This is the ratio between the observed number of deaths and the expected number of deaths.

The local economy is the 6th most competitive in the country with a Gross Value Added of an estimated £9bn.

In 2012, 127,173 people worked in the borough which is an increase from the 103,200 people employed in the borough in 2002 and 113,600 in 2007, prior to the recession. Over the last ten years, there has been a 23% increase in the numbers of people working in the borough, and a 12% increase over the last five years.

Smaller firms have become much more important to the economy of the borough; 13.3% of employees worked in the borough's 'micro enterprises' (less than 10 employees) and these make up 90% of the total enterprises of the borough. At the other extreme, 58.4% of all employees work in large enterprises with 250 or more employees, but account for 0.6% of all enterprises.

The largest employers in the borough include Hammersmith Hospital, Charing Cross Hospital, Metropolitan Police, L'Oreal Ltd, Mref Tradeco Ltd, Omni Facilities Management and Walt Disney Co Ltd.

In recent decades there has been a substantial change in the composition of businesses with a significant decline in traditional manufacturing and increases in retail and leisure activities as well as in emerging markets such as knowledge based industries and life sciences.

With the development of the Westfield Shopping centre there has been an increase in importance of the retail sector to the local economy, with Westfield alone providing approximately 8,000 jobs. The wholesale and retail sector is now the largest sector in the borough with almost 22,000 people working in this sector in the borough.

Other key sectors include accommodation and food services, real estate activities, professional scientific and technical activities, administrative and support services, property and arts, entertainment and recreational services.

### 2.9 Transport

The strategic location of the borough and its position in relation to London's transport network means that H&F suffers from some of the worst road congestion in London. Congestion on north-south routes, particularly the Fulham Palace Road – Shepherds Bush – Wood Lane – Scrubs Lane corridor is a major issue. The only alternative north-south route in Fulham is North End Road and that is also heavily congested.

Road traffic is one of the main causes of carbon dioxide (CO<sub>2</sub>) emissions, poor

air quality and noise pollution in the borough. Nearly one sixth of CO<sub>2</sub> carbon emissions in H&F in 2011 was from road transport and traffic related emissions contribute to exceedence of air quality targets in the borough. The other main cause of noise pollution and to a lesser extent air pollution is air traffic and the flightpaths to Heathrow.

The A4 and its flyover, as well as being a major source of emissions and noise, form a significant barrier between the north and south of Hammersmith and the borough as a whole.

Most of the borough has good public transport apart from pockets in the south and particularly the north of the borough, where some borough residents have relatively poor levels of personal accessibility. There is also overcrowding of passenger rail services, particularly at peak times, but increasingly at other times as well. The future growth in the demand for travel will impact on the environment of the borough, including on air quality.

### 2.10 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.

### 2.11 Green infrastructure

Hammersmith and Fulham 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. In 2013, the borough had 13 parks with green flag awards issued by "Keep Britain Tidy".

### 2.12 Efficient resource management

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 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 to 30% in 2011/12. In 2012/13, the percentage decreased to 23% partly due to the effects of the recession.

### 2.13 Climate change

Climate change is, perhaps, the most significant issue for the 21st century affecting all our futures, a factor that in general is beyond the control of the borough and largely outside of the controls of the 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.

The borough is contributing 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 is seeking 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 Hammersmith and Fulham, particularly from surface water and sewer flooding.

### 3 PROGRESS ON LOCAL PLAN

#### 3.1 The Local Development Scheme (LDS):

The council's Local Development Scheme (LDS) was last updated formally in November 2009. This was undertaken to better relate the Local Development Framework (LDF) programme to the Mayor of London's timetable for producing the new London Plan. In the years since 2009, the council's planning web pages have been regularly updated to provide revised details on the preparation of planning policy documents where this has been necessary.

The November 2009 LDS set out a full programme of development plan document preparation and consultation. Key milestones relevant to 2012/13 are set out below, together with a review of progress in meeting these milestones.

- **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 Core Strategy was adopted in October 2011.

- **Development Management Local Plan:**

In the 2011/12 AMR, the council reported that "proposed submission" consultation on the Development Management Local Plan (DM LP) took place in October 2011. In July 2012, the council submitted the DM LP for examination and the examination hearings took place in October. From November 2012 until January 2013 there was further consultation on proposed modifications. Although falling outside of the timeframe of this MR, the DM LP was adopted in July 2013.

- **Supplementary Planning Documents:**

In respect of supplementary planning documents (SPDs), the council continued to progress a number of planning frameworks for designated regeneration areas. The proposed White City Opportunity Area SPD was the subject of further drafting prior to consultation in summer 2013, the Earls Court West Kensington Opportunity Area SPD was adopted in March 2012, and the South Fulham Riverside Regeneration Area SPD was adopted in January 2013.

The Planning Guidance SPD, intended to accompany the Core Strategy and DM LP, was subject to public consultation in June and July 2012 and was adopted in July 2013.



Document	LDS 2012/13 programme	Actual 2012/13 programme
Core Strategy	Adoption Winter 2011	Adopted October 2011
Development Management Local Plan	Adoption – not before January 2012	Examination – October 2012 Consultation on proposed modifications – November 2012.

Table 1: LDS programme 2012/13

### 3.2 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 continues to undertake 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 council has updated its Statement of Community Involvement (SCI) which includes examples of co-operation.

In respect of the DM LP, this does not contain strategic policies, rather it includes 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. Nonetheless, the council considers that it co-operated constructively on discussing issues and actively engaged other bodies identified in the Regulations in preparing the DM LP. Some of the consultation initiatives are set out below and demonstrate the ongoing processes that the council uses to maximise effective working with other bodies:

Many bodies were (and in some cases continue to be) actively engaged with evidence gathering and the preparation of background planning documents, e.g. Environment Agency and RBKC on the Strategic Flood Risk 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 (now Clinical Commissioning Group) on infrastructure matters.

The council continues to participate in a number of West London groupings of boroughs and other bodies, e.g. 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 works with, liaises and meets regularly with the Greater London Authority (GLA) and Transport for London on strategic policy matters. It contributes to GLA studies (including housing capacity studies and 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 are taken into account in drafting council planning documents.

The council works closely with many bodies on multi-agency working groups, for example with the Clinical Commissioning Group and the Metropolitan Police. The council has entered into bi-borough working with RBKC on a number of service areas, e.g. transport and technical services and environment, leisure and residents services and tri-borough working with RBKC and Westminster on other service areas such as Children's services.

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 and land owners are also involved in these areas.

The council involved relevant bodies on the emerging Planning Guidance SPD that will support the DM LP and the Core Strategy, including Natural England, English Heritage, Environment Agency, Port of London Authority and Canal and River Trust.

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 Infrastructure Delivery Plan which will accompany the council's Community Infrastructure Levy.

### **3.3 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. These documents 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 produced Neighbourhood Planning Regulations (April 2012) setting out the national requirements for neighbourhood planning.

There was one application submitted to the council during the monitoring period, namely the application by the St Helen's Residents Association in RBKC and Woodlands Area Residents in LBHF. These organisations applied to both RBKC and H&F to designate the St Quintin and Woodlands Neighbourhood Forum and for the designation of an area for neighbourhood planning purposes. In 2012/13 the council engaged with the local community 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 if they become a more established part of the development plans across London.

## **4 MONITORING OF STRATEGIC POLICIES**

Planning for regeneration and growth

Page 20

Hierarchy of local and town centres

Page 24

*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 additional dwellings granted permission/completed in White City opportunity area (WCOA), Hammersmith Town Centre (HTC), Fulham Regeneration Area (FRA), South Fulham Regeneration Area (SFR) and Park Royal Opportunity Area (PROA).**

### Core Strategy policies:

- Strategic Policy A
- Strategic policy WCOA
- Strategic policy HTC
- Strategic policy FRA
- Strategic policy SFR
- Strategic policy PROA

OA/RAs	Indicative additional homes (20 years)	Indicative additional homes (Annual)
White City Opportunity Area	5,000 (of which 4,500 in White City East)	250 (of which 225 in White City East)
Hammersmith Town Centre	1,000	50
Fulham Regeneration Area	3,400 (excluding any increase on estate lands)	170
South Fulham Regeneration Area	2,200	110
Park Royal Opportunity Area	1,600	80

Table 2: Core Strategy targets (dwellings) (2012-2021)

### Approvals:

- In 2012/13, 253 net additional dwellings were approved in the regeneration/opportunity areas and 446 dwellings in the rest of the borough.

The spatial distribution of the approved dwellings shows that:

- 197 net dwellings were approved in the WCOA,
- 24 approved in HTC,
- and 32 in the FRA.

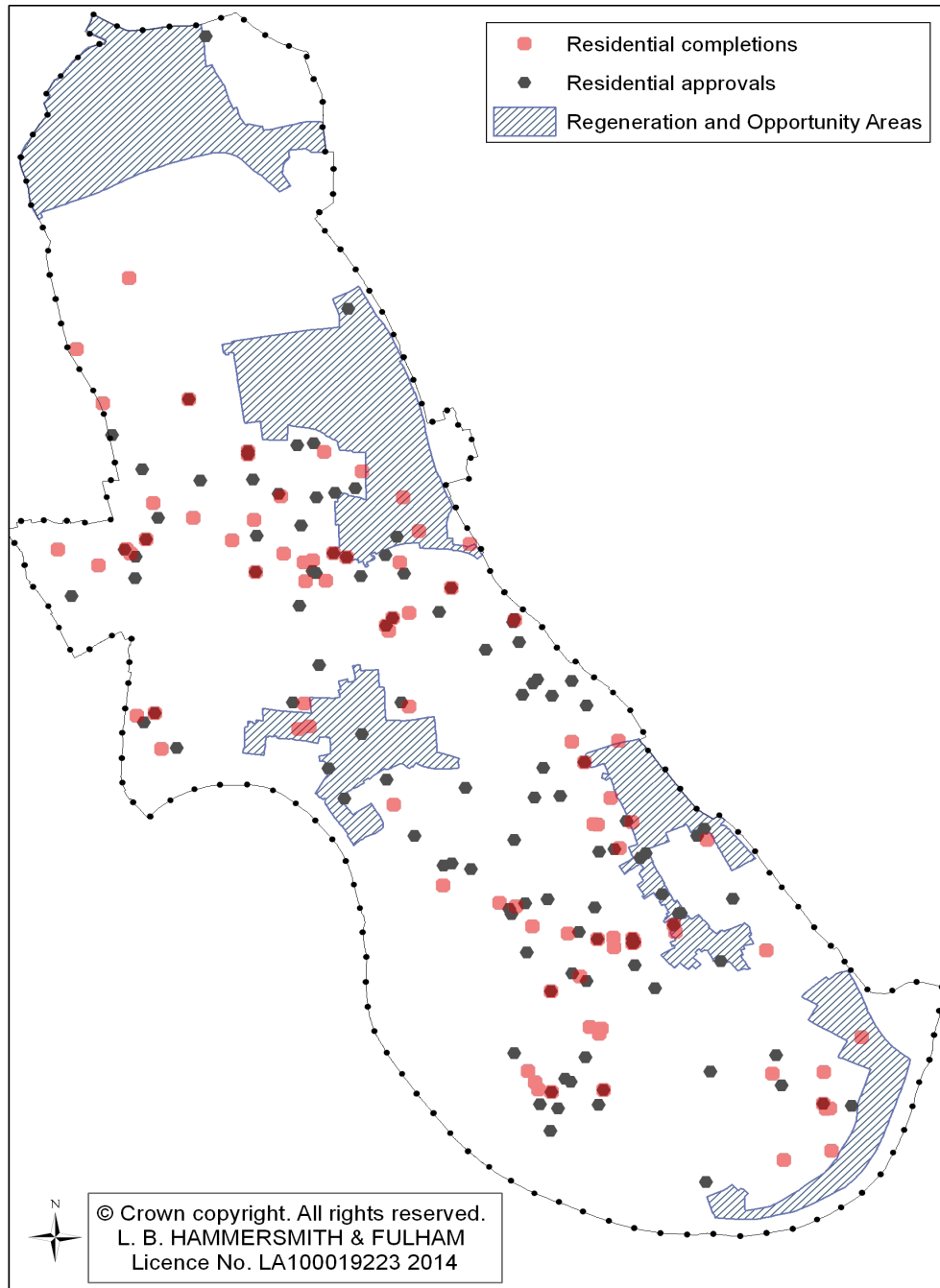
### Completions:

- In 2012/13, 155 net additional dwellings were completed in the regeneration/

opportunity areas including:

- 137 in SFR,
- 12 in FRA,
- 4 in the WCOA,
- 2 in HTC,
- None in the PROA.

There were 267 units completed in the rest of the borough.



Map 3: Residential approvals and completions, 2012/13

**Policy comments:**

Since the adoption of the Core Strategy, a significant number of dwellings have been approved and completed within the regeneration and opportunity areas of the borough. This confirms a continuing developers' interest and that the indicative housing target of 14,400 homes is likely to be delivered over the 20 year period (see also indicator 6 on Housing Trajectory in Section 5).

Overall, the objectives and targets as defined in strategic Policy A from the Core Strategy are being met but this will depend on acceptable development proposals coming forward over the monitoring period. Results are therefore likely to be more representative if looked at over a long-term period.

**INDICATOR 2**

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

**Core Strategy policies:**

- Strategic Policy A
- Strategic policy WCOA
- Strategic policy HTC
- Strategic policy FRA
- Strategic policy SFR
- Strategic policy PROA

OA/RAs	Indicative new jobs (20 years)	Indicative new jobs (Annual)
White City Opportunity Area	10,000	500
Hammersmith Town Centre	5,000	250
Fulham Regeneration Area	5-6,000	250/300
South Fulham Regeneration Area	300-500	15/25
Park Royal Opportunity Area	500	25

Table 3: Core Strategy targets (jobs) (2012-2021)

**Approvals:**

In 2012/13, the amount of floorspace approved equated to approximately of 3,155 net additional jobs created in the borough's regeneration areas of which:

- 1,529 net jobs in the WCOA,
- 2,885 net jobs in HTC,
- 18 in FRA.

There was also a potential loss of:

- 18 jobs in FRA.

No jobs were created in SFRA.

### **Completions:**

In 2012/13, the amount of floorspace completed equated to 240 potential net additional jobs created in the borough of which:

- 10 net jobs in SFR,
- 231 in the rest of the borough.

The loss of floorspace in some use classes equated to a potential loss of:

- 8 jobs in FRA ,
- 22 jobs in HTC,
- And none in the WCOA.

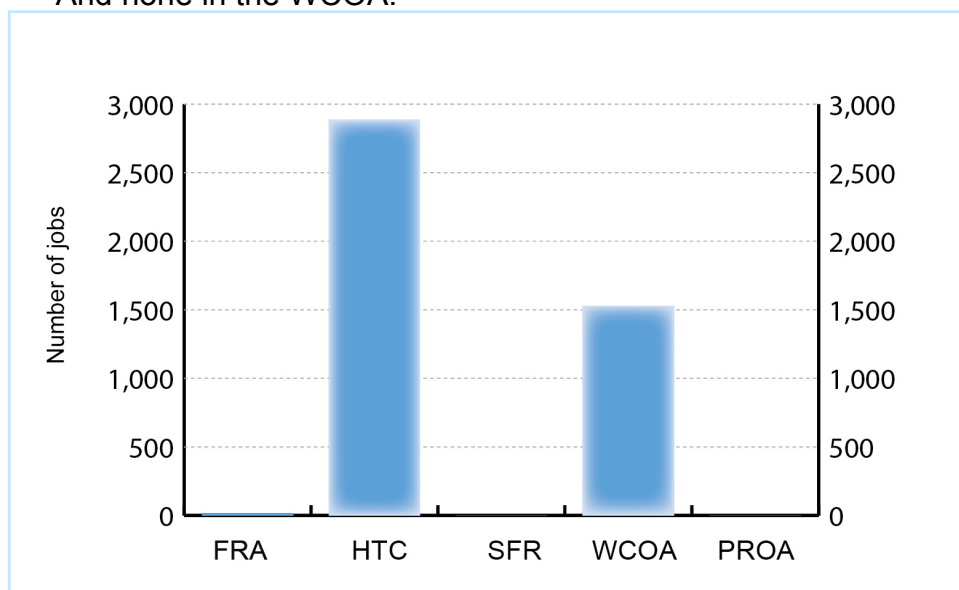


Figure 2: Number of potential net additional jobs created by regeneration and opportunity areas, 2012/13

Source: Hammersmith and Fulham Council

### **Policy comments:**

In terms of jobs, the potential overall increase in jobs from approvals within the regeneration areas is 3,155 jobs in 2012/13. This reflects the completion of a major mixed use scheme in Hammersmith Town Centre on Hammersmith Grove.

The overall potential in jobs from schemes approved during the monitoring period has decreased since last year and could achieve 240 additional jobs if all the schemes approved are implemented.

Since 2011/12, there were 3,155 jobs created in the borough, putting the borough in the right direction to meet the target in Strategic Policy A of 25,000 jobs to be created within regeneration and opportunity areas during 2012-2031.

**INDICATOR 3**

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

**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

**Approvals (gross):**

- In 2012/13, 3,864 sq.m of retail floorspace was approved in the borough, most of it outside designated areas (Table 4).
- This includes the approval of two major schemes: 80 Wood Lane (former BBC Woodlands) and 84-90B Fulham High Street.

Designations	Floorspace (m <sup>2</sup> )
Town centres	127
Key local centres	0
Neighbourhood parades	162
Satellite parades	0
Outside designated areas	3,575 m <sup>2</sup>
<b>Total retail with planning permission</b>	<b>3,864</b>

Table 4: Total retail floorspace granted permission by designations, 2012/13

Source: Hammersmith and Fulham Council

**Completions (gross):**

- In 2012/13, 665 sq.m of retail floorspace was completed in the borough (Table 5) most of it outside designated areas.



Designations	Floorspace (m <sup>2</sup> )
Town centres	0
Key local centres	0
Neighbourhood parades	112
Satellite parades	0
Outside designated areas	553
<b>Total retail completed</b>	<b>665</b>

Table 5: Total retail floorspace completed by designations, 2012/13

Source: Hammersmith and Fulham Council

#### INDICATOR 4

**Total amount of floorspace for ‘Town centre uses’<sup>1</sup> permitted/completed in town centres (gross and net)**

##### 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

- In 2012/13, the total amount of gross floorspace approved for town centre uses in town centres was 335 sq.m. The net figure within town centres was 95 sq.m in 2012/13.
- The total amount of gross floorspace completed for town centre uses in town centres was 31,529 sq.m. The net figure within town centres was 27,820 sq.m.

<sup>1</sup> Town centre uses include use class A1, A2, B1, B1(a) and D2.

**INDICATOR 5**

**Proportion of shopping frontages which is vacant in designated Town Centres, Key Local Centres, Neighbourhood Parades, Satellite Parades and outside designated centres**

**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:**

No target but the council wants to improve Town and Local Centres' viability and vitality.

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

Designation	Proportion vacancy (averages)
Town Centres of which:	13%
Hammersmith	12%
Fulham	14%
Shepherd's Bush	14%
Key Local Centres	5%
Neighbourhood Parades	6%
Satellite Parades	12%

Table 6: Proportion vacancy by designations, 2012/13

Source: Hammersmith and Fulham Council

- These percentage figures mirror the national average vacancy rate of 14.6% in town centres recorded in June 2012. 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:**

In the monitoring period, 3,864 sq.m of retail floorspace was approved suggesting that developers' confidence in delivering new retail floorspace in the borough is strong.

The majority of retail floorspace has been approved outside designated centres with only 289 sq.m approved in the borough's designated hierarchy. However, a large amount of retail was approved as part of the 80 Wood Lane mixed use scheme just north of the Shepherds Bush Town Centre and within the White City Opportunity Area.









The amount of retail floorspace approved during this period will help the council meet the identified retail need for town centres as set out in the West London Retail Needs Study.

The vacancy rates that are shown in the town centre and local centre locations during the monitoring period reveal that there are a number of frontages which have empty properties. This may be a result of the current market which is seeing a number of retail outlets close not only in LBHF but nationally.

The council has adopted a Development Management Local Plan which contains policies which seek to provide more flexibility of use within the shopping hierarchy (see Policy DM C4).



## 5 MONITORING OF BOROUGH-WIDE POLICIES

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## 5.1 Housing

### INDICATOR 6

#### 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.

Period/Plan	Conventional supply	Non-self contained	Vacant	Annual target
2011/12 to 2020/21	564	20	30	615

Table 7: Core Strategy targets (2012-2021)

The NPPF requires local planning authority to identify and update annually a supply of specific deliverable 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, 422 additional homes were built in 2012/13. This compared to 472 in 2011/12 and 446 in 2010/11.
- 709 homes were permitted in 2012/13 a decrease compared to last year's figure of 5,703 additional homes which was exceptionally high because of the approval of major residential schemes such as 51 Townmead Road, Fulham Reach, Land north of Westfield and Seagrave Road.
- Between 2011/12 and 2031/32, the sites included in the housing trajectory could provide 12,780 additional dwellings. This compares to the 5,640 dwellings target from the London Plan over the same period. This also meets the NPPF's requirement looking to identify an additional buffer of 5% on top of the requirement.

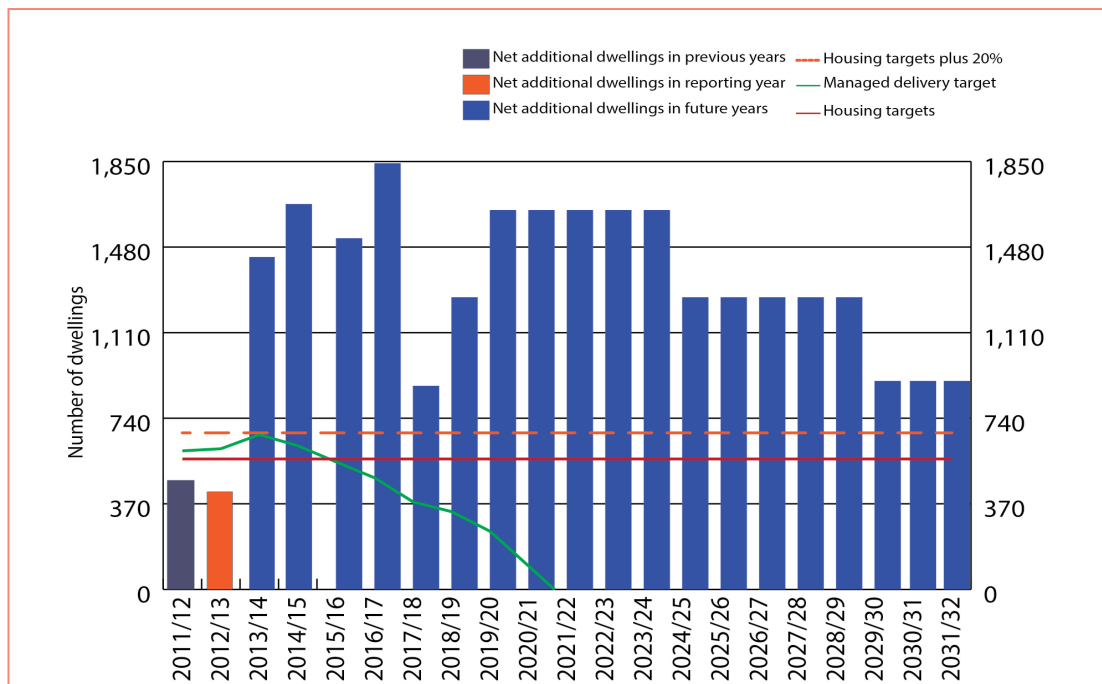


Figure 3: Housing Trajectory, 2012/13

Source: Hammersmith and Fulham Council

## INDICATOR 7

### Net affordable housing permissions and completions by tenure, by regeneration areas and the rest of borough

#### Core Strategy policy:

- **Borough-wide Strategic Policy H2: Affordability**

#### Target:

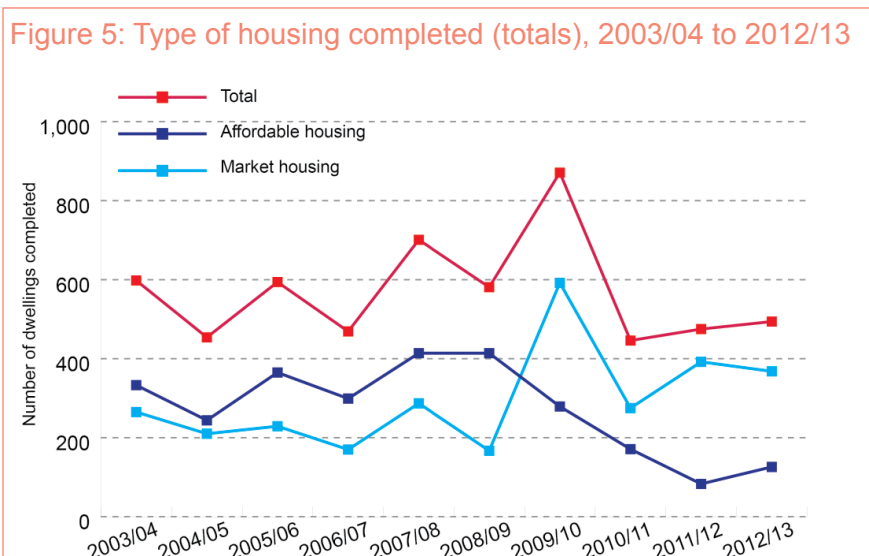
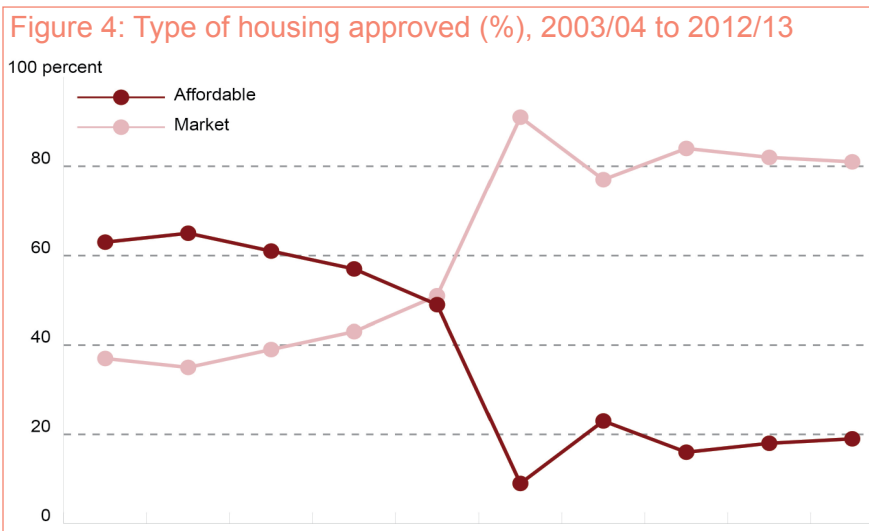
40% of all additional dwelling built between 2011 and 2021 to be affordable on sites with the capacity for 10 or more self-contained dwellings affordable housing.

#### Affordable housing permitted:

- In 2012/13, 18% of the approved homes on sites of more than 10 units were affordable (127 affordable homes). This compares to 19% in 2011/12.
- In terms of tenure, the majority of affordable housing was intermediate housing and 54% of the affordable homes approved were within regeneration areas.

**Affordable housing completed:**

- 88% of the affordable homes being completed were on sites of more than 10 units (111 affordable units).
- 30% of units completed during the monitoring year were affordable.
- In terms of tenure, 56% of the affordable housing completed were Discount Market Sale units, 19% social rented units, 10% intermediate rental units and 14% other type of affordable homes.
- In 2012/13, five developments involved the completion of affordable housing:
  - Doulton House at Imperial Wharf (42 discounted market sale units (DMS));
  - Stowe Road Depot (27 DMS units);
  - Sycamore Gardens (24 social rent units);
  - 57-63 Star Road (18 pocket homes); and
  - 20 Dawes Road (13 intermediate rent units).
- 43% of the affordable homes completed in 2012/13 were within opportunity/regeneration areas.



Source: Hammersmith and Fulham Council



**INDICATOR 8****Proportion of conversions of two or more bedrooms****DM LP policy A1: Housing Supply****Target:**

At least 50% of the proposed units consist of 2 or more bedrooms.

- In 2012/13, 48% of the conversions approved had 2 bedrooms.
- 6% had 3 or more bedrooms meaning that this indicator is meeting the target defined in the DM LP policy A1.

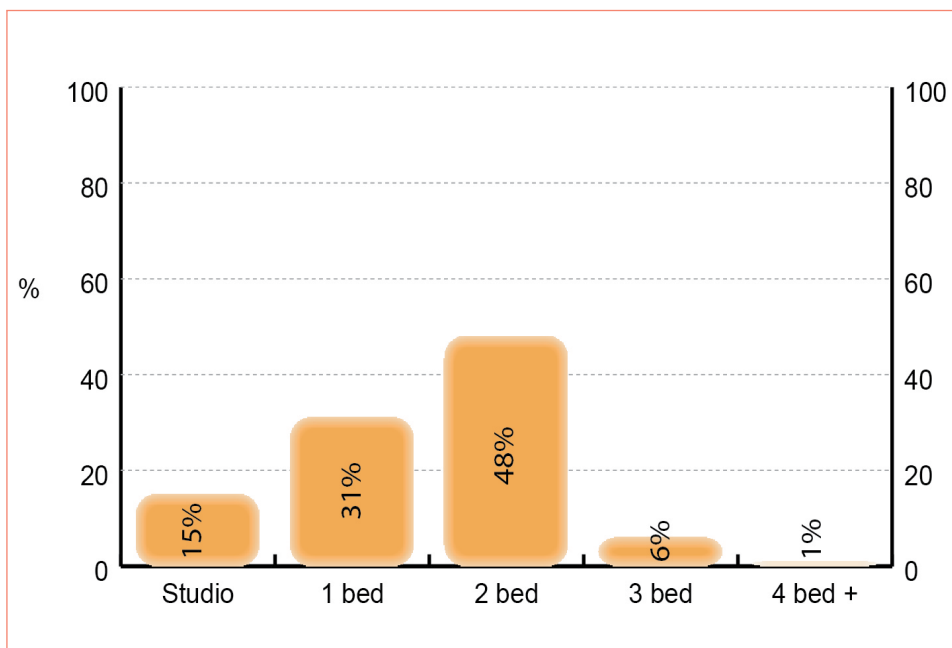


Figure 6: Conversions approved by size, 2012/13

Source: Hammersmith and Fulham Council

**INDICATOR 9****Percentage of homes permitted meeting Code for 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.

Out of the 287 new build dwellings approved on schemes of more than 10 units in 2012/13, 93% met a Code for Sustainable Homes of at least level 3.

Of these:

- 80% met a Code for Sustainable Homes level 3
- 20% met a Code for Sustainable Homes level 4.

**INDICATOR 10****Total new build housing completions reaching very good, good, average and poor ratings against the Building for Life criteria****Target:**

Increase

Building For Life [BfL12] is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live.

BfL12 comprises 12 questions with four questions in each chapter:

- Integrating into the neighbourhood
- Creating a place
- Street and home

The scoring is based on a simple traffic light system [red, amber and green], and it is recommended that new developments aim to score as many “greens” as possible and avoid “reds”.

- In the review year 2012/13, three major sites completed have been assessed. Two of them scored 8 “greens”, one 9 “greens” and there were no “reds”.

**INDICATOR 11****Percentage of homes granted permission achieving the Lifetime Homes standards****Core Strategy policies:**

- **Borough-wide strategic policy H4:** meeting housing needs
- **DM LP policy A4:** Accessible housing.

**Targets:**

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

- Of the new build dwellings approved as part of major developments (defined as more than 10 dwellings) in 2012/13, 98% were to lifetime homes standard<sup>1</sup>.

**INDICATOR 12****Number and % of homes granted permission that are wheelchair accessible**

- Of the total dwellings approved on major developments in 2012/13, 47 dwellings were provided with wheelchair accessibility. This represents approximately 16% of the total units approved and is an increase on last year’s figure. This is meeting the 10% target.

<sup>1</sup> Lifetime Homes is a set of design criteria that provide a model for building accessible and adaptable homes.

**INDICATOR 13****Net additional pitches (gypsy and traveller) granted permission/completed****Core Strategy policies:**

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

**Target:** No target

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

**INDICATOR 14****Net additional student bedrooms granted permission/completed****Core Strategy policy:**

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

**Target:** No target

- In 2012/13, 630 student units were completed (last year's figure was 74 units).
- 736 student units were under-construction and 95 not started (see Table 8 on student accommodation on following page).

Property name/	Address	Description	Units	Status
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 120m <sup>2</sup> of Use Class D1 floorspace plus ancillary facilities.	606 units. C2 residential institutions. Postgraduate.	Completed in July 2013
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.	Completed in February 2013
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 m <sup>2</sup> of leisure floor space (Class D2), including 195 m <sup>2</sup> of flexible leisure (Class D2) and/or retail floor space (Classes A1/A3); 15,065m <sup>2</sup> of student accommodation. Demolition started.	418 all self-contained.	Under construction
Ravenscourt House	3 Paddenswick Road London 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	Under construction
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.	95 units in total	Not started
Favourite Public House, 27	St Ann's 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 96m <sup>2</sup> Class A1 retail unit at ground floor level on the St Ann's Road frontage, together with ancillary landscaping works.	84 units	Demolition started

**Table 8: Student accommodation in 2012/13**  
Source: Hammersmith and Fulham Council

## INDICATOR 15

### Net change in the number of HMOs/hostels

#### Policy:

**DM policy A6:** Hostels and houses in multiple occupation

#### Target:

No net loss where identified needs

- Five applications involving the loss of hostels and houses in multiple occupation were approved in 2012/13. The five applications were approved in accordance with DM policy A6.

**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 12,800 dwellings could be built on identified sites between 2012 and 2031. The number of dwellings approved including on Strategic Sites allocated in the Core Strategy demonstrates the borough's ability to deliver new housing to meet a variety of needs.

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. The 50% target of the proposed conversions to be more than 2 bedrooms as defined in policy DM A1 (Housing Supply) has been met and suggest that the borough is delivering family homes and a suitable housing mix in dwelling conversion.

Policy H5 (Gypsy and Traveller accommodation) 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. 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.

## 5.2 Local economy and employment

### 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

- In 2012/13, the employment rate in Hammersmith and Fulham was above the London average but still below the average for England.
- The employment rate has increased since 2011/12 reaching 70.3% in the borough in 2012/13.
- In 2005 and 2008 (pre-recession), the employment rates reached 71%.
- Since that period, employment rates have consistently fallen to their lowest level of 64.7% (at March 2010). Since 2010, there have been general improvements in the employment rate in the borough to a peak in September 2011. This was then followed by three successive falls to a new low in September 2012. Since then though, there have been successive increases to a current level of 70%.

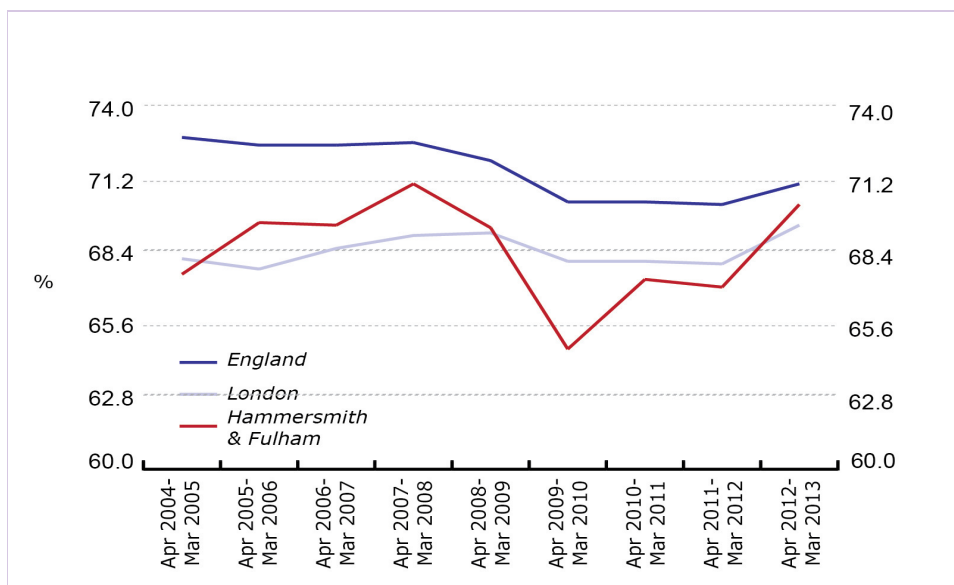


Figure 7: Employment rates, 2004/05 to 2012/13

Source: Office for National Statistics



## 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

- The number of working age people claiming Job Seekers Allowance (JSA) has decreased from 4,785 in October 2012 to 4,366 in October 2013.
- The rate has also decreased over the same period from 3.6% to 3.3%. This rate is above the national (3.0%) but below the regional (3.2%) rates.
- Since the Autumn 2010, there has been a downward trend in the JSA claimant rate in the borough, and the current rate is at the lowest level for over five years.

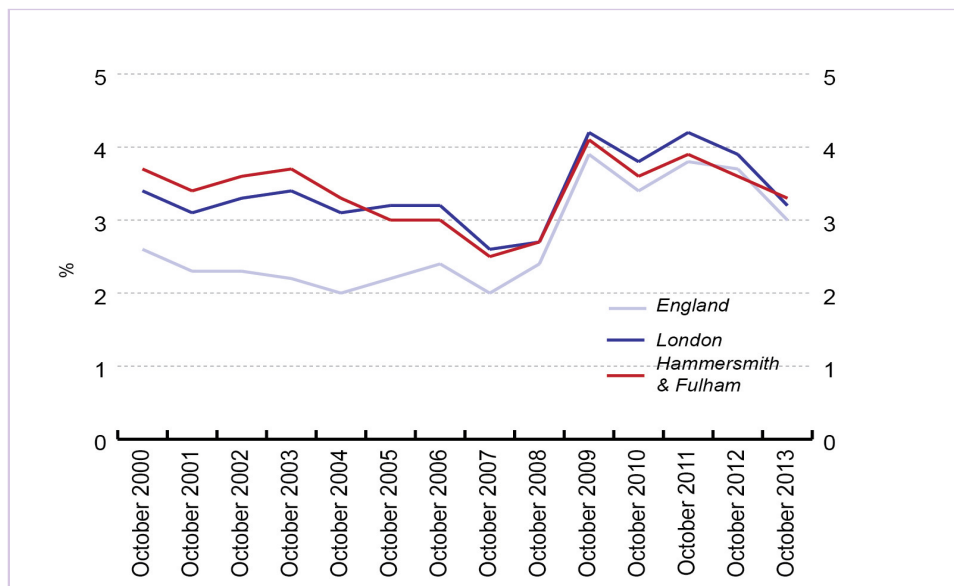


Figure 8: Working age people on out-of-work benefits, October 2000 to October 2013

Source: Office for National Statistics

**INDICATOR 18****Working age people claiming out-of-work benefits in the most deprived areas of the borough**

**Target:**  
Decrease

- 1,204 working age people were claiming out-of-work benefits in the most deprived Super Output Areas of the borough in August 2013 (using 2010 Index of Multiple Deprivation). This compares to 1,191 in August 2012 and 1,388 in August 2011.

**INDICATOR 19****The business stock (i.e. the number of businesses registered in the borough)**

**Target:**  
Increase

- In 2012, there were 12,270<sup>1</sup> active businesses<sup>2</sup> in the borough.
- Hammersmith and Fulham saw a 3% increase in the number of enterprises in the borough between 2011 and 2012 (see Figure 9). Whilst this is higher than the growth rate for England as a whole, it is lower than London, Inner London and Outer London. Between 2009 and 2012, the number of active businesses increased by 3.6%.

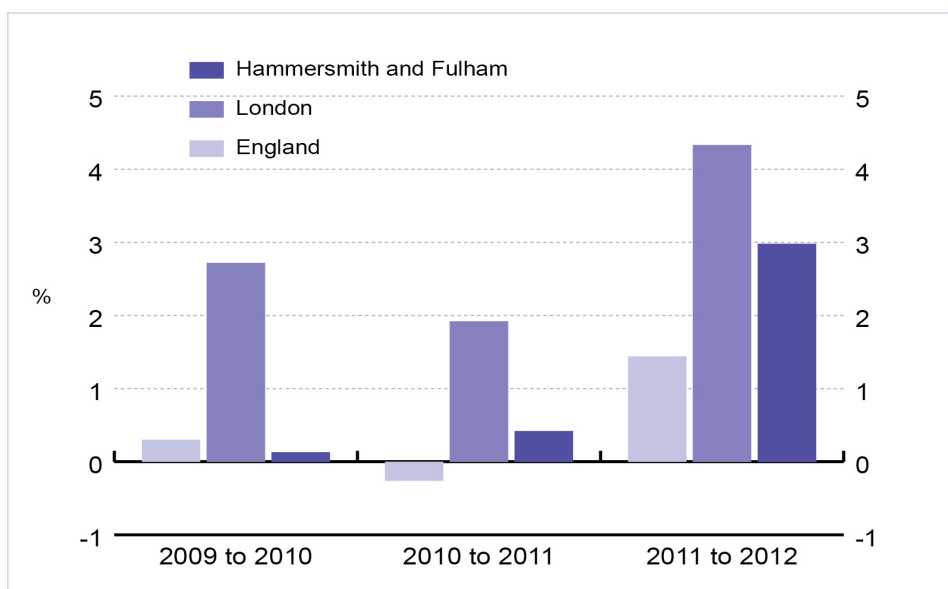


Figure 9: Growth rates of active businesses, 2009 to 2013

Source: Office for National Statistics

<sup>1</sup> Source: Office for National Statistics.

<sup>2</sup> Active businesses: These are defined as businesses that had either turnover or employment at any time during the reference period.

## 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.

The borough's regeneration areas have policies that seek new employment growth (see list of proposals on Table 9):

Site	Site reference	Description of development
Old Oak Common sidings	PROA/SIL Site PR1	Rail depot sidings and small industrial uses
Earl's Court 2, Lillie Bridge depot and adjacent land	FRA Core Strategy Strategic site FRA 1 (part)	Residential use; office (use class B1); retail (use classes A1- A5); hotel and serviced apartments (use class C1); leisure (use class D2), private hospital (use class C2); Education/Health/Community/Culture (use class D1);
Hurlingham Wharf		Redevelopment of vacant former wharf site to provide a mixed use scheme; providing 148 dwellings (use class C3); together with 98 square metres of retail floorspace (use class A1); 753 sq.m of restaurant / cafe floorspace (use class A3); 121 sq.m of office floorspace (use class B1);
Land north of Westfield	WCOA Core Strategy Strategic Site WCOA 1 (part)	A comprehensive redevelopment of the site comprising a mixed use scheme up to 61,840 sq.m (GEA) (net increase) retail use (A1) including an anchor department store; up to 8,170 sq.m (GEA) restaurant and café use (A3 - A5); up to 2065 sq.m (GEA) office use (B1); up to 1,600 sq.m (GEA) community/health/cultural use (D1); up to 3500 sq.m (GEA) leisure use (D2); and up to 1,347 residential units (up to 127,216 sq.m (GEA)).
Former BBC TV Centre	WCOA Core Strategy Strategic Site WCOA 1 (part)	A mixed use development providing up to 1,025 residential units and a range of land uses.
BBC media Village	WCOA Core Strategy Strategic Site WCOA 1 (part)	Outstanding approval for offices and music centre as part of the Media Village redevelopment.
Imperial West	WCOA Core Strategy Strategic Site WCOA 1 (part)	A comprehensive residential led mixed use redevelopment; Phase 1 for student accommodation completed.
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.
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.
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.
Chelsea Creek		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.
174 Hammersmith Road		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, with 9 off street parking spaces at basement level, following the demolition of King's House.

Table 9: Employment sites in the borough at 31st March 2013

**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.

- The gross employment floorspace approved during 2012/13 was 9,745 sq.m representing a decrease on last year's figure (15,454 sq.m in 2011/12).
- The net additional employment floorspace approved was 3,273 sq.m in 2012/13 and this compares to a net figure of 7,599 sq.m in 2011/12. 2,445 sq.m of B1 floorspace was approved meeting the policy target.
- 202 sq.m of employment floorspace was lost in non employment generating schemes and there was a net overall loss of B8 use class.

	B1	B1a	B1b	B2	B8	TOTAL
<b>Gross employment floorspace (m<sup>2</sup>)</b>						
Fulham RA					256	256
HTC	87	121			186	394
PROA						0
South Fulham RA						0
WCOA		1490				1490
Rest of borough	6,716	538	0		351	7,605
<b>TOTAL</b>	<b>6,803</b>	<b>2,149</b>	<b>0</b>	<b>0</b>	<b>793</b>	<b>9,745</b>
<b>Net employment floorspace (m<sup>2</sup>)</b>						
Fulham RA	0	-247	0	0	0	-247
HTC	87	121	0	0	-154	54
PROA	0	0	0	0	0	0
South Fulham RA	0	0	0	0	0	0
WCOA	0	1490	0	0	0	1,490
Rest of borough	2,358	-334	0	0	-48	1,976
<b>TOTAL</b>	<b>2,445</b>	<b>1,030</b>	<b>0</b>	<b>0</b>	<b>-202</b>	<b>3,273</b>

Table 10: Employment floorspace, approved 2012/2013

Source: Hammersmith and Fulham Council

**Policy comments:**

Overall, the figures reflect the direction of Core Strategy policies with a substantial amount of employment floorspace approved alongside losses where this has been justified. The substantial overall net increase in employment floorspace is due to several approvals in WCOA and the rest of the borough which compensates for some potential losses in the Fulham RA. The figures should be considered in conjunction with the previous jobs section. For example potential losses of jobs in the B use classes are likely to be compensated by job opportunities created in other employment generating uses in the regeneration areas. The losses are primarily within the B8 category. Approvals show no change in the SFR and PROA.

**INDICATOR 22****Number of hotel bedrooms granted permission/completed**

- **London Plan** Policy 4.5: London's visitor infrastructure.
- **Core Strategy Strategic policy B:** Location of Employment activities.
- **Policy DM B2:** Provision for visitor accommodation and facilities.

**Targets:**

- 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.

**Approvals:**

- Three planning applications for hotel use were approved in 2012/13.
- The number of new hotel bedrooms approved was 122<sup>1</sup>.
- 13 of the units approved were wheelchair accessible units.
- In terms of spatial distribution, 2 of 3 applications approved were located within town centres or opportunity areas.

**Completions:**

In 2012/13, two schemes representing 190 hotel bedrooms have been completed (84/86 King Street and Atlantic House on Rockley Road).

<sup>1</sup> The figure excludes the figure for the Woodlands application which is only available in floorspace at this stage.

Address	Description/ Number of bedrooms	Number wheelchair accessible bedrooms	Status
Woodlands 80 Wood Lane	Part of Woodland application. Erection of 3 additional buildings comprising a hotel (13 storeys/ maximum 14,500m2 GEA) (Class C1).	N/A	Not started
Site At Junction Of Western Avenue And Old Oak Road	Erection of a 5 storey building to provide a 116 bed hotel.	13	Not started
Belushi's And St Christopher's, Hammersmith Broadway	6 additional hostel bedrooms.	none	Not started

Table 11: Hotels granted permission in 2012/13

Source: Hammersmith and Fulham Council

**Policy comments:**

The borough is not a major tourist destination and there is no overall borough target for new hotel provision. The London Plan policy seeks a net increase of 40,000 net additional hotel bedrooms in London to 2031 with priority to be given to town centres and opportunity areas. Strategic Policy B on 'Location of Employment Activities' also seeks to direct major new visitor accommodation to the three town centres and selected opportunity areas. This is supported by Policy B2 of the Development Management Local Plan which restates that hotels would be directed to town centres or opportunity areas. Small hotels (generally fewer than 50 bedrooms) are considered in other areas subject to considerations on public transport accessibility, design, impact on local area, adequate servicing, no loss of housing stock and the scheme adding to the variety and quality of visitor accommodation available locally.

Apart from the site at junction of Western Avenue and Old Oak Road which has been vacant for more than 16 years, the majority of the outstanding pipeline for new provision in the borough is within town centres and opportunity areas meeting key objectives from Strategic Policy B, Policy DM B2 and Policy 4.5 from the London Plan, all of which seek to ensure that new visitor facilities are in appropriate locations.

The 13 wheelchair accessible units approved in 2012/13 contribute to the London Plan target of 10% of bedrooms to be wheelchair accessible over the Plan period.



## 5.3 Climate Change

### INDICATOR 23

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

##### Core Strategy policies:

##### Borough-wide Strategic policy

**CC1:** reduce carbon emissions and resource use and adapt to climate change impacts

**DM H1:** Reducing carbon emissions

##### Target:

To increase the renewable energy generation capacity permitted

- Proposals for on-site renewable generation, particularly on major sites, have continued during 2012/13. There were also a number of proposals for efficient forms of energy generation such as gas Combined Heat and Power units and communal heating systems, which, although not renewable, are considered to be low carbon.
- Small-scale renewable energy generation is also taking place as a result of permitted development rights which allow certain renewable energy technologies such as solar PV panels to be installed without the need for planning permission (under certain circumstances). The Government's Feed-in-Tariff and Renewable Heat Initiative, which generates income for small-scale renewable electricity and heat generation, encourages small-scale renewable energy generation by householders. There could be a growing number of these small systems being installed without the council needing to be notified.
- This means that the council does not necessarily have a full record of all renewable energy installations or generation capacity in the borough.
- It is not possible to calculate the full energy generation capacity of all of the renewable energy systems permitted as it is not always necessary for such information to be supplied with planning applications, particularly for smaller developments. However, an estimate has been made for the 5 largest installations (consisting of Air Source heat Pumps and PV systems).
- This year's figure for renewable energy generation may be lower than in previous years because now there is a greater emphasis on achieving

CO<sub>2</sub> reductions through a range of measures whereas in the past, policies focused more on renewable energy generation. Major developments are now more likely to make their biggest CO<sub>2</sub> savings through the use of Combined Heat and Power (CHP) systems where these are feasible. These are low carbon systems but as they are powered by gas they are not classified as renewable energy use.

Year	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Generation (GW/hr/yr)	1.375	142	1300	640	301	58

Table 12: Renewable energy generation capacity  
Source: Hammersmith and Fulham Council

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Wind: onshore	None	1 development site (6 turbines)	None	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	12 solar PV systems installed on major schemes
Hydro	None	None	None	None	None	None
Biomass	None	None	None	None	None	None
Heat Pumps	-	1	1	10	8	6 Air Source Heat Pump systems installed on major schemes
Solar Water Heating	-	7	3	4	2	2 solar water system installed

Table 13: Renewable energy implementation by type

Source: Hammersmith and Fulham Council

## INDICATOR 24

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

#### Core Strategy policies:

**CC1:** reduce carbon emissions and resource use and adapt to climate change impacts

**DM H8:** Air quality

#### Target:

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

- The average reduction in CO<sub>2</sub> emissions for new major developments compared to building regulation requirements in 2012/13 was 33%. This represents an improvement on last year's figure of 23%.

Climate change

## INDICATOR 25

### Number of properties connected to decentralised energy systems

#### Core Strategy policies:

**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

- Out of a total of 709 dwellings approved, 192 residential units planned for connection to decentralised heating systems.
- This compares to the 2011/12 figure of 5,076 residential units planned for connection to decentralised heating systems compared to the 5,703 additional homes permitted so the figure depends on the number of units approved in the year.

**INDICATOR 26****Tonnes of CO<sub>2</sub> emissions per capita****Core Strategy policies:**

**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.

Year	Annual change in emissions per capita (%)
2005	Baseline
2006	1.42
2007	-2.88
2008	-1.03
2009	-7.65
2010	4.58
2011	-10.06

**Table 14: Emissions per capita (Annual change)**

Source: Department of Energy and Climate Change

- Data on CO<sub>2</sub> emissions per capita is published by the Department of Energy and Climate Change each year, although there is a time lag in the data provided, meaning that the current data (published in July 2013) relates to 2011.
- After increasing between 2009 and 2010, per capita CO<sub>2</sub> emissions have decreased by 10% between 2010 and 2011.
- Most of this decrease came from the domestic sector followed by the industrial and commercial sector.
- Emissions from transport remained stable.

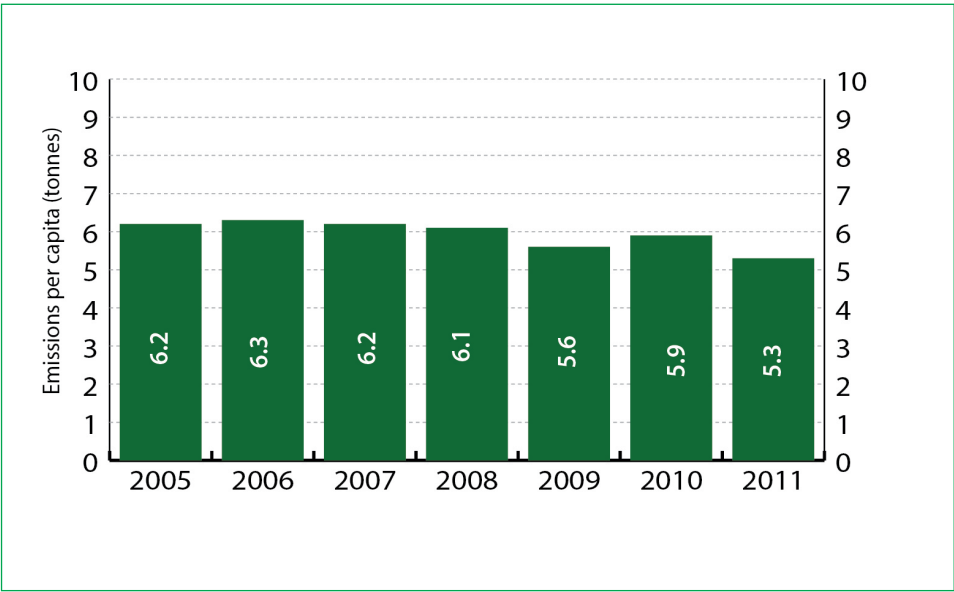


Figure 10: CO<sub>2</sub> emissions per capita, 2005 to 2011  
Source: Department of Energy and Climate Change (DECC)

**Policy comments :**

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

**Core Strategy policies:**  
**Borough-wide Strategic policy CC2:** Water and Flooding

**Target:**

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

Climate change

- 16 major developments integrated some form of sustainable drainage system (SUDS) in 2012/13. Measures proposed include green roofs, permeable paving, water butts and attenuation tanks.

**Policy comments:**

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 28

### NO<sub>2</sub> and PM<sub>10</sub><sup>1</sup> pollution exceedences

**Core Strategy policies:**  
**Borough-wide Strategic policy CC4:** Protecting and Enhancing Environmental Quality  
**DM H8:** Air quality

#### Target:

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

Climate change

- The air quality monitoring station at Shepherds Bush Green recorded 57 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. The annual mean concentration was 37 µg/m<sup>3</sup>, which met the target of 40 µg/m<sup>3</sup>.
- At the same site, hourly NO<sub>2</sub> levels exceeded 200µg/m<sup>3</sup> 72 times, compared to the annual limit of 18. The annual mean concentration was 89 µg/m<sup>3</sup>, which exceeded the target of 40 µg/m<sup>3</sup>.
- The monitoring station is within 2 metres of the high traffic flows on the west side of Shepherds Bush Green and during 2012/13 it was also adjacent to a major demolition and construction site. This is expected to account for the high levels of PM<sub>10</sub> and NO<sub>2</sub> measured during the year.

#### Policy comments:

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

<sup>1</sup> NO<sub>2</sub>: Nitrogen Dioxide

PM<sub>10</sub>: Particulates with a diameter of 10 micrometres or less.



## 5.4 Built Environment

### INDICATOR 29

#### 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.

- In 2012/13 there were 12 buildings at risk in the borough which represents a reduction from 2012 when there were 13 buildings at risk or 2.6% of the total. Proportionally, this represents 2.4% of the total listed buildings in the borough.

Two buildings were removed from the English Heritage London Region Heritage at Risk Register in 2013 due to completion of restoration works (Former Wormholt Library & Infant Welfare Centre and Former County Court, North End Road). One addition was made in 2013 due to the closure of the Hope and Anchor Public House. Construction programmes lengthened during the economic downturn which has resulted in fewer buildings being removed from the Register in 2013.

Only four of the 12 buildings on the Register have no approved proposals in place, of which three are funerary monuments. Conversion and/or repair work is currently underway at five buildings, so future prospects for a reduction in the number of Buildings at Risk in the Borough remain good.

### INDICATOR 30

#### Serious acquisitive crime rate

**Core Strategy policy:**  
**Borough-wide Strategic**  
**Policy BE1: Built Environment**

**Target:**

To decrease the serious acquisitive crime rate

- Between 2011/12 and 2012/13 there was a 6.9% decrease in the total number of crimes in the borough. This reduction is ranked 12th best out of the London boroughs. However, the borough still has the 6th highest crime rate of all London boroughs.
- There was a decrease in the number of acquisitive crimes in the borough between 2011/12 and 2012/13 which totalled 5,150 offences.

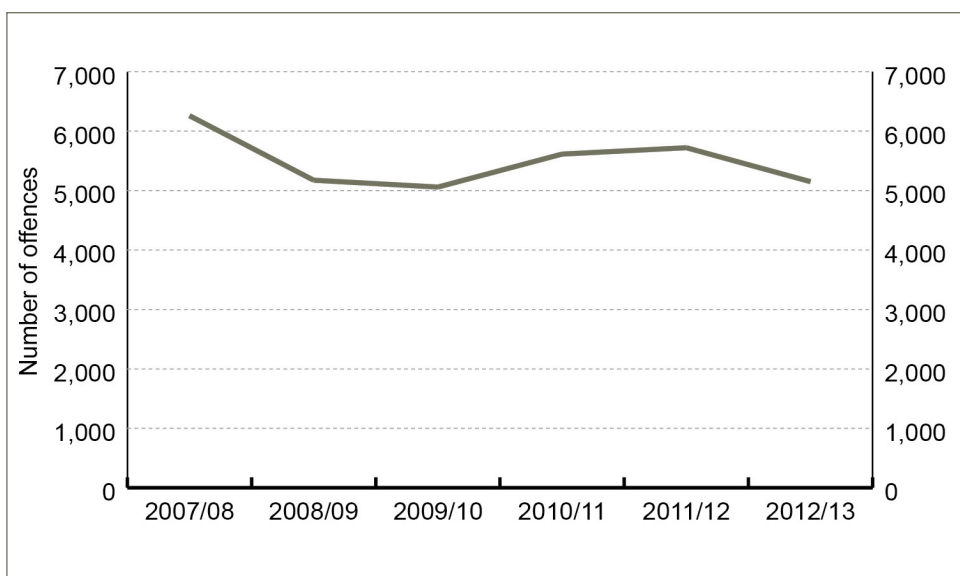


Figure 11: Crime in the borough, 2007/08 to 2012/13  
Source: Metropolitan Police

## INDICATOR 31

**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.

- 0% increase between 2012 and 2013. Work on producing Conservation Area Character Profiles for those Conservation Areas has recently started.

**Policy comments on Core Strategy policy BE1:**

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 DM DPD 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.

## **5.5 Open Space**

### **INDICATOR 32**

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

- **London Plan policy 3.5:**  
Quality and design of housing developments
- **Borough-wide Strategic policy OS1:** Improving and Protecting Parks and Open Spaces
- **DM policy E4:** Greening the borough

**Target:**

None

- In 2012/13, a total of six applications involving the erection of an outbuilding or dwelling in the back garden were approved and resulted in the loss of back garden space.
- Only one application involved construction of a new dwelling and one was for the replacement of a shed with an extension. Another application involved the construction of a studio and three applications were for outbuildings ancillary to the garden use. A total of 6 applications involving a loss of rear garden were refused.

### **INDICATOR 33**

**The net change to areas of nature conservation areas**

- **Borough-wide Strategic policy OS1:** Improving and Protecting Parks and Open Spaces
- **DM policy E3:** Nature Conservation

**Target:**

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

- Over the monitoring period, there were two applications that affected nature conservation areas. One of the applications was for the provision of a pontoon on the Thames, and the other for provision of a walkway along the canal to provide access to moorings.
- Both applications noted there was little wildlife value at that section of waterway and would not remove any area of wildlife habitat and would impact minimally on the ecosystem.



Map 4: Nature Conservation Areas, 2012

## INDICATOR 34

### The net change in total areas of public open space

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

**Target:**

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

- There were no applications proposed on public open space during the review year.



**Policy comments:**

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 clear that the SHLAA allowances for windfall sites in the 5 year housing supply 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 Development Management Local Plan also sets out at Policy DM E4 and supporting text that the council will seek to maximise the provision of gardens, garden space and soft landscaping and to protect back gardens from new development.

Broadly, it appears the policy is fulfilling its function of protecting gardens from development which is demonstrated by the small number of applications for outbuildings or new dwellings in garden areas. It should be noted that there are a number of sites with planning permission for areas of new garden space.

With the exception of a very minor impact on nature conservation areas, the relevant section of Core Strategy policy OS1 and the borough's nature conservation hierarchy, continues to protect the borough's sites of nature conservation importance while Development Management Local Plan policy DM E3, ensured planning conditions were imposed to ensure the general enhancement of nature conservation areas.

The policy is also fulfilling its function of protecting and seeking to enhance the existing open spaces, whilst being flexible to accept re-provision of an appropriate type and scale where this can help improve the quality of the open space.



## **5.6 Community Services**

### **INDICATOR 35**

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

**Borough-wide Strategic policy CF1:** Community Facilities and Services  
**DM policy D1:** Enhancement of Community services

#### **Target:**

No net loss unless in accordance with policy

- Over the period 2012/13, there were 13 planning applications that increased the amount of D1 floorspace, while there were only 4 applications for a reduction in the amount of floorspace. These were mainly privately owned clinics (a chiropractic clinic for example) and had been vacant for a reasonable amount of time that indicated that there was no need for their retention.
- The proposed new Hammersmith and Fulham Irish Centre will result in a small net loss of community space, however, this provides better quality replacement space. A large number of planning applications secured contributions for community facilities.

**INDICATOR 36****Net change in D2 use class floorspace**

**DM policy D2:** Enhancement of Arts, Culture, Entertainment, Leisure, Recreation and Sport Uses

**Target:**

No net loss unless in accordance with policy

- Over the period 2012/13, there were 5 planning applications that increased the amount of D2 floorspace, while there were only 2 applications for a reduction in the amount of floorspace. On analysis of these applications, both had been vacant long-term and/or premises were reprovided elsewhere.

**Policy comment:**

Protecting viable facilities and delivering new facilities, in both cases where a need has been identified, is consistent with both Policy CF1 of the Core Strategy and Development Management Policy D1, 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.

This is consistent with Policy D2 of the Development Management Local Plan, in retention of existing premises that remain viable for their purposes, but also the provision of new facilities for arts, culture, entertainment, leisure, recreation and sports venues where they are not to the detriment to local residents.

## 5.7 Transport

### INDICATOR 37

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

**Core Strategy policy:  
Borough-wide Strategic  
policy T1: Transport**

**No target**

- The 2012/13 survey shows that the modal split of trips to and from school in the borough was: 16.4% by car, 38.1% walking, 19.3% by bus, 8.9% by train and tube, the rest being other modes of transport.
- Between the 2011/12 survey and the most recent survey, there has been a 3.7% shift in favour of the bus use, while car use dropped from 20.7% to 16.4% and cycling dropped from 17% to 13% (including scooter).

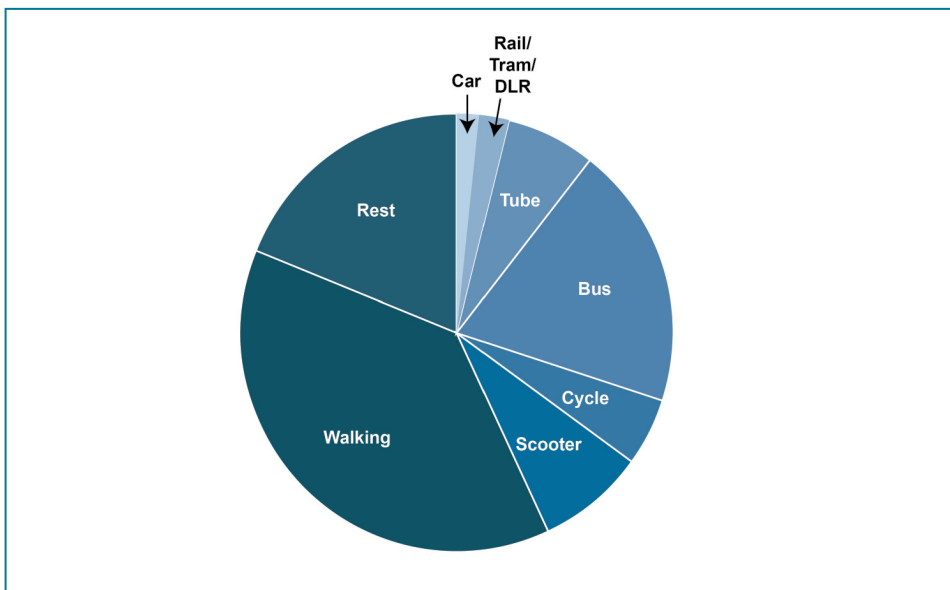


Figure 12: Mode of transport to and from school, 2012/13  
Source: Hammersmith and Fulham Council

**INDICATOR 38****Private car usage**

**Core Strategy policy:**  
**Borough-wide Strategic**  
**policy T1: Transport**

**No target**

- Between 2009/10 and 2011/12, 33% of the trips in Hammersmith and Fulham were made by public transport while 23% were made by private transport, principally by private car.
- Cycling represented 5% of the trips and walking a high 39%.
- This compares with the corresponding shares of 32% for public transport and 25% for private transport between 2008/09 and 2010/11.
- The results show a continuation in the previous trend of a net shift away from private transport to the public transport modes.

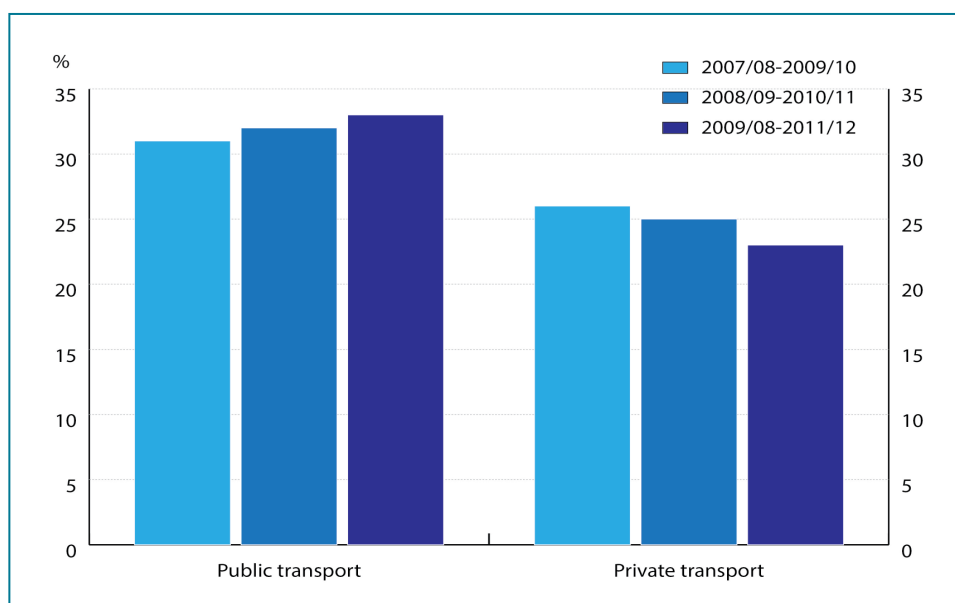


Figure 13: Trips per day and shares by main mode, average day (seven-day week) 2009/10 to 2011/12

Source: TfL

**INDICATOR 39**

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

**SPD Transport Policy 1:**  
Transport Assessments

**Target:**  
**Depends on the nature of schemes coming forward.**

- 18 TIAs were produced in 2012/13. This compares to 14 TIAs in 2011/12, 9 TIAs in 2010/11, 12 in 2009/10 and 10 TIAs in 2008/09.

**INDICATOR 40**

**London Plan policy 6.13:**  
**parking**  
**DM Policy J2:**  
Vehicle Parking Standards

Parking provision in permitted development schemes

- In 2012/13, 320 parking spaces were approved in the borough. This is the first year this indicator is monitored.

**INDICATOR 41**

**Cycle parking provision for permitted development schemes**

**London Plan policy 6.13:**  
**parking**  
**DM Policy J5:**  
Increasing the opportunities for cycling and walking

**Target:**  
**Increase in provision**

- In 2012/13, 1,871 cycle spaces parks were approved in the borough. This is baseline data.

## INDICATOR 42

Parking provision for disabled people in permitted development schemes

**London Plan policy 6.13:**  
**parking**  
**DM Policy J4:**  
Disabled Person's Parking  
(Blue Badge)

**Target:**  
**Increase**

- In 2012/13, 78 car spaces for disabled people were approved in the borough. This is the first year this indicator is monitored.

### **Policy comment on transport section:**

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 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.

## 5.8 Other policies

### INDICATOR 43

#### The length of riverside walk

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

**Target:**

To increase the length of the riverside walk.

- At the start of the monitoring period, the total length of the existing riverside walk was 7,447 metres and the total length of the proposed riverside walk 1,120 metres. During 2012/13, there was no increase in the length of riverside walk.

### INDICATOR 44

#### 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

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

#### INDICATOR 45

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.

- No planning applications were permitted where HSE has objected.



## 6 DELIVERY AND IMPLEMENTATION OF THE CORE STRATEGY

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 1st 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 46

**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.

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.

The tables below summarise the key columns from the original Infrastructure Schedule and includes a final column 'AMR 2012-13 Update' which provides an update based on the September 2012 CIL PDCS IPS and further known updates expected in an upcoming update to the IPS as part of the CIL charge-setting process.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
<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	CIL IPS ref: T10 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	CIL IPS ref: T11 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	CIL IPS ref: T1-4 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	CIL IPS ref: T8 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	CIL IPS ref: T6

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
Chelsea-Hackney Line (Crossrail 2)	To improve public transport access in the south of the borough	Improvements to the track between Parsons Green and Wimbledon and construction of new line between Parsons Green and Chelsea	Unknown	2017-2030	CIL IPS ref: T5 Phasing changed to 2019-2033. 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	CIL IPS ref: T24 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	CIL IPS ref: T55 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.
Heat Networks	Required to help meet carbon reduction targets	Construction of heat pipe networks	Unknown	2012-2031	CIL IPS ref: U11-16 Combined heat and power schemes. See detail in IPS.
<b>Energy</b>					
Upgrade of Counters Creek Sewer	To update ageing infrastructure and increase capacity	Replacement and enlargement of sewer	Unknown	2015-20	CIL IPS ref: U2 Planning and development costs estimated at £32m.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
<b>Water and Drainage</b>					
Thames Wall Improvements	To ensure that the Thames Wall is an effective barrier to flood risk	Regular upkeep of wall defences	Unknown	Ongoing	CIL IPS ref: U4-5 More specific schemes identified. Capital costs estimated at least £3.8m.
<b>Secondary Education</b>					
Hammersmith Academy	To meet demand for secondary school places and provide four form expansion	Construction of new secondary school	Unknown	2010-2012	CIL IPS ref: ED19 Opened September 2011.
Sacred Heart High School	To meet demand for secondary school places	New build/ refurbishments	£7.5m	2012-2015	CIL IPS ref: ED17 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	CIL IPS ref: ED18 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	CIL IPS ref: ED12 Opened September 2011.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
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 objectives of 2008 SEN Review	New build/ refurbishments	£9m	2013/2014	CIL IPS ref: ED26 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	CIL IPS ref: ED5 Phasing changed to Dec 2011.
Old Oak	Expansion to two form entries	New build/ refurbishments	£1m	2011/2012	CIL IPS ref: ED6 Completed early 2012.
Holy Cross	Expansion to two form entries	Major new build/ remodel	Unknown	2012-2015	CIL IPS ref: ED9 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.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
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	CIL IPS ref: ED7-8 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 Areas	Creation of new daycare centres as part of any proposed new primary school	Unknown	2010 onwards	Considered throughout the IPS.
<b>Health Care</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	CIL IPS ref: H8 Phasing changed to 2010-2014. Capital cost changed to £10.2m.
Cassidy Road	Create a 2nd tier health centre	Expand existing facility	£350,000	2011-13	Completed in 2011. Removed from IPS.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
Richford Gate	Create a 2nd tier health centre	Expand existing facility	£600,000	2011-13	CIL IPS ref: H6 No change.
<b>Healthcare</b>					
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 Regeneration Areas	To provide additional leisure and sports provision within Regeneration Areas	Unknown	2010 onwards	Considered throughout the IPS.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
<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	CIL IPS ref: C12 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	CIL IPS ref: C9 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	CIL IPS ref: C11/ C6 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 3rd sector hubs	To consolidate 3rd sector facilities	Identification of suitable sites for third sector hubs, including: Edward Woods Estate, Dawes Road; and central Hammersmith	Unknown	2010 onwards	CIL IPS ref: C1-3 See detail in IPS.



	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
<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	CIL IPS ref: L17 Phasing 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	CIL IPS ref: L16 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	CIL IPS ref: L19-L13 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	CIL IPS ref: T74-T88 See detail in IPS.

	Need for scheme	Requirements of scheme	Cost	Indicative Delivery Phasing	AMR 2012/13 Update based on CIL PDCS IPS (September 2012)
<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	CIL IPS ref: L1 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	CIL IPS ref: L11 Phasing changed to 2012-2031. 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	CIL IPS ref: L31 Phasing changed to 2009-Mar 2012. Capital cost changed to £74k.

- 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 47

##### **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:**

No target

- 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 2012-13, 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 1st 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.

## **7 CONCLUSION**

In 2012/13, the borough was still recovering from the impact of the general economic downturn facing London. Against this challenging context, the monitoring of the Core Strategy (CS) and Development Management indicators give an encouraging picture with progress made across most of the strategic and borough-wide policies and indicators.

In particular, the borough is delivering the NPPF objectives of growth and sustainable development while also delivering the Core Strategy's 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.

However, some long-standing challenges remain and priorities for action identified in this year's report will need to be carefully monitored over the Core Strategy period. In particular, any policies and targets identified as not being met, where their implementation is delayed or not having the intended effects, will be looked at as part of the Local Plan Review.

# ANNEXES



**Abbreviations:**

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

**Five-year housing supply:**

Site	2013/14	2014/15	2015/16	2016/17	2017/18
Imperial College					192
BBC TV Centre (Plot B)			64	65	64
Former Dairy Crest Site - Aviva-Helical Bar				124	124
M&S				210	
Shepherd's Bush Market				99	98
Earls Court 2 / TFL Depot				200	200
Seagrave Road Car Park	202	202	202	202	
1-9 Lillie Road				65	
Watermeadow Court		70			
Chelsea Creek	5	159	95	119	111
Block L		75	74		
Currys and PC World			242		
Fulham Wharf and Sainsburys (51 Townmead Road)			267	196	
Baltic Sawmills, 92-116 Carnwath Road and 26 Sullivan Road		13			
50 Sullivan Road		12			
Riverside Studios/Queens Wharf				165	
Hammersmith Embankment		138	42	90	91
Hammersmith Palais, 242 Shepherd's Bush Road	209	209			
Samuel Lewis Trust Dwellings, Lisgar Terrace			38		
405-409 King Street	41				
Former Janet Adegoke Leisure Centre	170				
Former Esso Garage, 87-93 Goldhawk Road, 248 Hammersmith Grove	48				
Allied Carpet Store, 258-264 Goldhawk Road			30		
282-292 Goldhawk Road		25			
84-90b Fulham High Street (TESCO)			58		
Stewart's Garages, 72 Farm Lane		107			
Goldhawk Industrial Estate, Brackenbury Road		57			
Ashlar Court, Ravenscourt Gardens	68				
Ravenscourt House, 3 Paddenswick Road	117	117	0		



Site	2013/14	2014/15	2015/16	2016/17	2017/18
Olympia Multistorey Car Park Maclise Road				100	
Farm Lane Trading Estate, 101 Farm Lane		50			
73-77 Britannia Road				11	
Gulf Petrol station, Du Cane Road		32			
6-12 Gorleston street		28			
22 Bute Gardens And 11 - 17 (odd) Wolverton Gardens		25	25		
Tent site, Lots road			89		
Favourite public house, 27 St Ann road		84			
Barons Keep, Barons Court	17				
77-89 Glenthorne road		52			
Hammersmith And Fulham Irish Centre 3 Black's Road			24		
176 - 182 Goldhawk Road			15		
The Goldhawk 122 - 124 Goldhawk Road		10			
London House 100 New King's Road			24		

**Sustainability indicators:**

Indicator reference	Indicator	Latest data	Trend
7	Net affordable housing permissions and completions by tenure, by regeneration areas and rest of borough	Permitted: 127 units Completed: 111 units	Decrease Increase
9	Percentage of homes permitted meeting Code of Sustainable Homes level 3, 4, 5 and 6	93% of new build approved on schemes of more than 10 units met a Code of Sustainable Homes of at least level 3	Decrease
10	Total new build housing completions reaching very good, good, average and poor ratings against the Building for Life criteria	Three major sites assessed. Two scored 8 greens, one 9 greens.	Baseline
11	Percentage of homes granted permission achieving the Lifetime Homes standards	98% were to lifetime homes standard	Stable
12	Number and % of homes granted permission that are wheelchair accessible	16% of the total units approved	Increase
16	Overall employment rate	70.0% in 2012/13	Increase
17	Working age people on out-of-work benefits	4,366 in October 2013	Decrease
18	Working age people claiming out-of-work benefits in the most deprived areas of the borough	1,204 people in August 2013	Increase
19	The business stock (i.e. the number of businesses registered in the borough)	2012: 12,270 businesses	Increase
26	Tonnes of CO <sub>2</sub> emissions per capita	2011: 5.3	Decrease
27	Number of permissions that include 1 or more sustainable urban drainage systems	16 developments	Decrease
28	NO <sub>2</sub> and PM <sub>10</sub> pollution exceedences	37µg/m <sup>3</sup> (PM <sub>10</sub> ) and 89µg/m <sup>3</sup> (NO <sub>2</sub> )	Stable
30	Serious acquisitive crime rate	2012/13: 5,150 offences	Decrease
37	Methods of children travelling to school (5-16 years old)	Car use dropped from 20.7% to 16.4% in 2012/13.	Less car users