

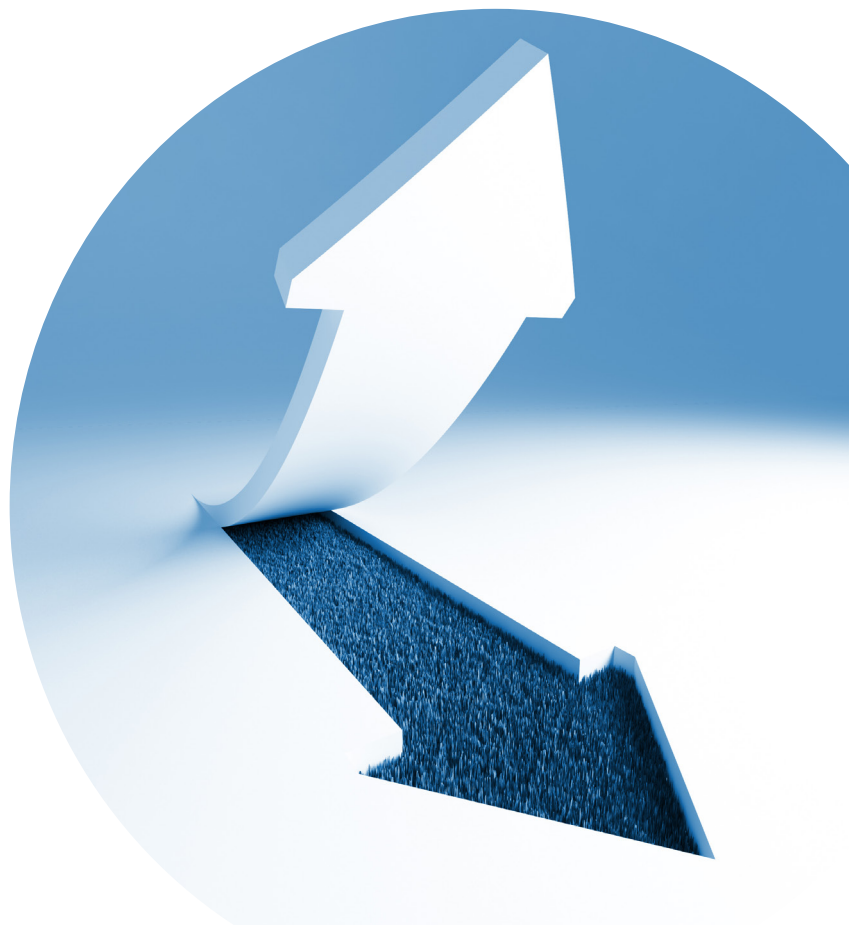
# London Borough of Hammersmith and Fulham

## **Monitoring Report April 2013 to March 2014**

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# **EXECUTIVE SUMMARY**

## **1 Content of the Monitoring Report 2014**

Each council can decide what to include in its Monitoring Report (MR). However, the Local Planning Regulations (March 2012) determine the minimum information that should be included as follows:

- Details on local plans and supplementary planning documents in terms of timetable, stage of documents, timetable and reasons if this timetable is not met.
- Whether policies are implemented and if not, the steps to ensure the policies are implemented.
- The annual number of net additional dwellings and net affordable dwellings.
- Details of any neighbourhood development order or a neighbourhood development plan.
- Information specified in regulation 62 (4) on the Community Infrastructure Levy.
- Actions taken in relation to the duty to co-operate.

In respect of policy monitoring, the report evaluates the main policies from the borough's Core Strategy and Development Management Local Plan.

## **2 Progress on Local Plan**

- Meeting the LDS timetable: The MR reports on the status and preparation of borough's planning policy documents (Core Strategy, Development Management Local Plan, Supplementary Planning Documents and Local Plan review). It reports on progress against key milestones relevant to 2013/14.
- Duty to co-operate: The MR identifies the wide range of engagement carried out with local authorities and other bodies prescribed for the purposes of Section 110 of the Localism Act 2011 when preparing development plan documents and other plans and strategies.
- Neighbourhood planning: The MR provides a brief statement of the position in LBHF in 2013/14.

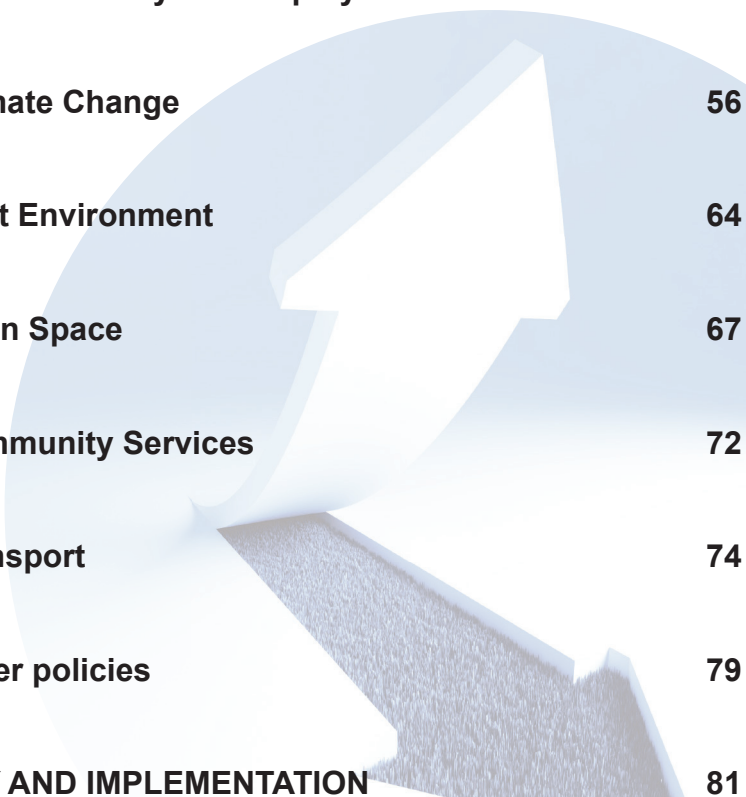
### **3 Monitoring of planning policies**

The MR monitors progress in relation to council's policies:

- In comparison to the London Plan target of 615 additional dwellings, H&F completed 1,155 additional new homes in 2013/14. This compares to 431 in 2012/13, 472 in 2011/12 and 446 in 2010/11.
- 6,563 homes were granted permission in 2013/14 representing an increase compared to last year's figure of 709 additional homes.
- In 2013/14, 25% (18% in 2012/13) of the borough's total number of units approved on sites of more than 10 units were affordable.
- 16% of the borough's total number of units completed on sites of more than 10 units were affordable, representing a decrease of 5% since last year. This was below the Core Strategy target of 40% of all additional dwellings built to be affordable.
- 53% of permitted conversions were for units of 2 or more bedrooms meaning that the borough is continuing to increase the number of family homes. This compares to 54% reported in last year's report.
- The employment rate has increased since 2011/12 reaching 75.3% in 2013/14, and the rate of working age people on out-of-work benefits decreased from 3.6% in October 2012 to 2.3% between 2013 and 2014.
- Proposals for on-site renewable generation, particularly on major sites, have continued during 2013/14.
- Per capita CO2 emissions have decreased by 10% between 2010 and 2012.
- In 2013/14 there were nine buildings at risk within the borough, 1.8% of the total listed buildings in the borough which represents a reduction from 2012/13 when there were 12 buildings at risk or 2.4% of the total.
- In 2013/14, a total of 11 applications involving the erection of an outbuilding or dwellings in the back garden were approved.
- The transport indicators show a shift away from private transport to public modes.

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# 1 INTRODUCTION

This is the tenth Monitoring Report (MR) produced by Hammersmith and Fulham Council. The report covers the financial year running from the 1st April 2013 to the 31st March 2014.

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 contextual 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 Monitoring Report also provides the following information:

- Details on neighbourhood development plans (Section 3),
- 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); and
- Details about the 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 out 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 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 proposed Local Plan.

If you would like more information on this Monitoring Report please contact:

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Alternatively, you can use the contact methods below:

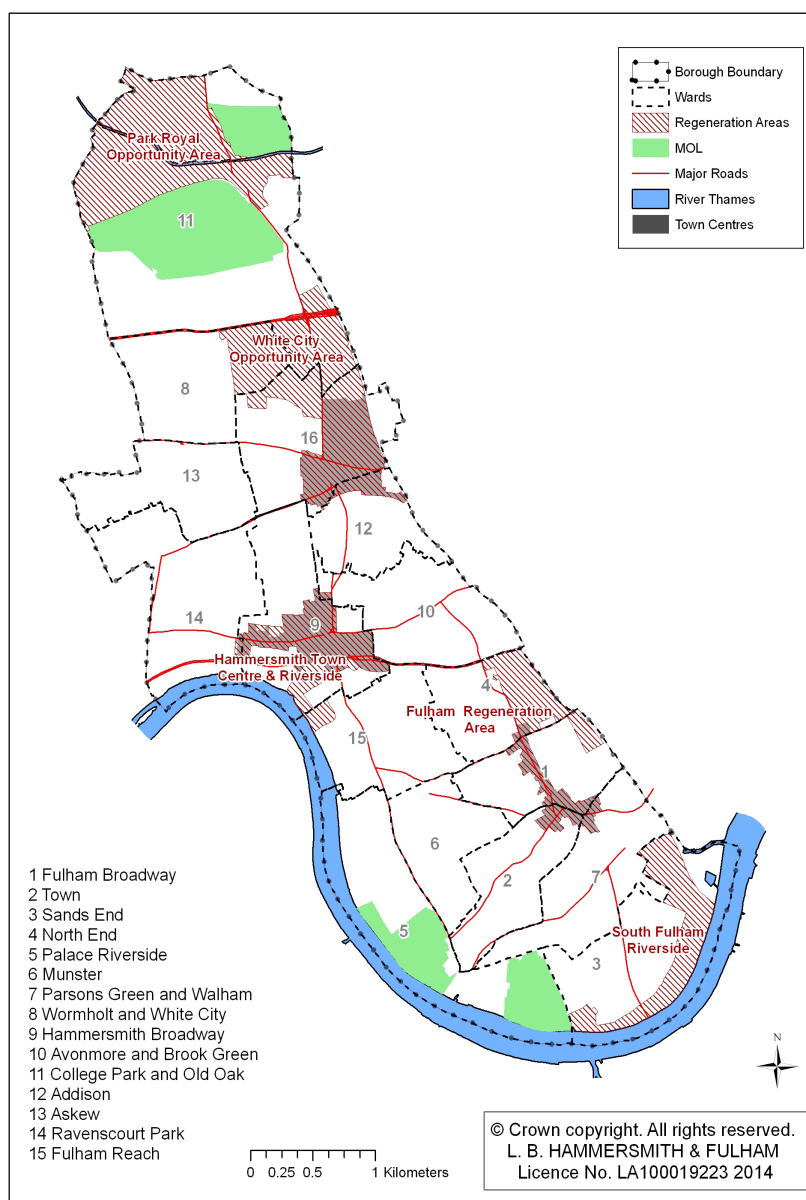
- By email to: [ldf@lbhf.gov.uk](mailto:ldf@lbhf.gov.uk)
- By post to: Development Plans Team, Transport and Technical Services Department, Town Hall Extension, King Street, W6 9JU.



## 2 CONTEXTUAL INFORMATION

### 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 and 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.



MAP 1: Hammersmith and Fulham

## 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 the 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%).

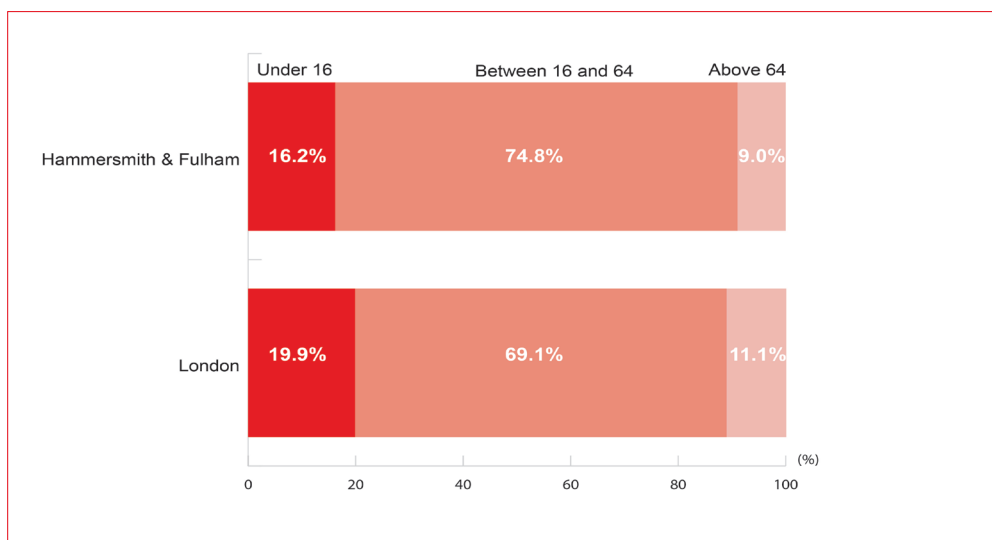


FIGURE 1: Structure of the population in Hammersmith and Fulham and London (Census 2011)

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 and 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**

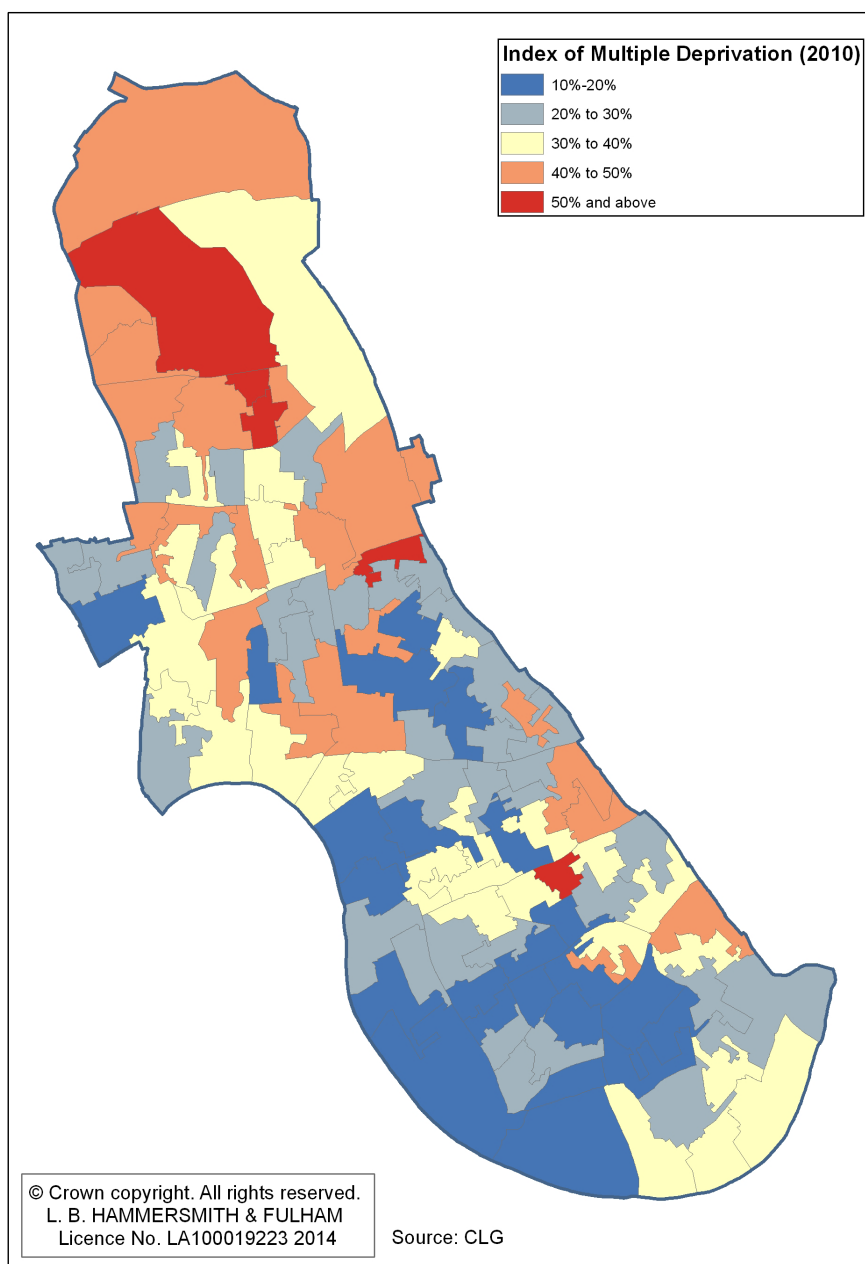
The average house price in Hammersmith and Fulham is higher than the London and country averages. The average price was £753,911 in 2013 compared to £628,817 in inner London and 358,711 in outer London. Rents in the private sector are also high compared to the rest of London and the country as a whole. In 2013, the lower quartile weekly rent for a 1 bed property was £265 compared to £207 in London.

### **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 were 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 consisting largely of public sector estates: White City (north-western part), Charecroft, Clem Attlee and Wormholt North.

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.

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.



MAP 2: Index of Deprivation, 2010

## 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.

## 2.7 Health

In 2009-11, life expectancy at birth for males in the borough was 78.6 years and 83.4 years for females<sup>1</sup>. 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>2</sup> (SMR) was 96 in 2013, just below the London average of 91.

In 2012, wards with the highest SMRs were recorded in Shepherd's Bush Green, College Park and Old Oak while the lowest SMRs were recorded in Palace Riverside and Addison.

<sup>1</sup> Source: Health and Social Care Information Centre.

<sup>2</sup> Standardised Mortality Ratio (SMR): This is the ratio between the observed number of deaths and the expected number of deaths.

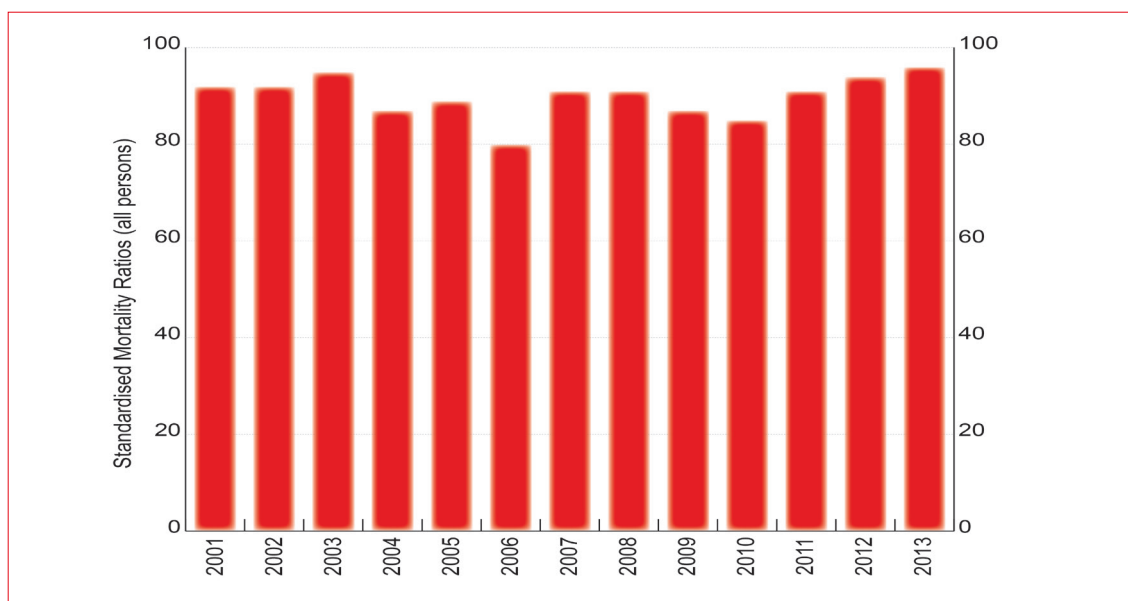


FIGURE 2: Standardised Mortality Ratios in Hammersmith and Fulham, 2001 to 2013

## 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.

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

In 2013, 130,500 people<sup>3</sup> worked in the borough which is an increase from the 107,820 people employed in the borough in 2003 and 126,900 in 2008 as the recession started. Over the last ten years, there has been a 21% increase in the numbers of people working in the borough, and a 10.7% increase over the last five years. The largest employers in the borough in 2013 include BBC, Hammersmith Hospital, Charing Cross Hospital, Metropolitan Police and L'Oreal Ltd.

The total number of VAT / PAYE registered businesses in Hammersmith & Fulham has risen steadily to 10,515 in 2013 (10,245 in 2012 and 9,655 in 2011). The borough saw a 9% increase in the number of enterprises between 2011 and 2013. Whilst this is higher than the growth rate for England as a whole, it is lower than London, Inner London and Outer London.

<sup>3</sup> Source: ONS

In comparison to England as a whole, Hammersmith & Fulham has a greater proportion of smaller businesses with 0-4 employees (78%) and fewer larger businesses with 5 or more employees. The borough has a lower proportion of businesses with 0-4 employees than Outer London, but higher than Greater and Inner London. On the other hand, the borough has a higher proportion of very large businesses (those with 100 or more employees) than Outer London, but lower than Inner London as a whole. Between 2011 and 2013, the largest increase in H&F was seen in those enterprises with between 20 and 49 employees (+23.5%) and those with between 10 and 19 employees (+22.4%).

The numbers of large businesses in the borough remains relatively static. Since 2003, the numbers of enterprises with 50 or more employees has either shown growth or remained static.

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 – Shepherd's 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. More than 15% of CO<sub>2</sub> carbon emissions in H&F in 2012 came 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. The River Thames was also the major influence in early settlement and it remains a major asset in the environmental quality of Hammersmith and Fulham.

## **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 2014, the borough had 11 parks with green flag awards issued by "Keep Britain Tidy"<sup>4</sup>.

## **2.12 Efficient resource management**

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 2013/14, the percentage decreased to 20.5% due to a combination of several potential factors: The reduced weight of some packaging, online newspapers, the difficulty in communicating waste and recycling messages to highly transient populations, the contamination of recyclables and the end of the recession and recovery in consumer demand.

<sup>4</sup> <http://www.keepbritaintidy.org/Documents/Files/Parks/Green%20Flag%20Winners%202014/London.pdf>



## 2.13 Climate change

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

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, with over half of the borough in the Environment Agency's Flood Zones 2 and 3 and many areas identified as being at risk of surface water and sewer 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.

The whole borough is an Air Quality Management Area. Measures to help reduce emissions and improve local air quality continue to be implemented via the Air Quality Action Plan, including planning related measures that reduce emissions from buildings and transport.

## 3 PROGRESS ON LOCAL PLAN

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

This Monitoring Report measures progress against the council's Local Development Scheme (LDS). The LDS was last updated in November 2009, however 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 2013/14 are set out below:

- **Core Strategy:**

As reported in previous Monitoring Reports, this document was adopted in October 2011.

- **Development Management Local Plan (DMLP):**

The LDS noted that the adoption would not be before January 2012. Indeed, 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 South Fulham Riverside Regeneration Area SPD was adopted in January 2013 and the White City Opportunity Area SPD was adopted in October 2013.

The Planning Guidance SPD, which accompanies the Core Strategy and DM LP was adopted in July 2013.

- **Local Plan Review:**

A first stage of consultation for the Local Plan review ran from July to September 2013. The council welcomed comments on the way forward for the Park Royal/Old Oak area and on a variety of other policy topics. Consultation on a more detailed draft Local Plan commenced in early 2015.

### 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 undertakes a wide range of engagement with local authorities and other bodies prescribed for the purposes of Section 33A of the Planning and Compulsory Purchase Act 2004 when preparing development plan documents and other plans and strategies. The council will update its Statement of Community Involvement in early 2015 which will include examples of co-operation.

In respect of 2013-14, many bodies were actively engaged in the preparation of the DM LP which was adopted in July 2013 for example with evidence gathering and the preparation of background planning documents, e.g. Environment Agency and the Royal Borough of Kensington and Chelsea (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).

The council regularly meets and discusses planning matters with neighbouring boroughs and participates in a number of West London groupings of boroughs and other bodies, e.g. the West London Housing Partnership, West London Alliance 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 on infrastructure needs.

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 monitoring of development in the borough) and is active in contributing to 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 Historic England (formerly 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 tri-borough (and bi-borough) working with RBKC and Westminster on a number of service areas, e.g. Transport and Technical Services with RBKC and Environment, Leisure and Residents Services with RBKC.

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

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. A neighbourhood Plan can provide planning policies complementing development plans approved by the Council to help shape the growth and development of the designated area. The government has also produced Neighbourhood Planning Regulations (April 2012) setting out the national requirements for neighbourhood planning.

There was one application submitted to the council during the last monitoring period (2012/2013), 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 LBHF to designate the St Quintin and Woodlands Neighbourhood Forum and for the designation of an area covering parts of both boroughs for neighbourhood planning purposes. The St Quintin and Woodlands Neighbourhood Forum was approved by RBKC only; the forum and neighbourhood area proposed in LBHF was not approved by the council. However, the council did approve (in September 2013) a smaller neighbourhood area for the Brickfields Area.

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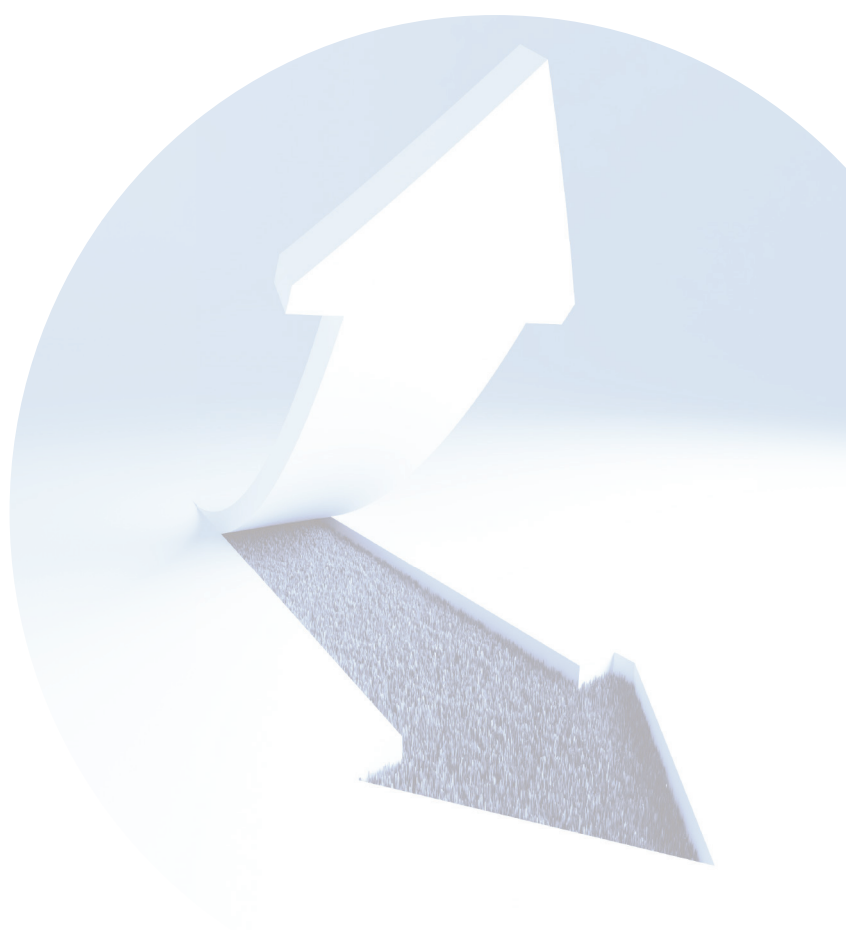
## 4 MONITORING OF STRATEGIC POLICIES

Planning for regeneration and growth

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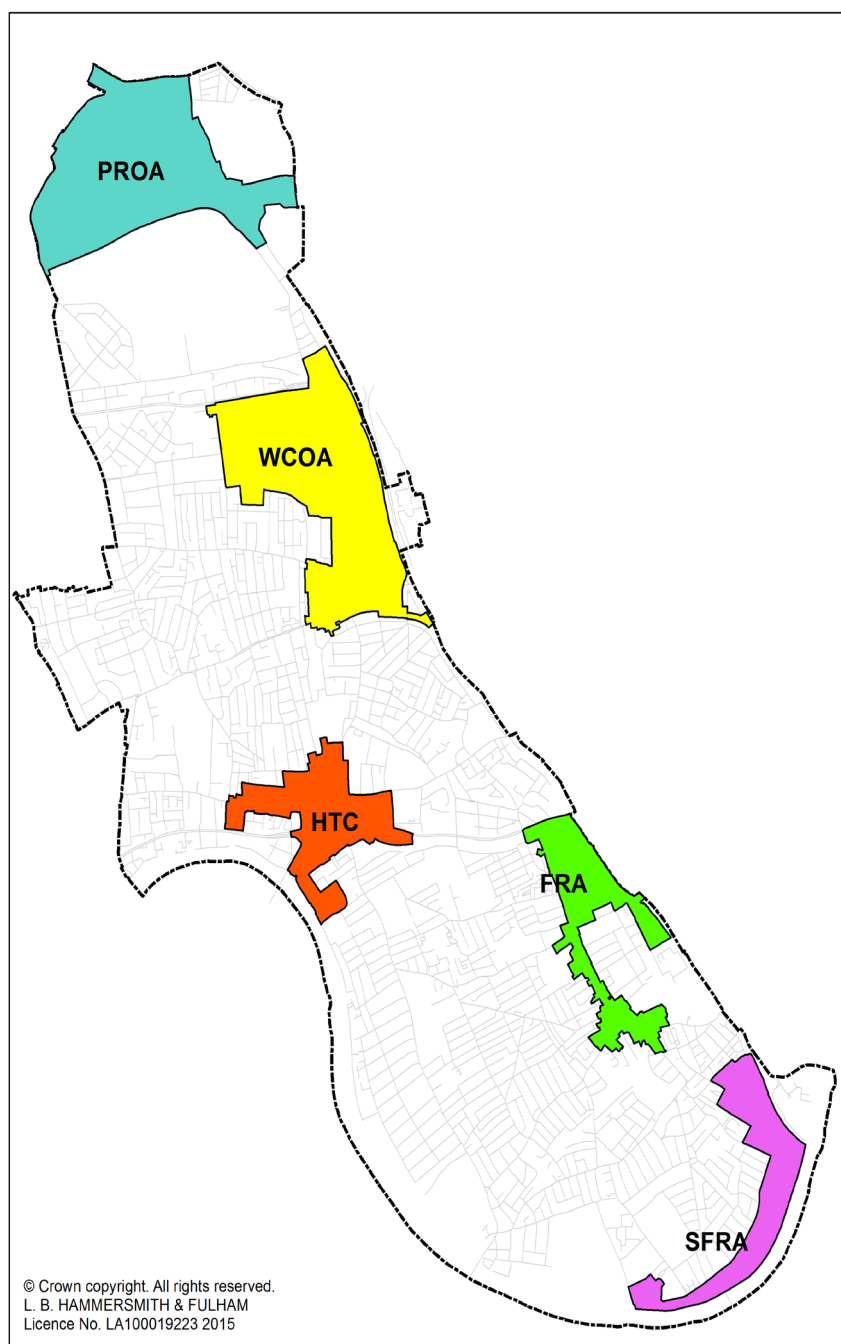
Hierarchy of local and town centres

29



## PLANNING FOR REGENERATION AND GROWTH

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



MAP 3: Regeneration Areas in Hammersmith and Fulham



**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 1: Core Strategy targets (dwellings) (2012-2021)

**Approvals:**

In 2013/14, 5,608 net additional dwellings were approved in the regeneration/opportunity areas and 955 dwellings in the rest of the borough.

The spatial distribution of the approved dwellings in regeneration and opportunity areas shows that:

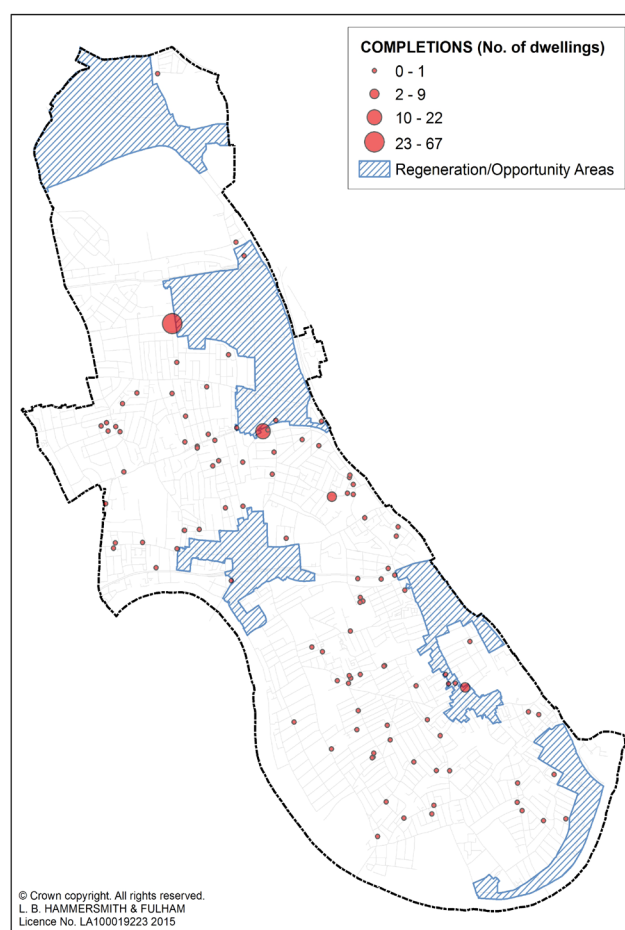
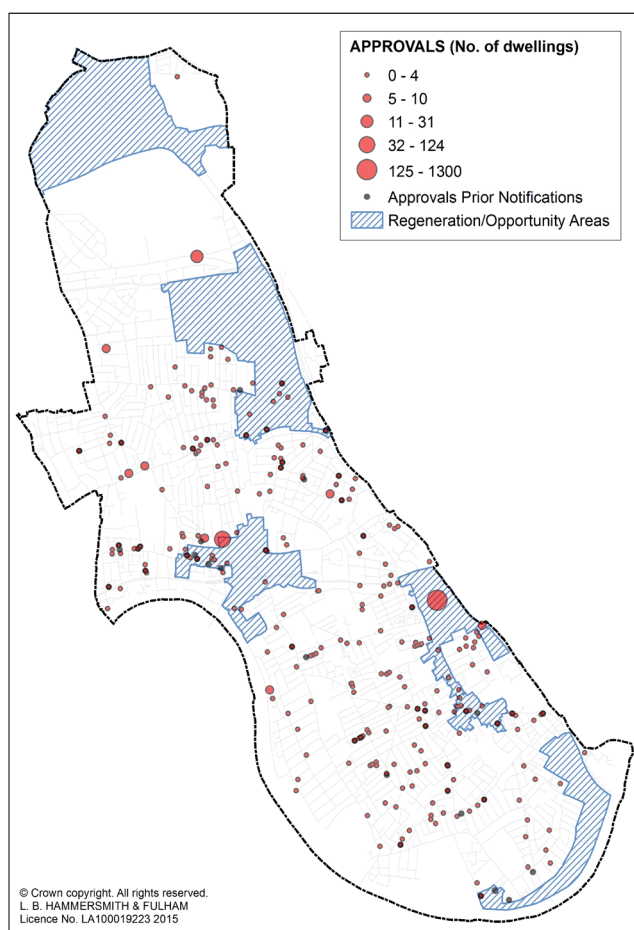
- 12 net dwellings were approved in the SFRA,
- 20 net dwellings were approved in the WCOA,
- 619 approved in HTC,
- and 4,957 in the FRA.

### Completions:

In 2013/14, 688 net additional dwellings were completed in the regeneration/opportunity areas including:

- 63 in FRA,
- 19 in the WCOA,
- 606 in the HTC,
- None in the SFRA,
- None in the PROA.

There were 467 units completed in the rest of the borough.



MAPS 4 and 5: Residential approvals and completions, 2013/14

**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 interest by developers and that the indicative 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 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 2: Core Strategy targets (jobs) (2012-2021)

**Approvals:**

In 2013/14, the amount of floorspace approved equated to approximately 5,920 additional jobs in the borough's regeneration areas of which:

OA/RAs	Indicative new jobs (2013/14)
White City Opportunity Area	761
Hammersmith Town Centre	519
Fulham Regeneration Area	3,124
South Fulham Regeneration Area	0
Park Royal Opportunity Area	2
<b>TOTAL</b>	<b>4,407</b>

TABLE 3: Number of additional jobs approved by regeneration areas

***Completions:***

In 2013/14, the amount of floorspace completed equated to a potential gain of 1,611 jobs in the borough's regeneration areas of which:

OA/RAs	Indicative new jobs (2013/14)
White City Opportunity Area	1,145
Hammersmith Town Centre	1
Fulham Regeneration Area	97
South Fulham Regeneration Area	2
Park Royal Opportunity Area	20
<b>TOTAL</b>	<b>1,265</b>

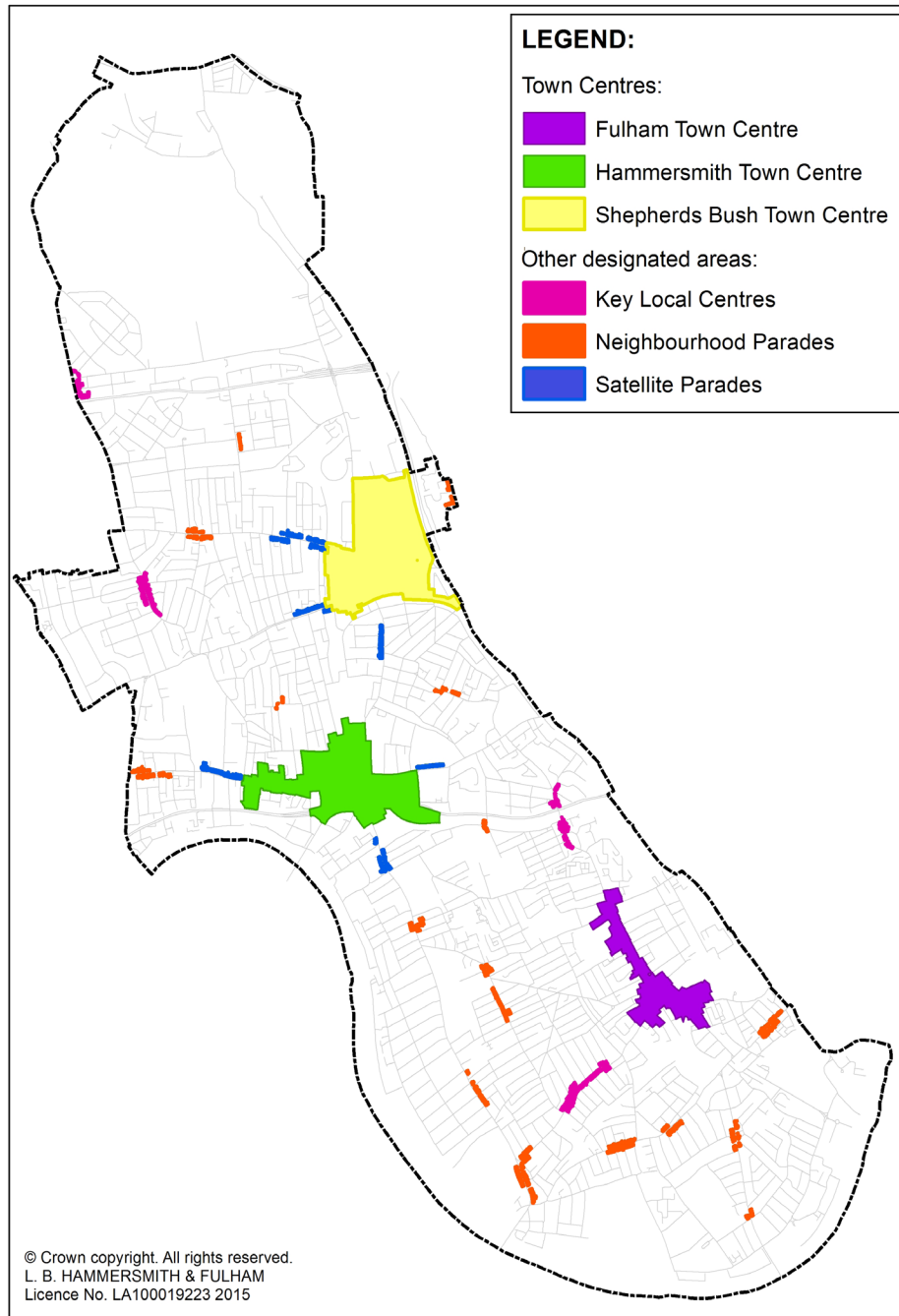
TABLE 4: Number of additional jobs completed by regeneration areas

**Policy comments:**

Since the last MR, the overall potential in employment from schemes approved during the monitoring period could achieve a gain of 5,920 net jobs of all the schemes were implemented 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.

Within regeneration areas, the potential overall increase in jobs from approvals was 4,407 jobs in 2013/14. This mainly reflects the approval of the Earl's Court development scheme. However, the gain in the number of jobs approved is likely to be offset by the potential loss of employment floorspace (and therefore jobs) due to the new permitted development rights introduced in May 2013 allowing changes from offices to residential.

## HIERARCHY OF TOWN CENTRES



MAP 6: Town Centres and retail designated Areas  
in Hammersmith and Fulham

**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 2013/14, 13,811 sq.m of retail floorspace was approved in the borough, most of it outside designated areas (Table 5).
- This includes the approval of these major schemes: Earls Court 2, Riverside Studios and Queens Wharf and the Tent site on Lots Road.

Designations	Floorspace (m <sup>2</sup> )
Town centres	3,293
Key local centres	50
Neighbourhood parades	0
Satellite parades	0
Outside designated shopping centres	10,203
<b>Total retail with planning permission</b>	<b>13,811</b>

TABLE 5: Total retail floorspace granted permission by designations, 2013/14

Source: Hammersmith and Fulham Council

**Completions (gross):**

- In 2013/14, 3,404 sq.m of retail floorspace were completed in the borough (Table 6) most of it within the town centres.

Designations	Floorspace (m <sup>2</sup> )
Town centres	2,672
Key local centres	0
Neighbourhood parades	45
Satellite parades	0
Outside designated areas	687
<b>Total retail completed</b>	<b>3,404</b>

TABLE 5: Total retail floorspace completed by designations, 2013/14

Source: Hammersmith and Fulham Council

## INDICATOR 4

**Total amount of floorspace for 'Town centre uses' 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 2013/2014, the total amount of gross floorspace approved for town centre uses (include use classes A1, A2, B1, B1(a) and D2) in town centres was 2,776 sq.m. The net equivalent figure was a loss of 2,833 sq.m in 2013/14.

## 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 July 2014) reveals vacancy as follows:

Designation	Proportion vacancy (averages)	
	July 2014	April 2012
Town Centres of which:	9%	13%
Hammersmith	10%	12%
Fulham	12%	14%
Shepherd's Bush	5.5%	14%
Key Local Centres	8%	5%
Neighbourhood Parades	10%	6%
Satellite Parades	12%	12%

TABLE 7: Proportion vacancy by designations, 2013/14

Source: Hammersmith and Fulham Council



- Vacancy figures from the Local Data Company show that in June 2013, 10% of the retail premises were vacant in the borough (this compares to 10.3% in London).
- These percentage figures are below the national average vacancy rate of 13.5%<sup>5</sup> in town centres recorded in 2014. 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 a decrease in vacancy in town centres from 2013 looking at longer term trends. The national vacancy rate for town centre units has grown from 5% to 13.5% between 2008 and 2014. In LBHF's town centres, the average amount of vacant frontage has grown from approximately 6% to 9% over the same period but decreased between 2012 and 2014.

### **Policy comments:**

In the monitoring period, 13,811 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 shopping centres with 3,293 sq.m approved within the borough's town centres. However, a large amount of retail was approved as part of the Imperial West development scheme and two minor retail schemes on the Fulham Town Centre.

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 still 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 LP C4 and the Core Strategy).

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<sup>5</sup> Source: Local Data Company, Vacancy report, 2014.



## 5 MONITORING OF BOROUGH-WIDE POLICIES





## 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 8: Core Strategy targets (2011/12-2020/21)

The National Planning Policy Framework 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, 1,155 additional homes were built in 2013/14. This compares to 431 in 2012/13 and 472 in 2011/12.
- 6,563 homes were approved in 2013/14, an increase compared to last year's figure of 709 additional homes. This exceptionally large total was mainly due to the approval of the Earl's Court 2 Exhibition Centre major planning application.
- Between 2013/14 and 2031/32, the sites included in the housing trajectory could provide 23,500 additional dwellings. This compares to the 10,152 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.

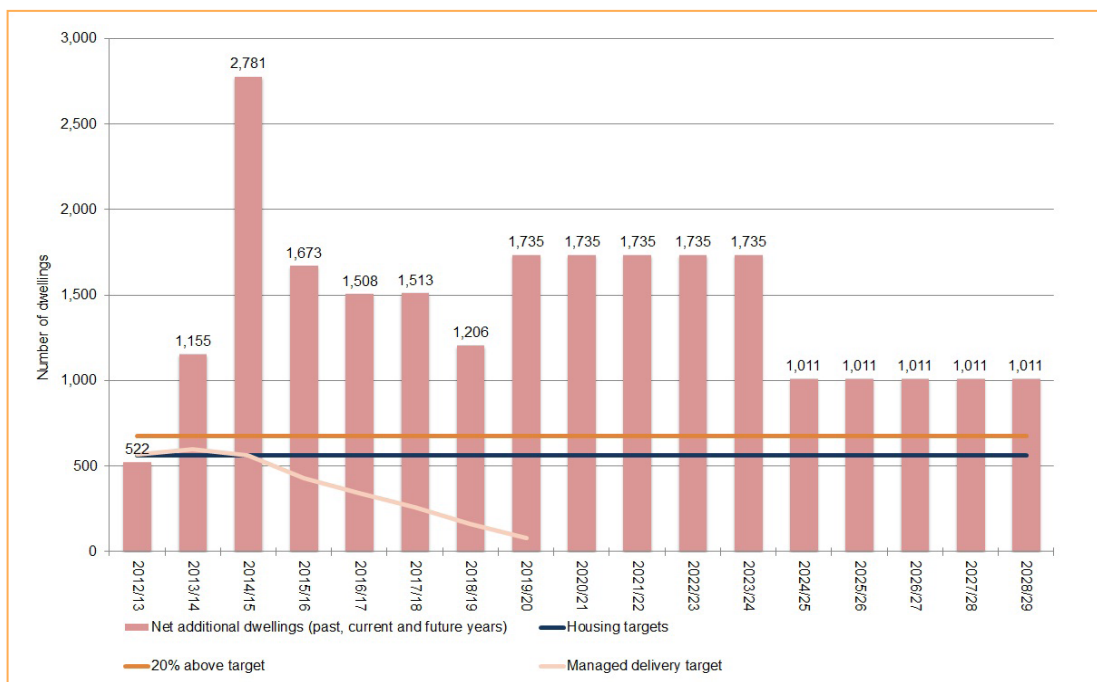


FIGURE 3: Housing Trajectory, 2013/14

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:

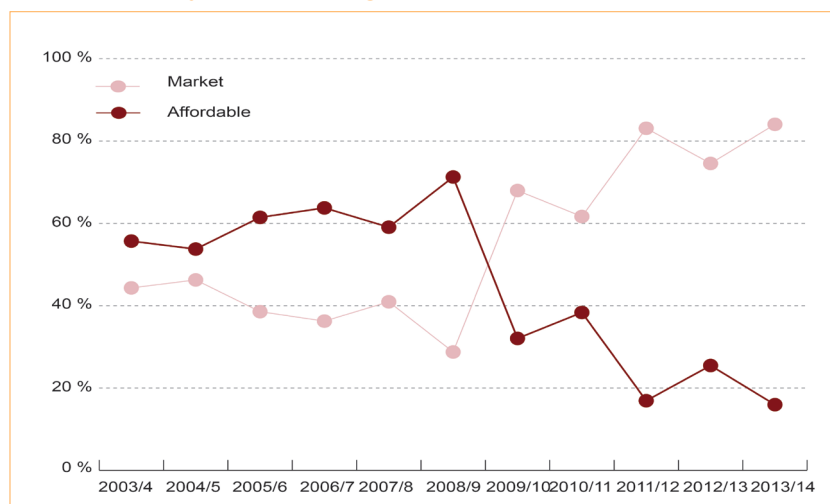
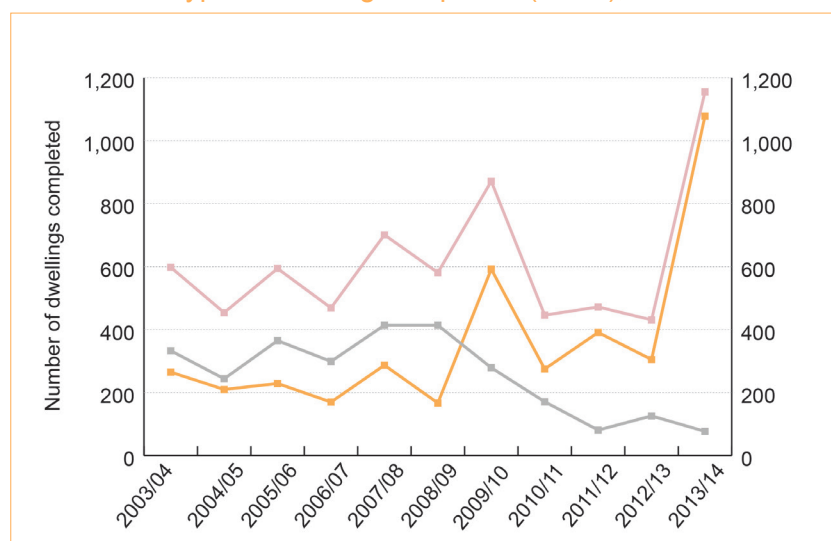
40% of all additional dwelling built between 2011 and 2021 to be affordable on sites with the capacity for 10 or more self-contained dwellings affordable housing.

**Affordable housing permitted:**

- In 2013/14, 25% of the approved homes on sites of more than 10 units were affordable (1,511 affordable homes). This compares to 18% in 2012/13.
- In terms of tenure, the majority of affordable homes were discount market sale units. The majority of the affordable homes approved were within regeneration areas.

**Affordable housing completed:**

- 90% of the affordable homes completed were on sites of more than 10 units (98 affordable units).
- 16% approximately of units completed during the monitoring year were affordable.
- In terms of type of affordable housing, 41% of completions were discount market sale units (DMS), 36% shared ownership units, 14% affordable rent homes and 9% other intermediate rental units.
- In 2013/14, four developments involved the completion of affordable housing:
  - The Bloom at 56 Bloemfontein Road (42 discounted market sale units and 25 shared ownership units);
  - 49 to 68 Sulgrave Gardens (13 shared ownership units and 9 affordable rent units); 7-15 Vanston Place (9 intermediate rent units); and 31 Girdlers Road (6 affordable rent units).

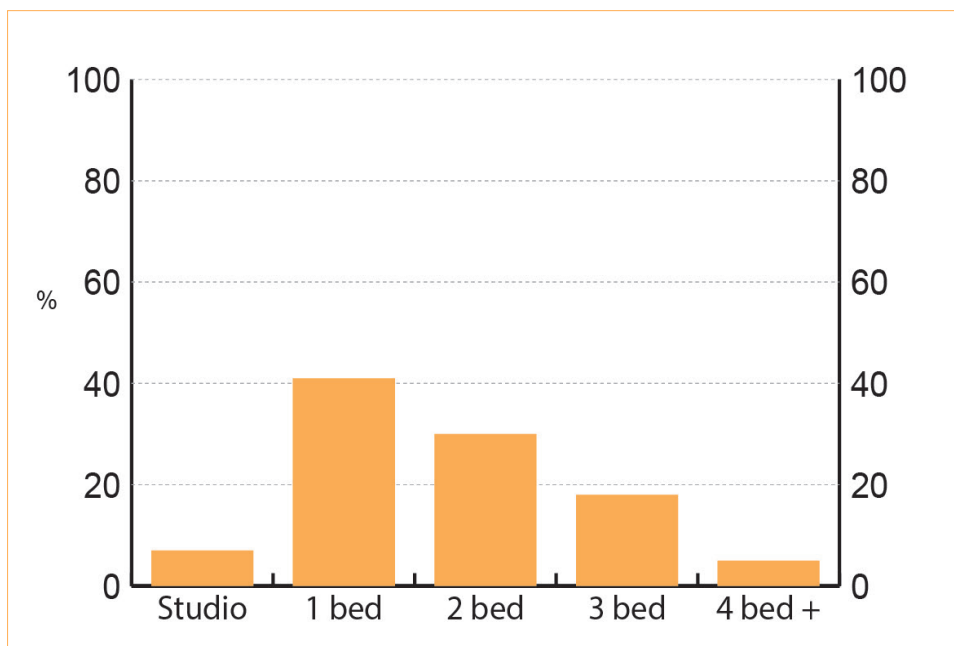
**FIGURE 4: Type of housing completed (%), 2003/04 to 2013/14****FIGURE 5: Type of housing completed (totals), 2003/04 to 2013/14**

Source: Hammersmith and Fulham Council

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

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

- 30% of the conversions approved in 2013/14 had 2 bedrooms and 53% had of 2 or more bedrooms. This compares to 54% with 2 or more bedrooms in 2012/13.
- 23% 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, 2013/14**

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 6,653 new build dwellings approved on schemes of more than 10 units in 2013/14, 99.8% met a Code for Sustainable Homes of at least level 3.

**INDICATOR 10****Total new build housing completions assessed 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

BfL 12 states “the twelve questions reflect our vision of what new housing developments should be: attractive, functional and sustainable places.”

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 2013/14, seven major sites completed have been assessed by officers. Four of them scored 9 “greens”, one 8 “greens”, and two 7 “greens”. There were no “reds” for any aspect of the schemes assessed.

## 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 in 2013/14, 95.5% were to lifetime homes standard.

## INDICATOR 12

### Number and % of homes granted permission that are wheelchair accessible

- Of the total dwellings approved on major developments in 2013/14, 698 dwellings were provided with wheelchair accessibility. This represents approximately 12% of the total units approved and is meeting the 10% target.

**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 2013/14, 606 student units were completed (last year's figure was 630 units).
- There is an outstanding permission for 95 student units (see Table 9).

Property name/	Address	Description	Units	Status
Woodlands, 80	Wood Lane London W12 0TT	Redevelopment of part of Imperial College Campus Woodlands, which comprises the erection of postgraduate student accommodation buildings comprising 606 units, 9 x residential units (Class C3) and 120 sqm GEA of Class D1 floorspace plus ancillary facilities, access, parking, cycle storage, ancillary plant, landscaping and public realm.	606 units (all self-contained)	Completed in July 2013 (FY13-14)
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.	418 units (all self-contained)	Completed in July 2014 (FY14-15)
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	Completed in September 2014 (FY14-15)
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	Completed in September 2014 (FY14-15)
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

TABLE 9: Student accommodation in 2013/14

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 2013/14. The five applications were approved in accordance with DM LP 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 23,948 dwellings could be built on identified sites between 2012 and 2031. The number of dwellings approved 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. This was due to the economic circumstances and uncertainties on the future funding.

The targets for all new build dwellings to be lifetime homes with 10% of dwellings to be wheelchair adaptable have been met. The 50% target for conversions to be of 2 bedrooms or more as defined in policy DM A1 (Housing Supply) has been met, thereby contributing to family homes and a suitable housing mix of dwellings.

Core Strategy policy H5 (Gypsy and Traveller accommodation) 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 2013/14, the employment rate in Hammersmith and Fulham was above the London average and the average for England.
- The employment rate has increased since 2011/12 reaching 75.3% in the borough in 2013/14.

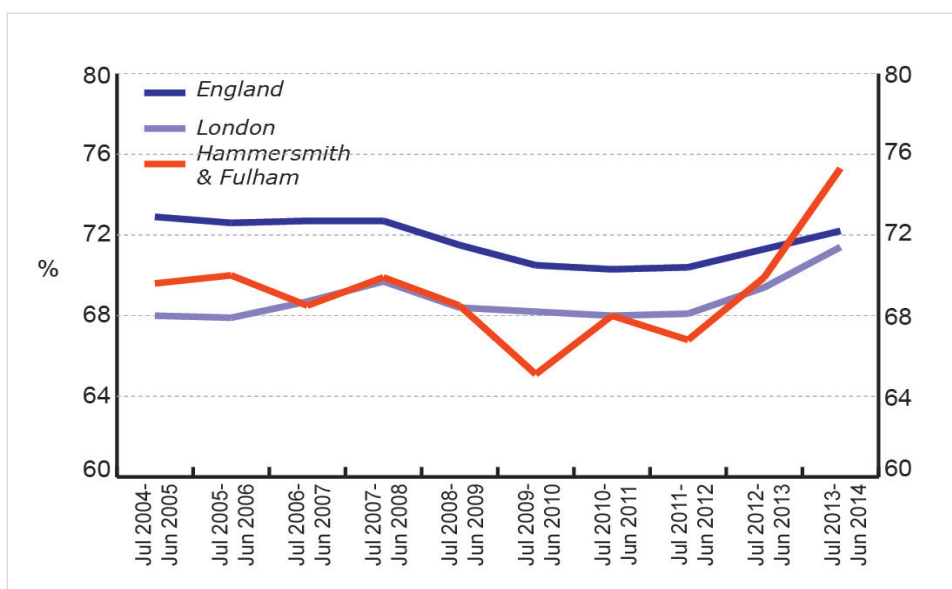


FIGURE 7: Employment rates, 2004/05 (July) to 2013/14 (July)

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 4,146 in November 2013 to 2,982 in November 2014.
- The proportion of working age people on out of work benefits has also decreased over the same period from 3.2% to 2.3%. This rate is above the national and regional rates (respectively 1.9% and 2.2%).
- Since the Autumn 2009, 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.

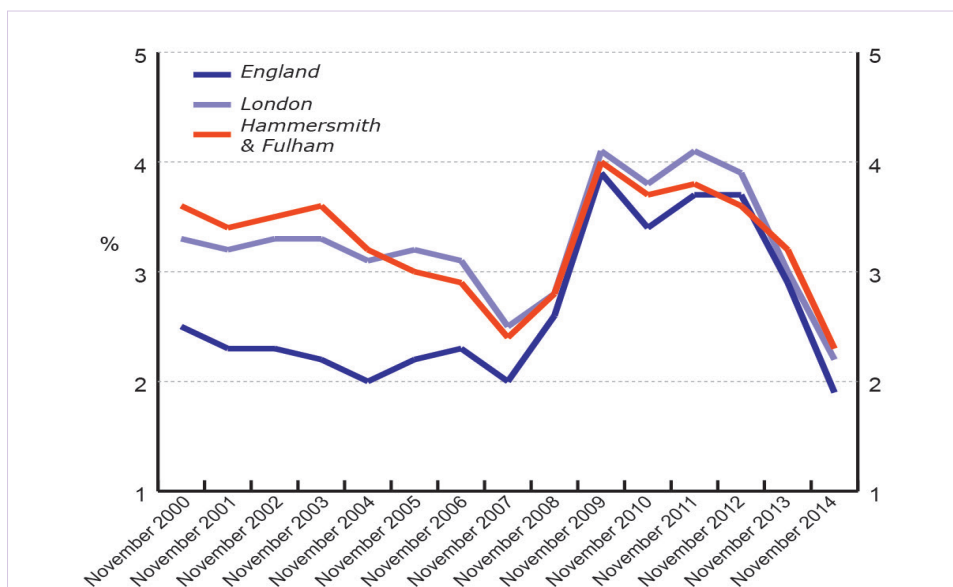


FIGURE 8: Proportion of working age people on out-of-work benefits, November 2000 to November 2014

Source: Office for National Statistics

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

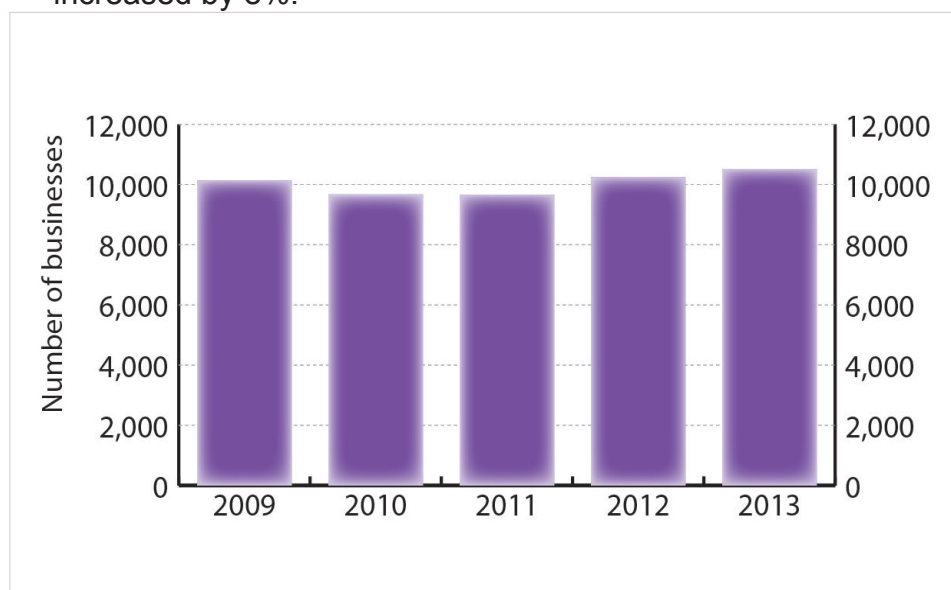
Decrease

- 832 working age people were claiming out-of-work benefits in the most deprived Super Output Areas of the borough in August 2014 (using 2010 Index of Multiple Deprivation). This compares to 1,204 in August 2013 and represents a decrease of 30% over the period 2013-2014.
- The equivalent figures were 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 2013, there were 10,515<sup>1</sup> registered businesses in the borough.
- Hammersmith and Fulham saw a 2.6% increase in the number of enterprises in the borough between 2012 and 2013 (see Figure 9). Whilst this is higher than the growth rate for England as a whole, it is lower than the London rate. Between 2010 and 2013, the number of active businesses increased by 8%.

**FIGURE 9: Growth rates of active businesses, 2009 to 2013**

Source: Office for National Statistics

<sup>6</sup> Source: Office for National Statistics.



**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 key proposals on Table 10):

Site	Site reference	Description of development
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);
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.
Woodlands 80 Wood Lane	As above	Redevelopment of part of Imperial College Campus Woodlands, which comprises the erection of postgraduate student accommodation buildings comprising 606 units, 9 x residential units (Class C3) and 120sqm GEA of Class D1 floorspace plus ancillary facilities, access, parking, cycle storage, ancillary plant, landscaping and public realm.
Westfield Shopping Centre	As above	Extension of the existing shopping centre at roof level to comprise additional office floorspace (1490.34 sq.m.) (Class B1), relocation of existing plant and addition of new plant and other associated works.
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.
Chelsea Creek	N/A	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.

Site	Site reference	Description of development
Riverside Studios and Queens Wharf	HTC	Planning application approved for the demolition of the existing buildings and the redevelopment of the site via a comprehensive proposal comprising the erection of a six to eight storey building with balconies and roof terraces and the provision of 165 residential units (Class C3) and 8,633 sq.m of commercial floor space for television and film recording studios, storage, dressing rooms, offices, theatre, cinema and other facilities ancillary to those uses including cafe, restaurant, bar and other uses for the sale of food and drink.
Town hall Extension	HTC	Planning application approved for the demolition and partial demolition of existing buildings and redevelopment and refurbishment to provide civic offices, 196 residential dwellings, a cinema, shops, restaurants and bars, within Use Classes B1, C3, D2, A1, A3 and A4.
Goldhawk Industrial Estate	N/A	Site under construction: Redevelopment of the site comprising four new buildings; a terrace of 3, two-storey mews houses; two terraces comprising 21 town houses of between two and three- storeys; and one four storey building (over basement) comprising 8 Class B1 units (2,003sqm of floorspace) and 33 flat.
Access Self Storage, 184 Shepherd's Bush Road	N/A	Erection of three additional floors on the roof of the existing building together with; erection of a single storey glazed extension to rear elevation; in connection with the change of use from Class B8 (self-storage) to Class B1 (offices).
Kings House, 174 Hammersmith Road	N/A	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 10: Employment sites in the borough at 31st March 2014

Source: Hammersmith and Fulham

**INDICATOR 21**

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

**Core Strategy policy:**  
**Borough-wide Strategic**  
**Policy LE1:** Local economy  
 and employment

**Target:**

Overall increase in office  
 floorspace.

- The gross employment floorspace approved during 2013/14 was 121,495 sq.m representing an increase on last year's figure (15,454 sq.m in 2011/12).
- The net additional employment floorspace approved was 4,386 sq.m in 2013/14 and this compares to a net figure of 3,273 sq.m in 2012/13. 120,799 sq.m of B1a floorspace was approved.
- 117,109 sq.m of employment floorspace was lost in non employment generating schemes including a net overall loss of B1b, B2 and B8 use classes.

	B1a	B1b	B2	B8	TOTAL
<b>Gross employment floorspace (m<sup>2</sup>)</b>					
Fulham RA	45,842				45,842
HTC				186	186
PROA					
South Fulham RA					
WCOA	1490				1490
Rest of borough	14,544	510			15,054
<b>TOTAL</b>	<b>120,799</b>	<b>510</b>	<b>0</b>	<b>186</b>	<b>121,495</b>
<b>Net employment floorspace (m<sup>2</sup>)</b>					
Fulham RA	45,172				45,172
HTC	-18,373			-154	-25,896
PROA			-40		-40
South Fulham RA	-320				-320
WCOA	-519				-519
Rest of borough	-8,788	-1,706	-44	-10,842	-21,380
<b>TOTAL</b>	<b>17,172</b>	<b>-1706</b>	<b>-84</b>	<b>-10,996</b>	<b>4,386</b>

TABLE 11: Employment floorspace, approved (gross and net), 2013/14  
 Source: Hammersmith and Fulham Council

**Policy comments:**

Overall, the figures reflect a substantial amount of employment floorspace approved alongside losses where this has been justified. Developments approved between 2010 and 2014 contribute to 17,909 sq.m additional B1 floorspace in the borough.

In 2013/14, there was an overall net gain of employment floorspace in approved schemes primarily due to the approval of the Earl's Court 2 application in the Fulham regeneration area.

This year's figures also reflect the change to permitted development rights allowing the change of use from offices to homes which came into force in May 2013. In total, prior notifications approved could contribute to a potential loss of 12,300 sq.m of office floorspace if all implemented.

Losses have also been recorded within the B8, B2 and B1(b) use classes. Approvals show little change in the South Fulham RA 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 LP 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.
- 
- Four planning applications for C1 use were approved totalling 367 hotel bedrooms.
  - In terms of spatial distribution, two of the 4 applications approved were located within town centres or opportunity areas.
  - In 2013/14, two of the applications representing 360 bedroom units were under construction.
  - 41 of the units approved were wheelchair accessible units.

Address	Description/ Number of bedrooms	Number wheelchair accessible bedrooms	Status
58 Shepherd's Bush Green London W12 8QE	322 hotel bedroom	33	Under construction during monitoring period
38 - 40 Glenthorne Road London W6 0LS	Four additional apart-hotel rooms in connection with the existing apart-hotel at 38- 40 Glenthorne Road	none	Not started
153 Hammersmith Road London W14 0QL	Change of use from offices and residential to a 35-bedroom hotel;	4	Under construction
Belushi's And St Christopher's, Hammersmith Broadway	6 additional hostel bedrooms.	none	Not started

TABLE 11: Hotels granted permission in 2013/14

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' seeks to direct major new visitor accommodation to the three town centres and selected opportunity areas. This is supported by DM LP Policy B2 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.

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 37 wheelchair accessible units approved in 2013/14 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 LP H1:** Reducing carbon emissions

##### Target:

To increase the renewable energy generation capacity permitted

Climate change

- Proposals for on-site renewable generation, particularly on major sites, have continued during 2013/14. There were also a number of proposals for efficient forms of energy generation such as gas Combined Heat and Power (CHP) units and communal heating systems, which, although not renewable, are considered to be low carbon.
- Small-scale renewable energy generation continues to be promoted 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, remain in place and further encourage 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, which makes them difficult to collect any data on.
- The council does not necessarily have a full record of all renewable energy installations or generation capacity in the borough and it is also 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 Heat Pump 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 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	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Generation (MW/hr/yr)	142	1300	640	301	58	551

TABLE 12: Renewable energy generation capacity, 2008/09 to 2013/14

Source: Hammersmith and Fulham Council

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Wind: onshore	1 development site (6 turbines)	None	None	None	None	None
Solar photovoltaics	12 developments with PV panel installations ranging from small single panels to large (200 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	15 systems
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	7 systems providing heat and 3 providing colling Solar Thermal - 3 systems
Solar Water Heating	7	3	4	2	2 solar water system installed	None

TABLE 13: Renewable energy implementation by type, 2008/09 to 2013/14

Source: Hammersmith and Fulham Council

**INDICATOR 24****Reduction in carbon emissions from new developments compared to their baseline emissions****Core Strategy policy:**

**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 2013/14 was just over 30%.
- During 2013/14, the London Plan CO<sub>2</sub> reduction target increased from 25% to 40%. Most of the major developments achieved these targets. Where the target cannot be met on-site, it is possible for developers to make a payment in lieu to the council to help offset CO<sub>2</sub> emissions off-site.

Climate change

**INDICATOR 25****Number of properties connected to decentralised energy systems****Core Strategy policy:**

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

**Target:**

To increase the number of properties connected to decentralised energy systems

- 818 residential units were planned for connection to decentralised heating systems in 2013/14.
- Connection to decentralised heating systems is promoted, where feasible, by the council's Core Strategy and by the Mayor of London's energy hierarchy, which places use of decentralised energy systems above the use of renewable energy in terms of energy strategy preferences for major developments.

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

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

**Target:**

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

Climate change

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
2012	2.71

**TABLE 14: Emissions per capita since 2005 (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 most recent data (published in July 2014) relates to 2012.
- In 2012, CO<sub>2</sub> emissions in H&F were 5.4 tonnes per capita.

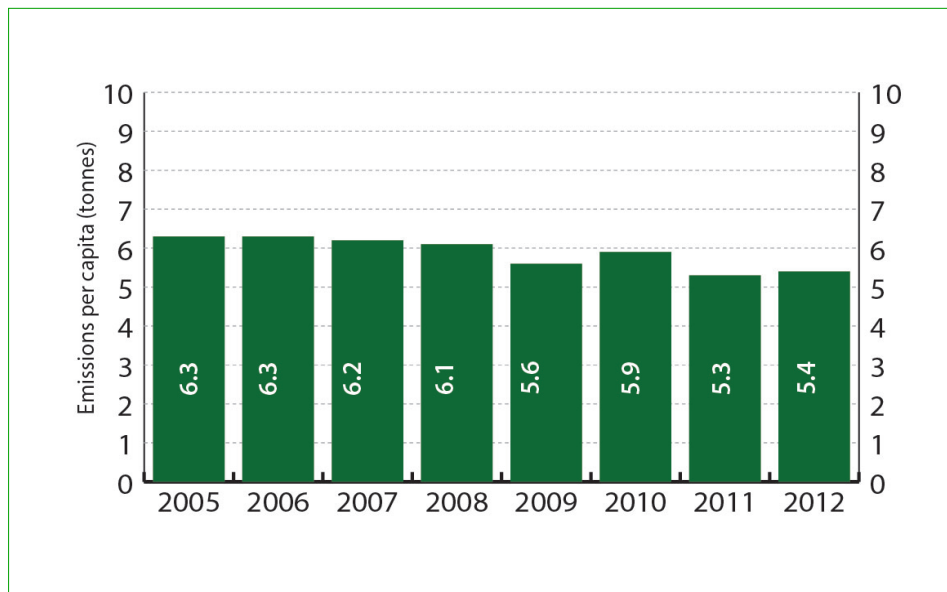


FIGURE 10: CO<sub>2</sub> emissions per capita, 2005 to 2012

Source: Department of Energy and Climate Change (DECC)

### **Policy comments :**

The 2012 figure represents a slight increase on 2011, but an improvement compared to all other years since monitoring began in 2005. Emissions across all sectors – transport, domestic and industrial/commercial have been reducing progressively over recent years.

## 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

- 25 major developments integrated some form of sustainable drainage system (SuDS) in 2013/14. 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>7</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.

- Due to the council's only monitoring station being involved in a vehicle collision, only 3 months of real-time monitoring data is available for the 2013/14 period. Measuring compliance with the Government's objectives is therefore not possible for 2013/14. However, during the April to June 2013 period it was noted that there were 6 exceedences of the Nitrogen Dioxide (NO<sub>2</sub>) hourly target and 1 exceedence of the Particulate Matter (PM<sub>10</sub>) 24-hour target.
- The monitoring station has now been re-instated and data is being collected, so air quality information should be available for the 2014/15 Report.

**Policy comments:**

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

<sup>7</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 2013/14 there were nine buildings at risk within the borough which represents a reduction from 2012/13 when there were 12 buildings at risk or 2.4% of the total. Proportionally, this represents 1.8% of the total listed buildings in the borough.
- Three buildings in the borough were removed from the English Heritage London Region Heritage at Risk Register in 2014 due to the completion of restoration and reconstruction works (Kent House, Lower Mall; All Saints Church, Putney Bridge Approach and Former Odeon Cinema, Shepherds Bush Green). No buildings in the Borough were added to the Register this year.
- Only four of the buildings on the Register have no approved proposals in place, all of which are funerary monuments. Conversion and/or repair work is currently underway at two 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



- In 2013/14, the number of acquisitive crimes totalled 4,232 offences.
- Between 2012/13 and 2013/14 there was a 17.8% decrease in the total number of acquisitive crimes in the borough. However, the borough still has the 10th highest crime rate of all London boroughs.

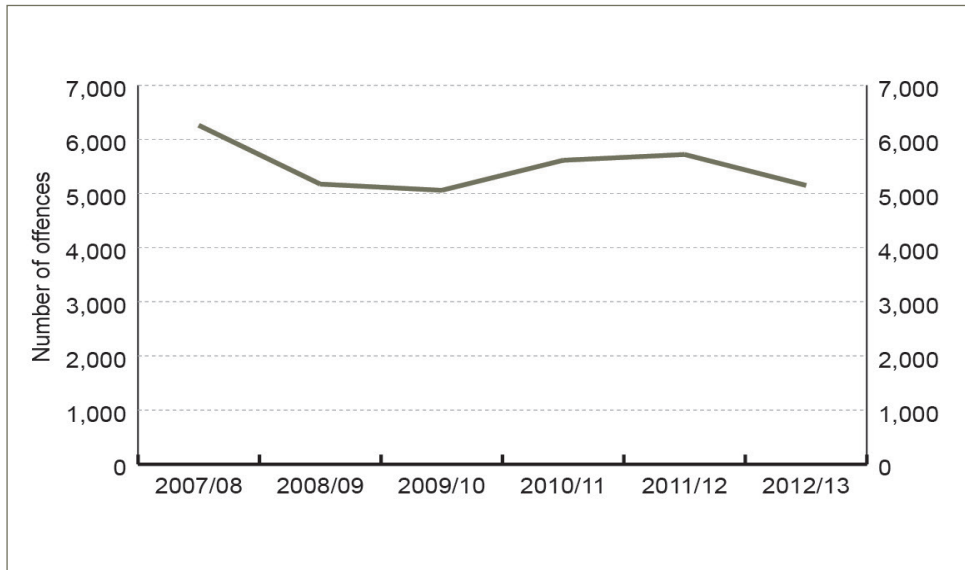


FIGURE 11: Serious acquisitive crime in the borough, 2007/08 to 2013/14  
Source: Metropolitan Police

### 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 LP policies as eight 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 2013/14, a total of 11 applications involving the erection of an outbuilding or dwellings in the back garden were approved and resulted in the loss of 235 sq.m of back garden space<sup>1</sup>. One application involved the erection of 9 self-contained studios. The other 10 applications involved the erection of single storey buildings in the back garden.

### 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

<sup>1</sup> Extensions on back gardens have not included in the calculations.

**Target:**

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

- Over the monitoring period, there were five applications that affected nature conservation areas.
- All applications were in accordance with DM LP policy E3 as having no adverse impacts on ecology, biodiversity and the natural environment.



MAP 7: 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 for development on public open space during the review year.



MAP 8: Open spaces in the borough

**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 reinforces this approach in Policy OS1 and supporting text which protects back garden space and seeks enhancement to front gardens and greening of streets. DM LP policy DM E4 seeks 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 these developments will be offset by the approval of a number of areas of new garden space.

The relevant section of Core Strategy policy OS1 and the borough's nature conservation hierarchy continue to protect the borough's sites of nature conservation importance while policy DM LP E3 seeks to impose planning conditions 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 2013/14, there were 12 planning applications that increased the amount of D1 floorspace, while there were only 5 applications for a reduction in the amount of floorspace.
- The approval of the planning applications that involve the increase of floorspace will represent a net increase of 9,896 m<sup>2</sup> of community facilities and services in the borough. These were mainly D1 sites which have been vacant for a reasonable amount of time indicating that there was no need for their retention.



**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 2013/14, there were 6 planning applications that increased the amount of D2 floorspace, while there was only one application for a reduction in the amount of floorspace. However, the site had been vacant for a long period of time and has been used historically as a Class A1 use.
- The approval of the planning applications that involve the increase of floorspace will represent a net increase of 12,011 m<sup>2</sup> of community facilities and services in the borough.

**Policy comment:**

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

## 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**

- 2013/14 data survey shows that the modal split of trips to and from school in the borough was: 15% by car, 60% walking, 17% by bus, and 3% by train & tube, the rest being other modes of transport.
- Between the 2012/13 survey and the most recent survey, there has been a 2% shift in favour of the cycling use and 1% in favour of car use, while bus use dropped from 20% to 17%.

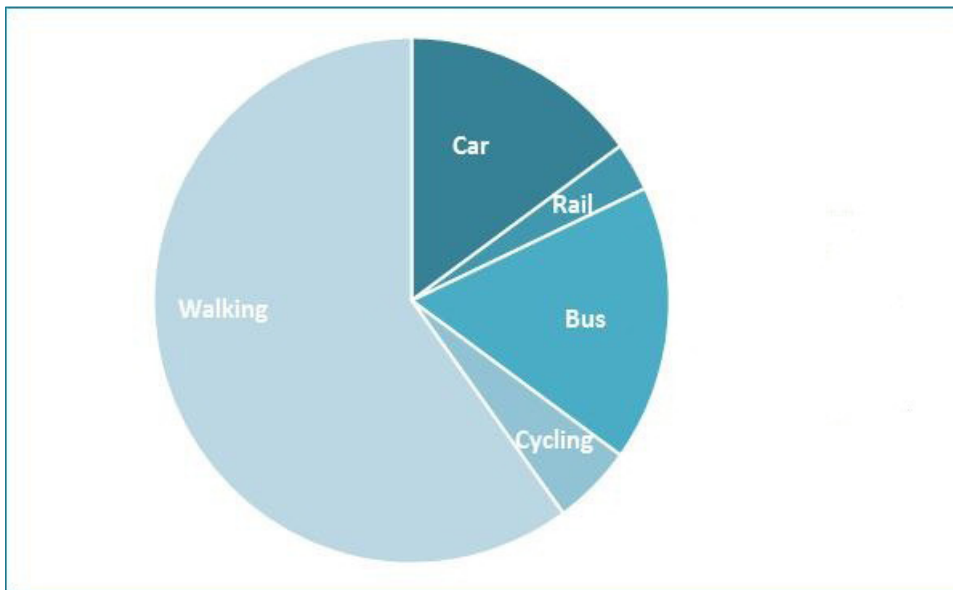


FIGURE 12: Mode of transport to and from school, 2013/14

Source: Hammersmith and Fulham Council

### INDICATOR 38

#### Private car usage

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

**No target**

- Between 2011/12 and 2013/14, 33% of the trips in Hammersmith and Fulham were made by public transport while 24% were made by private transport, principally by private car.
- Cycling represented 3% of the trips and walking a high 38%.
- This compares with the corresponding shares of 33% for public transport and 23% for private transport between 2009/10 and 2011/12.
- The results show a continuation in the previous trend of increase in public transport modes since 2007/08 (see Figure 13).

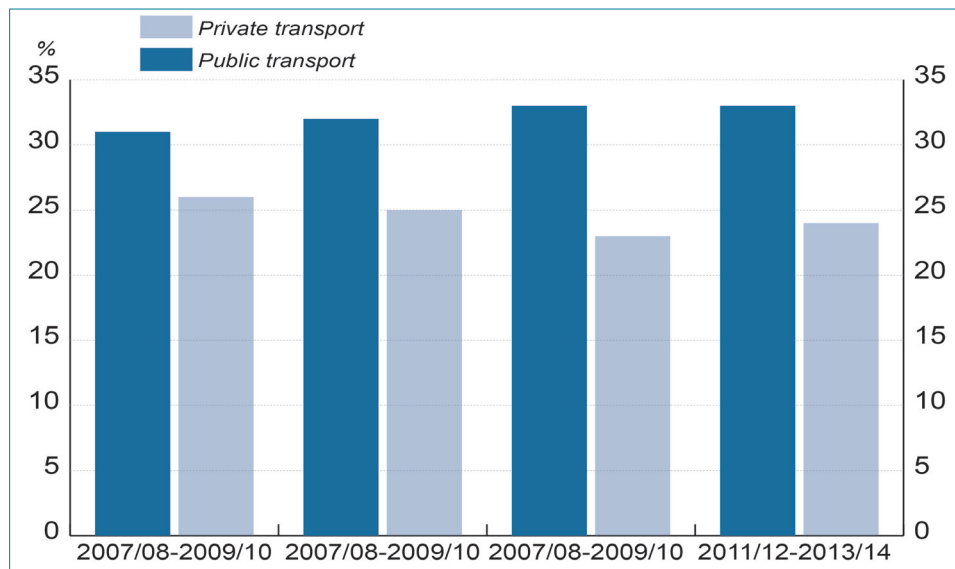


FIGURE 13: Trips per day and shares by main mode, average day (seven-day week) 2007/08 to 2013/14

Source: TfL

### INDICATOR 39

#### Number of planning permissions involving Transport Impact Assessments (TIAs)

##### SPD Transport Policy 1: Transport Assessments

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

- 18 TIAs were produced in 2013/14. This compares to 18 TIAs in 2012/13, 14 TIAs in 2011/12, 9 TIAs in 2010/11, 12 in 2009/10 and 10 TIAs in 2008/09.

**INDICATOR 40**

Parking provision in permitted development schemes

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

- In 2013/14, 380 parking spaces were approved in the borough. This represents an increase of 15% compared to last year figure of 320<sup>9</sup>.

**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 2013/14, 1,438 cycle parking spaces were approved in the borough. This represents a decrease of 23% compared to last year figure of 1,871.

<sup>9</sup> Please note that the figures for indicators 40, 41 and 42 do not take into account the approved outline application for Earl's Court 2.

**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 2013/14, 46 car spaces for disabled people were approved in the borough. This represents a decrease of 41% compared to last year's figure of 78.

**Policy comment on transport section:**

There is a target in the Transport Local Implementation Plan (LIP) for school travel to increase the proportion of trips made on foot or by bicycle from 42% in 2004/5 to 49% by the end of 2013/4. The Council is on course to meet this target and other indicators generally show that good progress is being made 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 2013/14, there was no increase in the length of riverside walk but this figure should increase next year with the completion of the Fulham Reach walking path.

### 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

- In 2013, the overall waste capacity in H&F was 2,263,310 tonnes.
- There was no net change in potential capacity of existing waste management facilities since last year's MR.

Waste site	Total tonnes of waste received	Permitted capacity
Powerday PLC (Old Oak Sidings site)	359, 643 tonnes	1,600,000 tonnes
Mayer Parry Recycling Ltd (EMR)	123,203 tonnes	419,000 tonnes
United Kingdom Tyre Exporters Ltd	46, 405 tonnes	244,305 tonnes
Reg Orpin Motorcycles	3 tonnes	5 tonnes

TABLE 14: Waste capacity in Hammersmith and Fulham, 2013  
Source: Environment Agency

#### 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 new development in order to fund infrastructure that is needed to support development in the area. The charge needs to strike an appropriate balance between additional investment to support development and the potential effect on the viability of development

CIL can be charged by the Mayor of London and local authorities.

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. On 18 November 2014, the council submitted its draft CIL charging schedule for examination. It is expected that the hearing for the examination will be held on 10 February 2015. . Anticipated timescales for the adoption of the draft 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

The delivery of infrastructure identified in the draft Infrastructure Schedule in accordance with the timescales set out in this Schedule and monitoring progress of the delivery of these items of infrastructure

#### Target:

Delivery of the identified infrastructure within the appropriate timescales as detailed in the draft Infrastructure Schedule.

A link to the draft Infrastructure Schedule is provided below:

[http://www.lbhf.gov.uk/Images/06.08.2014%20DCS%20CVR%20PICS%20v1\(SJ\).doc%20Appendix%20A\\_tcm21-190086.pdf](http://www.lbhf.gov.uk/Images/06.08.2014%20DCS%20CVR%20PICS%20v1(SJ).doc%20Appendix%20A_tcm21-190086.pdf)

- A significant amount of work has been undertaken to prepare the Infrastructure Schedule for the purposes of providing an evidence base for the draft CIL Charging Schedule.
- Following the adoption of the borough CIL, work will continue both on delivering the infrastructure listed in the infrastructure schedule in accordance with the associated timescales and monitoring the rate of this delivery.

**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

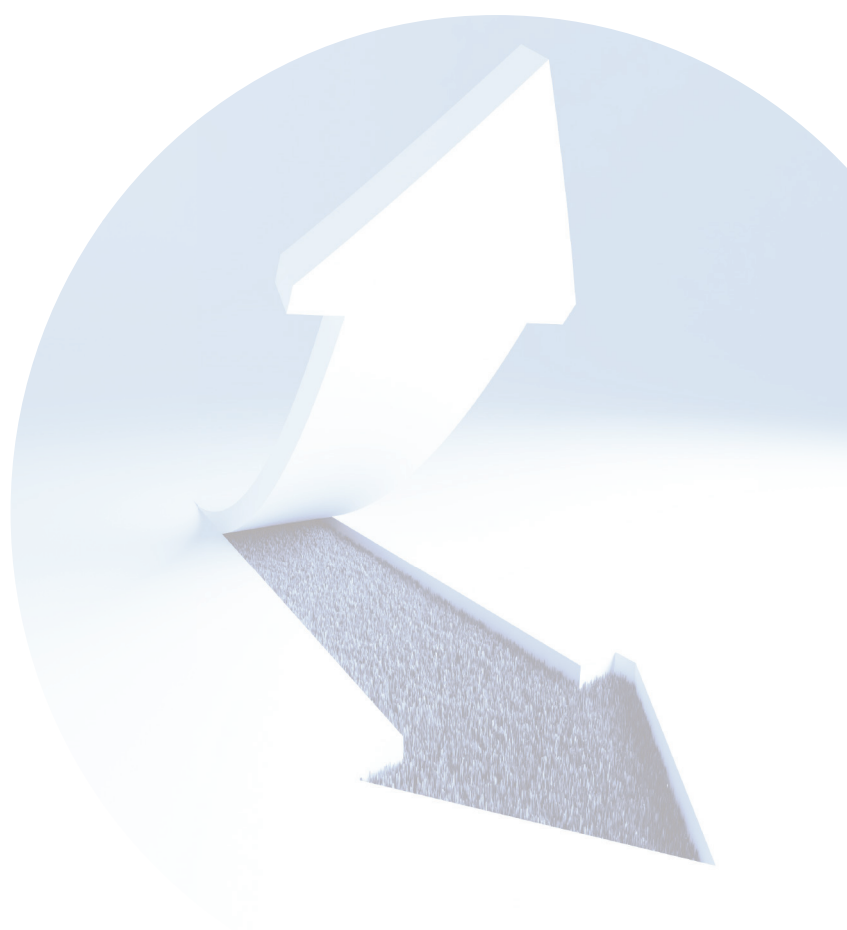
See also the Town and Country Planning (Local Planning) (England) Regulations 2012 34(5).

Target:

N/A

- 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 2013-14, 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; and in any case this would relate to the next reporting year (2012/13) rather than the current reporting year (2011/12).

# 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 2014:

Site name	2013/14	2014/15	2015/16	2016/17	2017/18
Land North of Westfield					404
Imperial College				192	
BBC TV Centre (Plot B)			100	100	200
M&S site				100	200
Shepherd's Bush Market			99	98	
Apex Court, Woodger Road	30				
Earl's Court 2 / TFL Depot				200	200
Seagrave Road Car Park		202	202	202	202
1-9 Lillie Road				65	
Watermeadow Court			70		
Chelsea Creek	158	95	120	111	
Block L	75	74			
Currys and PC World			120	119	
Fulham Wharf and Sainsbury's	208	77	182		
Baltic Sawmills, 92-116 Carnwath Road and 26 Sullivan Road	13		68		
Riverside Studios/Queens Wharf			83	82	
Hammersmith Embankment	138	42	90	91	
King's Mall Car Park			260		
Hammersmith Palais	418				
Hammersmith And Fulham Irish Centre, 3 Black's Road		24			
Samuel Lewis Trust Dwellings, Lisgar Terrace			38		
Former Esso Garage, 87-93 Goldhawk Road/248 Hammersmith Grove	48				
Allied Carpet Store, 258-264 Goldhawk Road	40				
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		234			
Olympia Multistorey Car Park Maclise Road				150	
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		50			

Site name	2013/14	2014/15	2015/16	2016/17	2017/18
Chelsea Harbour or Chelsea Waterfront	95	95	96		
271 - 281 King Street		55			
405-409 King Street	41				
Tent site			89		
Favourite public house, 27 St Ann Road	84				
Barons Keep, Barons Court	11				
77-89 Glenthorne Road		52			
176 - 182 Goldhawk Road	15				
The Goldhawk					
122 - 124 Goldhawk Road	10				
London House 100 New King's Road		24			
Parsons Green Club		28			
Guinness Trust Buildings				70	
Warwick building				25	
Palace wharf				27	
Edison Court And Tesla Court		22			
<b>TOTAL</b>	<b>1,723</b>	<b>1,160</b>	<b>1,628</b>	<b>1,632</b>	<b>1,206</b>

**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: 912 units Completed: 77 units	Increase Decrease
9	Percentage of homes permitted meeting Code of Sustainable Homes level 3, 4, 5 and 6	95.5% of new build approved on schemes of more than 10 units met a Code of Sustainable Homes of at least level 3	Increase
10	Total new build housing completions reaching very good, good, average and poor ratings against the Building for Life criteria	Seven major sites assessed. Four scored 9 greens.	N/A
11	Percentage of homes granted permission achieving the Lifetime Homes standards	99.8% were to life-time homes standard	Increase
12	Number and % of homes granted permission that are wheelchair accessible	12% of the total units approved	Decrease
16	Overall employment rate	75.3% in 2012/13	Increase
17	Working age people on out-of-work benefits	2,942 in 2014	Decrease
18	Working age people claiming out-of-work benefits in the most deprived areas of the borough	832 people in August 2014	Decrease
19	The business stock (i.e. the number of businesses registered in the borough)	2013: 10,525 businesses registered	Increase
26	Tonnes of CO <sub>2</sub> emissions per capita	2012: 5.4	Increase
27	Number of permissions that include 1 or more sustainable urban drainage systems	25 developments with SUDs	Increase
28	NO <sub>2</sub> and PM <sub>10</sub> pollution exceedences	n/a	n/a
30	Serious acquisitive crime rate	2012/13: 4,232 offences	Decrease
37	Methods of children travelling to school (5-16 years old)	1% in favour of car use	Not comparable