
Local Development Framework
London Borough of Hammersmith and Fulham

Annual Monitoring Report 2009/10



December 2010

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Introduction 1

1 Introduction

Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to send an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the aims of the policies set out in the Local Development Documents (LDDs) are being achieved.

This is the Council's sixth Annual Monitoring Report (AMR) and reviews the year running from 1st April 2009 to 31st March 2010.

In addition to information on the implementation of the Local Development Scheme, this document contains six different types of indicators; all of which are designed to assess the delivery of the Council's planning policy:

- Contextual indicators;
- Core output indicators (COIs): These are set by the Department of Communities and Local Government within the 2/2008 Update on core output indicators (2008) document. There are 18 core output indicators which are collected by every local authority in England⁽¹⁾ and monitored in this report. These are highlighted in red in each section and numbered accordingly.
- Local indicators: they are highlighted in blue in each section and relate directly to the Council's Unitary Development Plan's (the UDP) objectives and policies. In total 21 local indicators are monitored in this document.
- Also monitored are:
 - Two regional indicators drawn from the Mayor's Annual Monitoring Report;
 - Three national indicators (NI); and
 - Significant effects indicators⁽²⁾ relating to the Council's Core Strategy sustainability appraisal (See Appendix 1).

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

The information is split into the following topics: Housing, Business Development & Town Centres, Environmental Quality, Waste & Minerals, Community Services & Open Space and Transport & Accessibility. For each topic, contextual information provides the background but the most important contextual indicators are monitored in the first section of this report.

In the future, the annual monitoring report will monitor the emerging LDF Local Development Documents once they are adopted. A revised monitoring framework will be developed.

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

1 See <http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2> for a list of the core output indicators

2 Significant effects indicators are related to the objectives of the Sustainability Appraisal and Strategic Environmental Assessment. They provide a more holistic view of the impact of a policy by allowing the examination any unintended positive and negative effects of the policy.

1 Introduction

Alternatively, you can use the contact methods below:

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

Executive Summary 2

2 Executive Summary

1 CONTENT OF THE AMR 2009/10

This is the 6th Annual Monitoring Report produced by the London Borough of Hammersmith and Fulham as required by the Planning and Compulsory Purchase Act 2004. It primarily consists of:

- A set of contextual indicators;
- A statement about the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS);
- An evaluation of the Council's performance in relation to core output indicators identified by the Department of Communities and Local Government;
- An evaluation of the Council's performance in relation to key London Plan regional indicators and local indicators set out in the Unitary Development Plan; and
- An evaluation of the Council's performance in relation to sustainability indicators and significant effects indicators.

2 KEY RESULTS

LDS timetable

The 2009/10 Local Development Framework (LDF) programme was very similar to the programme set out in the November 2009 LDS. Regulation 25 consultation on the Core Strategy Options took place in June and July as programmed, but slightly later than the February/March timetable included in the January 2009 LDS. The later milestones for the Core Strategy were adjusted to follow on from key stages of the London Plan review to enable the issues of general conformity against the emerging London Plan to be more clearly assessed.

With regard to the Council's performance against the core output indicators, the situation is as follows:⁽³⁾

3 Symbols in Table 1: ...: mixed results since last year's Annual Monitoring Report; —: stable, ↑: trend up, ↓: trend down .

2 Executive Summary

Table 1: Summary of core output indicators (COIs) and achievements.

Indicator reference	Indicator description	Last data available	Trend
H1	- Housing provision target 1997-2007 - Housing provision target 2007-2017	1997-2007: 400 2007-2017: 450	...
H2	Housing trajectory	See section 5	...
H3	New and converted dwellings on previously developed land	2009/10: 100%	—
H4	Net additional gypsy and traveller pitches	2009/10: 0	—
H5	Gross affordable housing completions	2009/10: 279	↓
H6	Building for life assessment (10 units gross or more)	2009/10: 3 average	...
BD1	Total amount of employment floorspace by type ((a) gross and b) net))	2009/10: 8,664 sq.m (gross) -50,014 sq.m (net)	↑ ↓
BD2	Total amount of employment floorspace built on previously developed land	2009/10: 100%	—
BD3	Employment land available by type	See section 5	—
BD4	Completed floorspace for town centre uses ((a) gross and b) net))	2009/10: 8,274 sq.m (gross) -2,825 sq.m (net)	↓
E1	Number of applications granted contrary to the Environment Agency advice	2009/10: 3	↓
E2	Change in areas of biodiversity importance	2009/10: none	—
E3	Renewable energy generation	2009/10: 1,300 MW.h	↓
M1	Production of primary land won aggregates by mineral planning authority	2009/10: none	—
M2	Production of secondary and recycled aggregates by mineral planning authority	2009/10: none	—
W1	Capacity of new waste management facilities by waste planning authority	2009/10: none	—
W2	Amount of municipal waste arising and managed by management type by waste planning authority	2009/10: 79,407 tonnes	↓

Executive Summary 2

Key results

There are a number of strong and positive messages and some areas of concerns:

- The key element of the AMR is the housing trajectory. This year's AMR includes a five year housing supply looking forward until 2015/16. This year's housing trajectory shows that the overall target over the 2002/03 to 2024/25 period, should be met by 2018/19.
- The total number of planning approvals have increased since last year's report. In 2009/10, 971 units were granted planning permission in the borough.
- Since 2008/09, the number of schemes that have lapsed has decreased but is still high, reflecting the impact of the economic uncertainties.
- In terms of affordable housing, 30% of the borough's completions were affordable . This was below the current London Plan (2008) strategic target of 50%.
- The three sites being assessed according to Building for Life criteria have been classified as average.
- In 2009/10, the loss of employment floorspace was greater than the amount completed. However, 80% of total losses was attributed to one site, namely The Prestolite Electric Ltd site.
- The amount of floorspace completed for town centre uses has decreased in town centres mainly due to a loss of A1 floorspace.
- Proposals for on-site renewable generation, particularly on major sites have continued and there is a considerable growth in the amount of renewable energy generated in the borough.
- Since 2005, the estimated CO₂ emissions per head have been stable.
- The amount of municipal waste arisings has decreased since 2008/09.
- The borough's traffic counts show an average reduction of 7.3% between 2003 and 2010.

3 NEXT STEPS

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

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

2 Executive Summary

Context and Contextual Indicators 3

3 Context and Contextual Indicators

1 CONTEXT

The area

The borough of Hammersmith & Fulham measures 1,641 hectares and is situated on the western edge of Inner London in a strategic location on the transport routes between the City and Heathrow. The borough benefits from a long frontage along the River Thames and from a section of the Grand Union Canal in the north of the borough.

It is the country's eighth most densely populated local authority, more than twice as densely populated as both West London and London.

It is an area of contrasts, where wealth and poverty lie next to each other. According to the IMD 2007, the area is within the top 50 most deprived, ranked 38th from 354 local authorities in England.

Seven (6%) of the borough's Super Output Areas are within the top 10% most deprived nationally, 21% are in the 10-20% worst nationally. Deprivation is also relatively high in a sub-domain of income and income deprivation affecting children.

The people

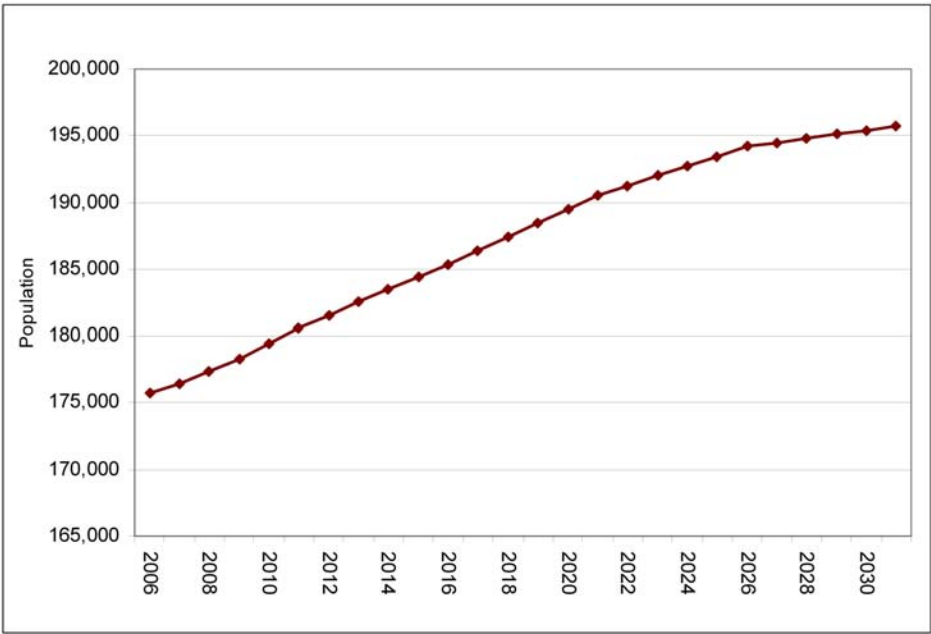
Based on ONS mid-year population estimates, the population was 169,729 people in 2009 compared to 169,374 in mid-2001. This represents a very small increase of 0.2%, a lower increase than London (5.9%).

The 2009 Round demographic projections for the London Plan projects that the population will increase by 11% between 2006 and 2031 from 175,800 to 195,700.⁽⁴⁾

4 Source: GLA 2009 Round projections (revised August 2010). Please also note that the projections use the annual average borough housing provision targets as published in the London Plan. These targets include conventional supply on identified large and small sites, non-self contained accommodation and dwellings returned from vacant.

3 Context and Contextual Indicators

Figure 1: Population projections for the London Plan, 2006-2031



Source: GLA

The population of the borough is relatively young and ethnically diverse. According to the 2009 mid-year estimates from ONS (the last available at this date), nearly half of the population (43.0%) is aged between 19 and 40 years old, which is significantly higher than London average of 35.0%.

In 2006, there are an estimated 77,000 households in Hammersmith and Fulham, compared with 76,000 in 2001. ⁽⁵⁾ Household projections produced by GLA for the London Plan indicate that the number of households in Hammersmith and Fulham will grow by more than 18% between 2006 and 2031.

According to the 2001 Census, the borough has the second highest proportion of single people in England and Wales with 54.7%. On the other hand, the borough has the third lowest proportion (26.0%) of adults who are married or re-married. Some 13.1% of adults in Hammersmith and Fulham are living as cohabiting couples.

5 Source: Household projections are produced by Communities and Local Government and linked to the latest ONS Sub-National population projections.

Context and Contextual Indicators 3

The economy

Hammersmith and Fulham is part of the Inner London-West in terms of national economic figures. This area has the highest level of Gross Value Added (GVA) out of all regions in the country reaching £100,940 per head in 2007 and representing 9.0% of the UK's total GVA.

Current GVA in the borough is approximately £9.3bn with each employee contributing £73,100 to this total. The three sectors driving the borough total are the real estate and business services (32%), the personal services (21%) and the wholesale and retail sectors (7%).⁽⁶⁾

The borough is attractive to businesses and occupies a favourable location in West London economic area. It has enjoyed significant growth in employment and economic activity over the last three decades with the central Hammersmith becoming an important sub-regional location for offices. Despite all of this, the borough has one the lowest rates of employment in London with 64.6% of the working population being employed in 2009/10.

In 2008, 117,800 people worked within the borough boundaries which is an increase of less than 10% on the 2003 figure (107,800 employed in 2003). In terms of number of businesses, there were 11,750 businesses in the borough in 2008, an increase from the 2003 figure of 10,800. In total, nearly three quarters of the people working in the borough do not live in the borough⁽⁷⁾.

The largest employer in the borough - the BBC is based in Wood Lane and has expanded its complex there in recent years and has approximately 14,000 employees.

In total, nearly one third (31.0%) of the borough's employment base is in the real estate, renting and business activities sector, higher than the London average of 28.1%. The other community, social and personal service activities (16.3%), wholesale and retail (11.8%), and manufacturing sectors (9.9%) also account for substantial proportions of employment in the borough. In conjunction these four sectors account for over two thirds (69.0%) of employment in the borough⁽⁸⁾.

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

Since 2009, however, the unprecedented global economic events have continued to have a significant effect on the borough and these effects have impacted on some of the key indicators of this report. The downturn in the economy has inevitably fed through to the labour market, with a fall in employment (from 67% in 2009 to 64.6% in 2010). The number of working population claiming Job Seekers Allowance (JSA) has increased slightly from 5,142 in April 2009 to 5,154 in April 2010. The rate, however, has been stable over the same period at 4.0%. The housing and commercial property industry have also been affected and was one of the first sector to feel the effects of the recession.

6 Source: *Local Economic Evidence Employment and Land Use, 2010* prepared by TBR for the London Borough of Hammersmith & Fulham.

7 Source: *Annual Business Inquiry (ABI)*, 2008 data is the last available.

8 Source: *Local Economic Evidence Employment and Land Use prepared by TBR for the London Borough of Hammersmith & Fulham, 2010*.

3 Context and Contextual Indicators

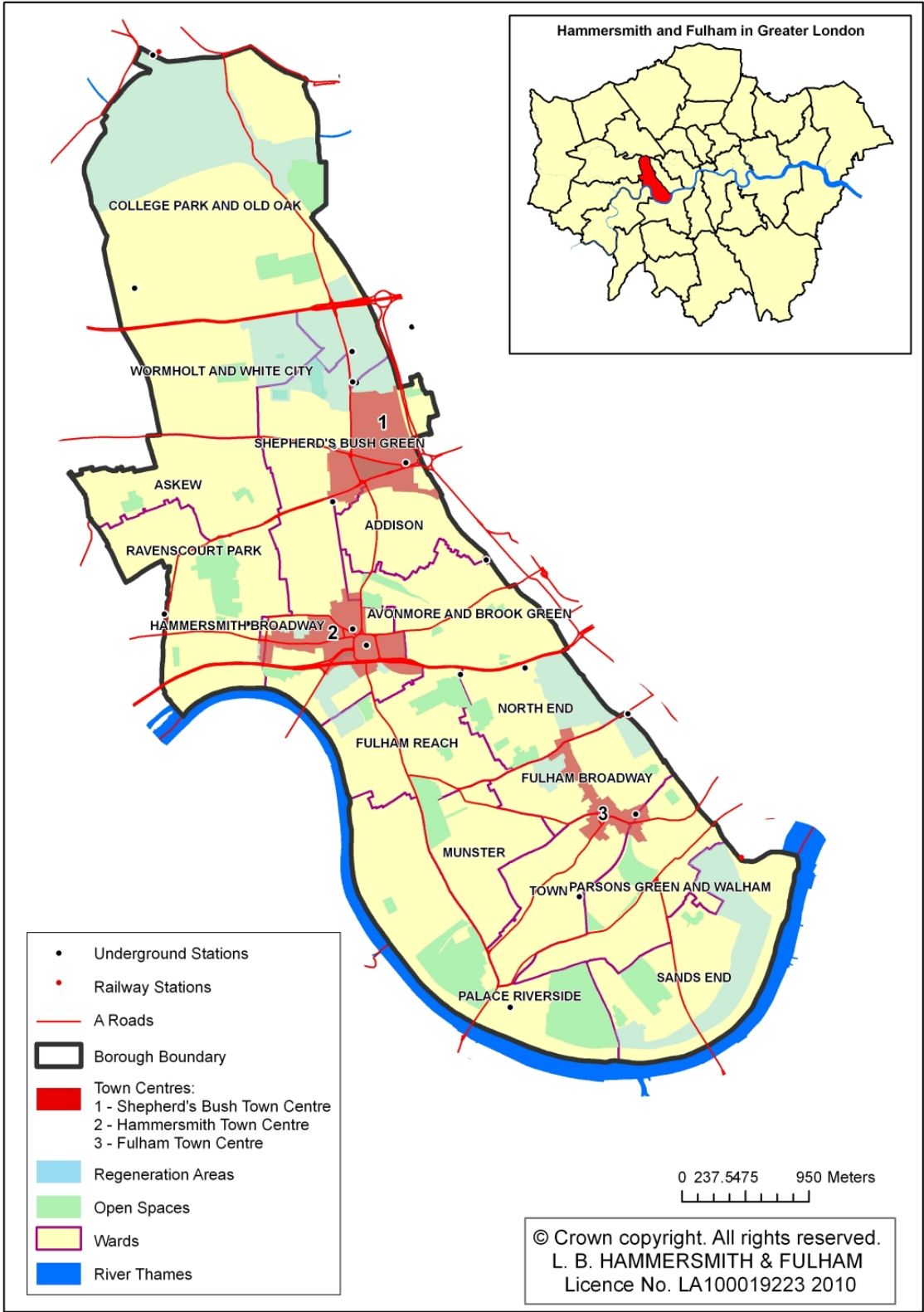
2 CONTEXTUAL INDICATORS

Table 2: Contextual indicators

Indicator	Last data	Source
The total population	Mid-2009: 169,729	<i>Office for National Statistics (ONS)</i>
Population projections (for the London Plan)	2006-2031: +11%	<i>GLA</i>
The total number of households	2006: 77,000 households	<i>Department for Communities and Local Government (CLG)</i>
Household projections (for the London Plan)	2006-2031: +18%	<i>GLA</i>
GVA	2010: approx. £9.3bn	<i>Local Economic Evidence Employment and Land Use</i>
Index of Multiple Deprivation (IMD)	2007: ranked 38th from 354 local authorities.	<i>Department for Communities and Local Government (CLG)</i>
Employment rates	2009/10: 64.6%	<i>Office for National Statistics (ONS)</i>
JSA claimants	April 2010: 5,154	<i>Office for National Statistics (ONS)</i>
Number of employees	2008: 117,800	<i>Annual Business Enquiry (ABI)</i>
Number of businesses	2008: 11,750	<i>Annual Business Enquiry (ABI)</i>

Context and Contextual Indicators 3

Map 1: Hammersmith and Fulham: Geographical presentation



3 Context and Contextual Indicators

Local Development Scheme Progress 4

4 Local Development Scheme Progress

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

The November 2009 LDS set out a full programme of development plan document preparation and consultation. Key milestones relevant to 2009/10 are set out below, together with a review of progress in meeting these milestones.

Table 3: LDS key milestones 2009/10

Document	LDS 2009/2010 programme	Actual 2009/2010 programme
Development Plan Documents (DPDs), namely Core Strategy, generic development management (GDM) policies and proposals map	Core Strategy Reg 25 consultation June-July 2009	Core Strategy Reg 25 consultation as per LDS.
	GDM Reg 25 consultation Autumn/Winter 2009	GDM Reg 25 consultation November 2009 – January 2010

The actual 2009/10 LDF programme was very similar to the programme set out in the November 2009 LDS. Regulation 25 consultation on the Core Strategy Options took place in June and July as programmed, but slightly later than the February/March timetable included in the January 2009 LDS. However, the later milestones for the Core Strategy were adjusted in the November 2009 LDS to follow on from key stages of the London Plan review so as to enable the issues of general conformity against the emerging London Plan to be more clearly assessed.

In order to minimise the overall impact of delay in the LDF programme, the council brought forward the preparation of Generic Development Management policies. The January 2009 LDS did not specify the programme for this document, but the November 2009 LDS set a programme for Regulation 25 consultation on Options in Autumn/Winter 2009 which was achieved.

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

In respect of supplementary planning documents (SPDs), the council continued to progress the planning framework for the wider White City Opportunity Area as well as commencing work on other key regeneration areas that are fundamental to achieving the council’s vision for the borough. Key amongst these other areas are the proposed Earls Court West Kensington Opportunity Area (where the council is working with the GLA and the Royal Borough of Kensington and Chelsea) and the South Fulham Riverside Regeneration Area.

4 Local Development Scheme Progress

Indicators by Sector 5

5 Indicators by Sector

5.1 Housing

BOROUGH OBJECTIVES/POLICIES

The strategic policy in the Unitary Development Plan relating to housing was deleted in the 2007 Saved Policies Exercise. Eight housing policies have been retained, namely policies HO1, HO3, HO5, HO6, HO10, HO11, HO14 and HO15.

The Mayor's London Plan objective 1 is to accommodate London's growth within its boundaries without encroaching on open spaces. This is to be achieved by making the most sustainable and efficient use of space and by achieving an urban renaissance through higher densities and intensification in line with public transport capacity, particularly in opportunities areas.

The strategic objective from the Proposed Submission Core Strategy document seeks to increase the supply and choice of high quality housing and ensure that the new housing meets local needs and aspirations, particularly the need for affordable home ownership and for homes for families.

Housing policies from the Proposed Submission Core Strategy are:

- Policy H1: housing supply
- Policy H2: affordability
- Policy H3: housing quality and density
- Policy H4: meeting housing needs
- Policy H5: gypsies and traveller accommodation and
- Policy H6: student accommodation

1 Housing targets and trajectory

Core Output Indicator (COI H1)

Plan period and housing targets

Tables 4 and 5 set out Hammersmith and Fulham's housing provision targets over the period 2011-2021 as defined in the current London Plan (2008) and the draft replacement London Plan:

Table 4: Annual average housing provision monitoring targets 1997 to 2017 from the London Plan

Period covered	Total housing required per annum
1997-2007	400
2007-2017	450

5 Indicators by Sector

Table 5: Annual average housing provision monitoring targets 2011/12 to 2020/21 from the draft replacement London Plan

Start of Plan period	15 year target including:	1) conventional supply	2) non self-contained	3) vacant buildings
2011/12	615	564	20	30

Note to table 5: Table only covers the period 2011/12 to 2020/21. The Mayor commits to revising the targets by 2015/16.

Core Output Indicator (COI H2)

The housing trajectory includes:

- H2 (a): net additional dwellings in previous years;
- H2 (b): net additional dwellings for the reporting year;
- H2 (c): net additional dwellings in future years;
- H2 (d): managed delivery target.

The indicator target is that 6,750 dwellings should be completed over the 2010/11 to 2024/25 period. This is equivalent to 450 dwellings a year. The draft replacement London Plan raises the annual target to 615 dwellings a year, equivalent to 9,225 dwellings over the same period.

Figure 2 (see page 20) illustrates the borough's housing trajectory and shows past completions (since 2002/03), together with current (2009/10) and future projected completions (up to 2024/25).

Sites have been identified through the Strategic Housing Land Availability Assessment (SHLAA) for the next 5 years and are closely monitored on an annual basis. Sites included are available, suitable and achievable following Planning Policy Statement 3 (PPS3) guidance requiring local planning authorities to identify and maintain a rolling 5 year supply of deliverable land for housing.

In total, the SHLAA sites could provide 9,920 net additional dwellings between 2010/11 and 2015/16. This compares with the London Plan target of 2,700 over the same period (and 3,690 in the draft replacement London Plan). This total is reflected in Table 6.

The overall housing trajectory demonstrates that sufficient sites have been identified and that the overall delivery target over the 2002/03 to 2024/25 will be fully met by 2018/19 (see Figure 2, page 20).

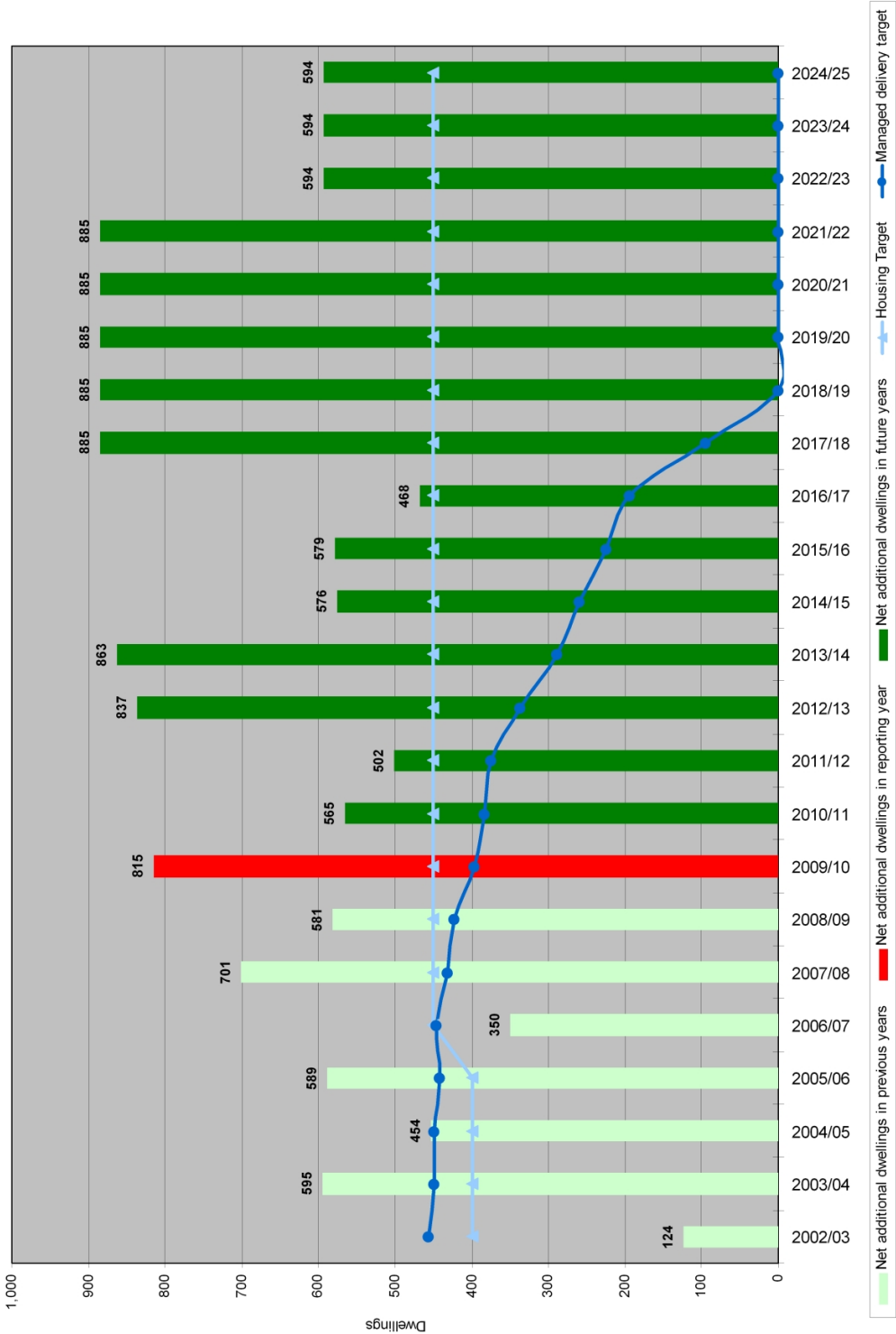
Indicators by Sector5

Table 6: Core output indicator H2: Housing trajectory for the borough, 2002/03 to 2024/25

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
H2 (a) Net additional dwellings in previous years	124	595	454	589	350	701	581																
H2 (b) Net additional dwellings in reporting year								815															
H2 (c) Net additional dwellings in future years									565	502	837	863	576	579	468	885	885	885	885	594	594	594	594
Area (hectares)									1.6	0.4	3.3	2.3	3	3.02									
H1 Housing Target	400	400	400	400	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
H2 (d) Managed delivery target	456	449	449	441	447	432	422	396	384	375	336	289	260	210	178	77	0	0	0	0	0	0	0

5 Indicators by Sector

Figure 2: Housing trajectory for the borough, 2002/03 to 2024/25



Indicators by Sector 5

2 Housing permissions and completions

Local indicator 1

Net market and affordable housing approvals

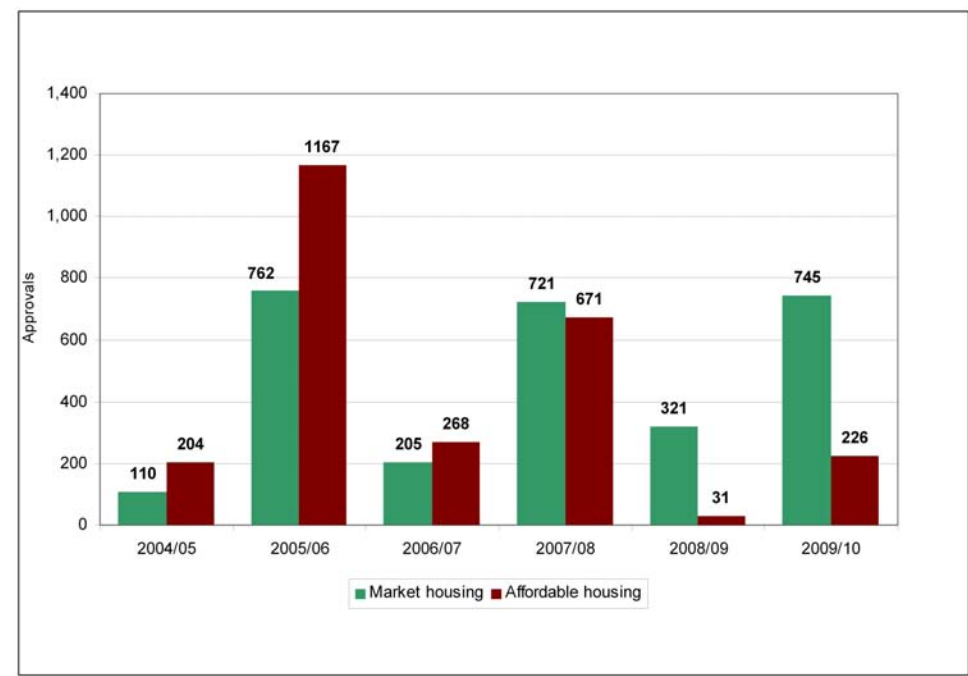
During 2009/10, a total of 971 units were granted planning permission in the borough of which:

- 735 units were new build;
- 104 units were from change of use and;
- 132 units from conversions.

Nine of these approvals were for schemes with more than 10 units which accounted for 682 units (or 70% of the total approvals granted).

Since last year's monitoring report, the number of market housing approvals has increased by 424 and the number of affordable housing approvals by 195:

Figure 3: Market and affordable housing approvals, 2004/05 to 2009/10



Source: Hammersmith & Fulham monitoring database

5 Indicators by Sector

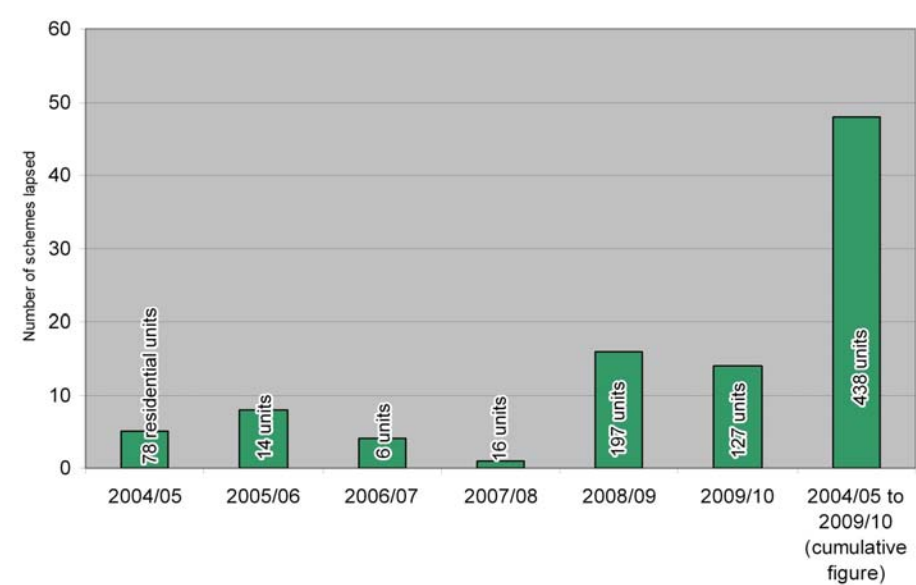
Local indicator 2

Lapsed residential permissions

This indicator looks at the number of residential planning applications which have not been implemented in the borough during 2009/10. The number of residential schemes and units not implemented reflects the current economic climate.

In 2009/10, 14 schemes were lapsed equivalent to 127 residential units. Since last year, the number of lapsed schemes has decreased by 12.5%. However, since 2004/05, the number of lapsed schemes has increased, representing a cumulative figure of 48 schemes not implemented since that date:

Figure 4: Lapsed schemes between 2004/05 and 2009/10



Source: London Development Database (LDD)

Indicators by Sector 5

Local indicator 3

Affordable housing completions approved and completed

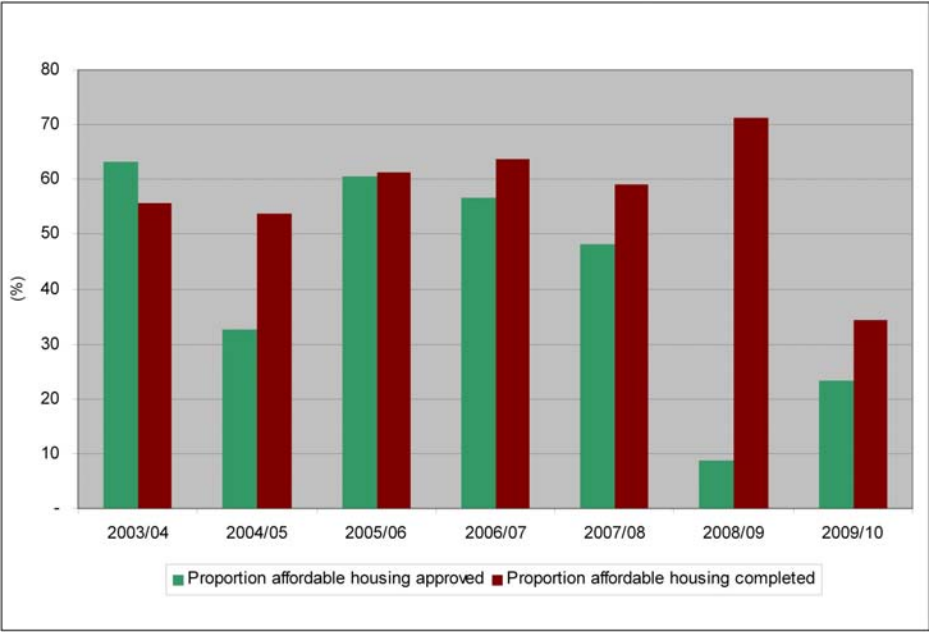
Since UDP policy HO5 on affordable housing expired, the Annual Monitoring Report monitors the London Plan Policy 3A.9 which states that 'in setting targets, boroughs should take account of regional and local assessments of need, the Mayor's strategic target for affordable housing provision that 50% of provision should be affordable and, within that, the Londonwide objective of 70% social housing and 30% intermediate provision'.⁽⁹⁾

The draft replacement London Plan Policy 3.12 on affordable housing targets seeks to 'maximise affordable housing provision and seeks an average of at least 13,200 more affordable homes per year in London over the term of this Plan, and within this to seek to ensure that 60% is social housing and 40% is intermediate housing.'

During 2009/10, 23.5% of planning approvals granted and 30% of completions were for affordable housing. This was below the current London Plan (2008) strategic target seeking that 50% of the total provision should be affordable. This compares to 9% and 71% in last year's monitoring report.

Figure 5 below shows the proportion of affordable housing planning approvals and completions since 2003/04:

Figure 5: Proportion of affordable housing approved and completed, 2003/04 to 2009/10



Source: Hammersmith & Fulham monitoring database

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

5 Indicators by Sector

Core Output Indicator (COI H5)

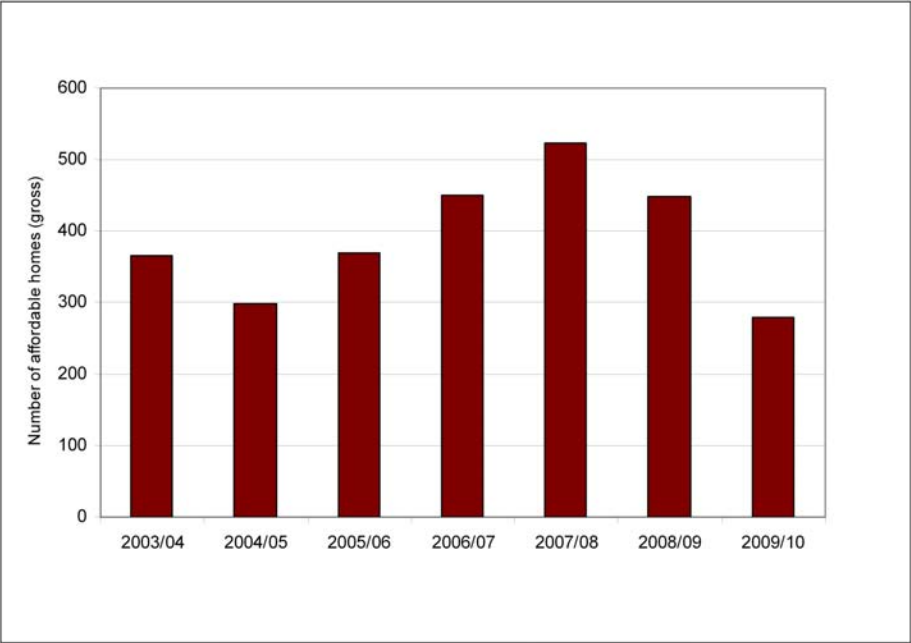
Gross affordable housing completions

In 2009/10, the gross number of affordable housing units completed was 279. This represents a decrease of nearly 33% since last year's monitoring report (the 2008/09 figure being 414).

The sites delivering the most affordable housing in 2009/10 were Larden Road (184 affordable homes), Bagley's Lane (53 affordable homes) and 731-763 Harrow Road (42 affordable homes).

Figure 6 below shows the gross number of affordable housing units completed since 2003/04:

Figure 6: Gross affordable housing completions



Source: Hammersmith & Fulham monitoring database

Core Output Indicator (COI H3)

New and converted dwellings on previously developed land (PDL)

In the review year, 971 (gross) residential units were completed in the borough. Of those units, 100% of these were either built on PDL or provided through conversions. Over the last six years, all new and converted dwellings in the borough have been built on PDL.

Indicators by Sector 5

Local indicator 4

Prevention of the loss of existing residential

This indicator relates to Unitary Development Plan policy HO1 which seeks to prevent the loss of permanent residential accommodation, except in very special circumstances. The target for this indicator is that there are no applications granted that would result in the net loss of residential when measured in dwellings, bed spaces and residential floorspace.

Four applications involved the potential loss of residential in the review year.

One application involved the demolition of nine dwellings and the redevelopment of the site to provide hotel accommodation and nine replacement residential units. The application proposed no net loss of residential. In relation to floorspace, the application proposed to increase the residential floorspace from 1,113 sq.m to 1,336 sq.m and therefore satisfied the policy. There would be an overall reduction from 41 to 39 habitable rooms, although there would be an increase in bedspaces from 25 to 30. It was considered by officers that although there was a reduction in habitable rooms, the overall gains in relation to floorspace and bedspaces were considered to outweigh this and the application was considered to satisfy policy HO1.

Two applications related to the same school premises where proposed extensions were to result in the loss of an existing caretakers house. In response to policy HO1, the school indicated that they were moving away from a 'residential' caretaker provision to a 'non residential' site manager, with the current caretaker living off-site. This is an approach being adopted by many schools. The school indicated that alternative rented accommodation within the borough would be provided. Officers considered that the loss of the residential unit was acceptable in this case on the basis that it was an ancillary use to the primary function of the school.

Policy HO1 was also considered when assessing a proposed conversion from a one bed flat and a house in multiple occupation (HMO) into a single family dwelling house. It was considered that given that the property had originally been built as a single dwelling house, the reversion back to a single dwelling house and the loss of bedspaces were acceptable.

Regional Indicator (Key performance Indicator 2)

Density of residential development

This indicator relates to key performance indicator 2 from the current London Plan 'increasing the density of residential development and SRQ matrix'. It looks at density on approved and completed schemes in the borough to assess the following target 'over 95% of development to comply with the housing density location'.

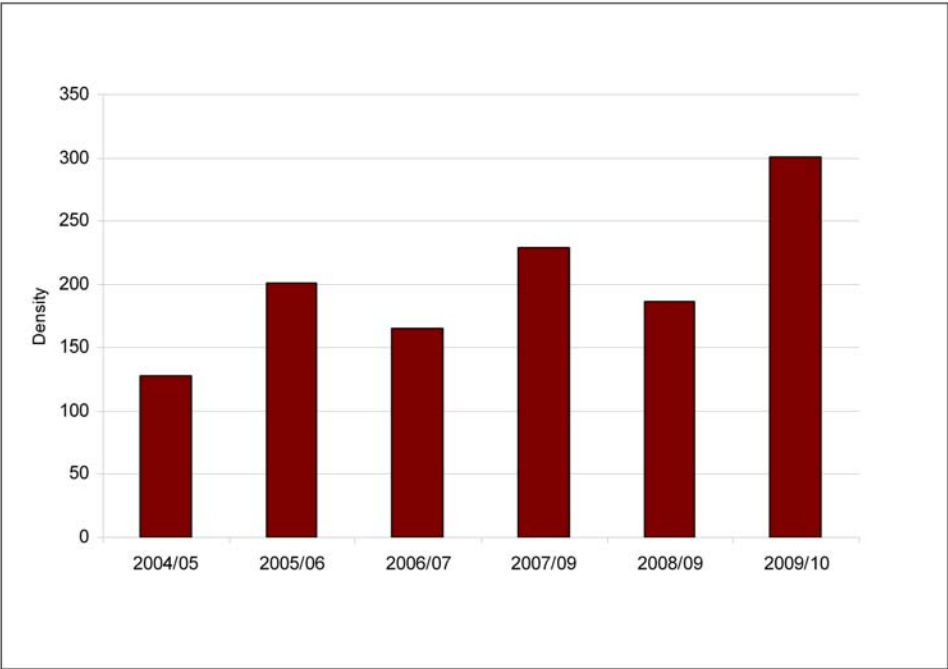
5 Indicators by Sector

During 2009/10, an average density of 300 units per hectare ⁽¹⁰⁾ was delivered on permitted schemes. This represents a percentage increase of more than 60% since 2008/09. ⁽¹¹⁾

The density on completed sites was lower at 134 units per hectare in 2009/10. This was higher than the London average of 114 dwellings per hectare.

Figure 7 below shows the average density on approved schemes since 2004/05 and the increase since last year's monitoring report:

Figure 7: Housing density on permitted sites, 2004/05 to 2009/10



Source: London Development Database (LDD)

3 Housing quality

Core Output Indicator (COI H6)

Housing quality – Building for Life assessments

The CABA Building for Life criteria is a government-endorsed assessment benchmark developed by CABA to ensure that housing schemes of more than 10 units meet the criteria described in *Planning Policy Statement 3: Housing*, stating that planning authorities should ensure the provision of well-designated new homes.

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

11 Few large sites with a very high density are distorting the borough average, for example, the Imperial Wharf Block D with 165 units at 750 dwellings per hectare or the site of Janet Adegoke Leisure Centre with 179 units at 381 dwellings per hectare.

Indicators by Sector 5

The building for Life criteria assesses the quality of the place, rather than simply the aesthetic of a development and each housing development is classified as follows:

- Very good: an overall score of 80%, likely to merit a Building for Life Gold award.
- Good: an overall score of 70%, likely to merit a silver award. This is the baseline for good design which CABE believes every scheme should achieve.
- Average: an overall score of 50%, not entirely without merit but represents a wasted opportunity to generate value and create sustainable places.
- Poor: an overall score of less than 50%, meeting fewer than half of the criteria that characterise good design as defined in PPS3.

In the review year (2009/10), three major sites have been assessed (714 units in total) as average.

5 Indicators by Sector

4 Gypsies and Travellers

Core Output Indicator (COI H4)

Net additional pitches (Gypsy and Traveller)

Hammersmith and Fulham shares its Gypsy and Traveller site with the Royal Borough of Kensington and Chelsea. The Gypsy and Traveller Accommodation Needs Assessment (2007) estimated a need for 0-5 additional pitches between 2007 and 2012 to accommodate families living in housing, but with a psychological aversion to bricks and mortar. The Mayor’s minor alterations to the draft replacement London Plan (September 2010) proposes a different policy approach that will enable boroughs and stakeholders to meet required needs in light of local circumstances.

In the review year, no additional Gypsy and Traveller pitches were provided within the London Borough of Hammersmith and Fulham. However, in 2009, the Council and the Royal Borough of Kensington and Chelsea secured funding to ensure the upgrading of the site and an additional two pitches on the site.

5 Accessibility

Local indicator 5

Wheelchair accessible units in new developments

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

In the review year, seven sites of more than 20 units were granted permission. Out of those seven sites permitted, only one did not provide wheelchair accessible dwellings, the latest being a care house with communal domestic facilities.

In total, 57 dwellings were provided with wheelchair accessibility and this represents 8.4% of the total units permitted in 2009/10 (See Table 7):

Indicators by Sector 5

Table 7: Wheelchair accessibility on permitted sites of more than 20 units

Review year	Total dwellings	Number of dwellings with wheelchair access	% total
2004/05	329	27	8.2
2005/06	1,808	103	5.7
2006/07	374	20	5.3
2007/08	1,181	69	10
2008/09	55	0	0
2009/10	682	57	8.4
Total (2004/05 to 2009/10)	4,429	273	6.2

Source: Hammersmith & Fulham monitoring database

5 Indicators by Sector

5.2 Business Development and Town Centres

Business Development

BOROUGH OBJECTIVES/POLICIES

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

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

Core Output Indicator (COI BD1)

Total amount of additional employment floorspace by type

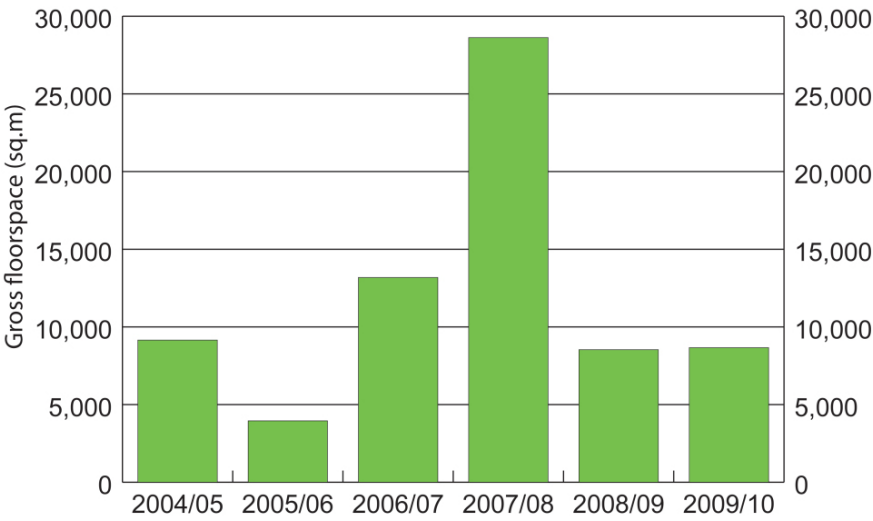
The additional gross floorspace completed during 2009/10 was 8,664 sq.m. This represents a percentage increase of 1.5% or 127 sq.m since 2008/09 (see Figure 8). In terms of use classes:
(12)

- 7,524 sq.m of B1 floorspace were completed which included 3,582 sq.m of B1(a) floorspace;
- 1,140 sq.m of B2 floorspace were completed;
- No B8 floorspace was completed.

12 See Appendix 2 for Use Classes Order.

Indicators by Sector 5

Figure 8: Gross employment completions, 2004/05 to 2009/10



Source: Hammersmith & Fulham monitoring database

5 Indicators by Sector

Table 8: Total amount of additional employment floorspace (sq.m)

	Gross/Net	B1	B1(a)	B1(b)	B1(c)	B2	B8	TOTAL
Town centres (TC):								
Fulham TC	Gross	12	0	0	0	0	0	12
	Net	-86	-141	0	0	0	0	-227
Shepherd's bush TC	Gross	0	0	0	0	0	0	0
	Net	-150	0	0	0	0	-48	-198
Hammersmith TC	Gross	0	0	0	0	0	0	0
	Net	-112	0	0	0	0	0	-112
Total in town centres	Gross	12	0	0	0	0	0	12
	Net	-348	-141	0	0	0	-48	-537
Strategic Industrial Locations (SILs):								
Hythe Road SIL	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Wood Lane SIL	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Total in SILs	Gross	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
Total outside of TCs and SILs:	Gross	3,930	3,582	0	0	1,140	0	8,652
	Net	-184	3,519	0	0	-50,444	-2,368	-49,477
TOTAL BOROUGH:	Gross	3,942	3,582	0	0	1,140	0	8,664
	Net	-532	3,378	0	0	-50,444	-2,416	-50,014

Source: Hammersmith & Fulham monitoring database

Table 8 and map 2 show that in 2009/10 there was only one very small development completed in Fulham town centre covering 12 sq.m. All town centres experienced net losses largely due to the change of use of upper floors above shops.

In 2009/10, there was no development in SIL areas⁽¹³⁾. The main development for business purposes continues to be outside the designated town centres and SIL.

13 Strategic Industrial Locations (SIL) in the London Plan involve two types of areas: Industrial Business Parks (IBP) for businesses requiring a high quality environment, and Preferred Industrial Locations (PIL) for businesses with less demanding requirements. See Policy 2A.10 from the current London Plan (2008).

Indicators by Sector 5

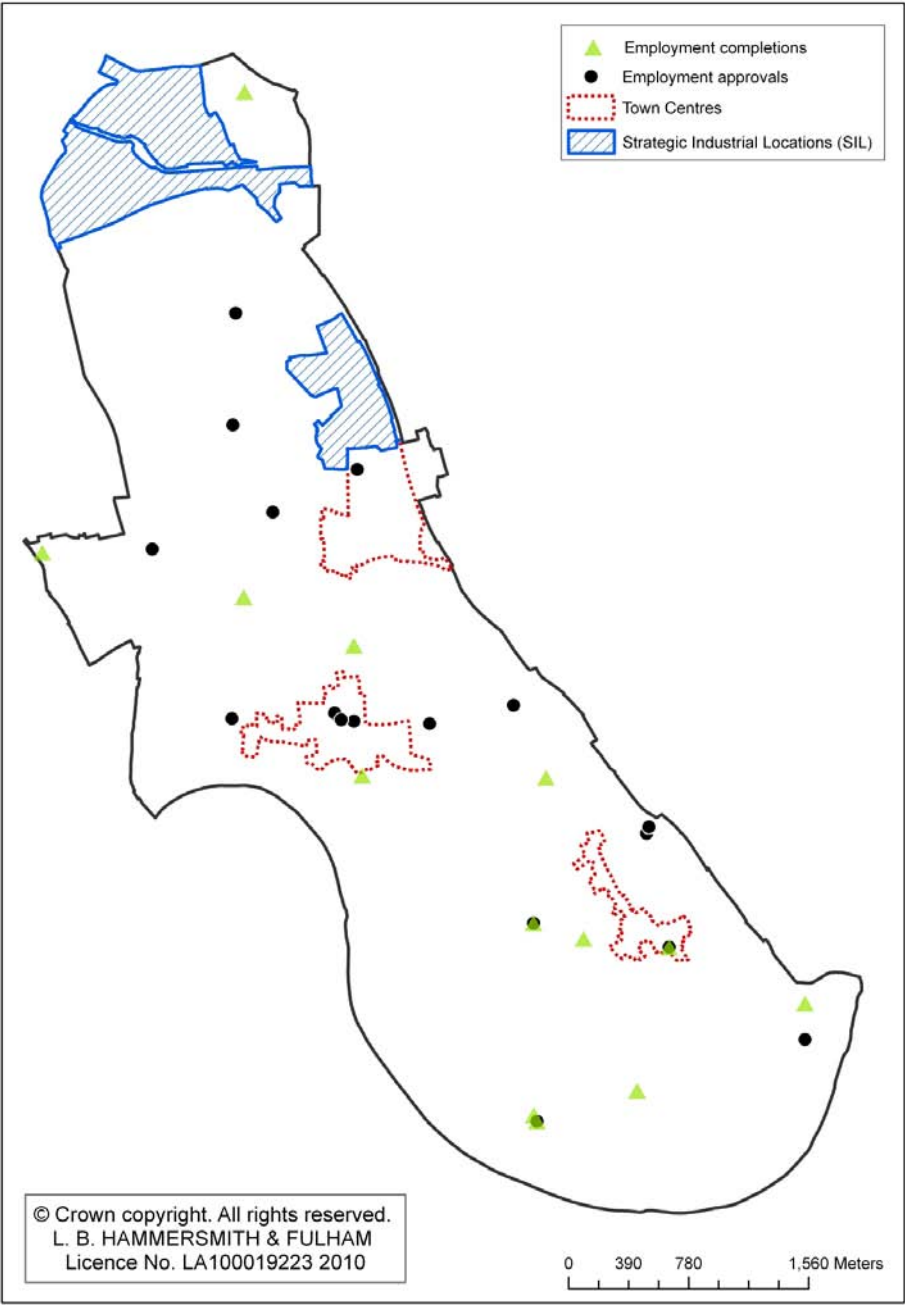
In 2009/10, the loss of employment floorspace completed was greater than the gain of employment floorspace. 58,678 sq.m were lost and this makes a total of -50,014 sq.m net completed during 2009/10.

During the review year, 43 sites involved a change out of of B use class. 15 sites involved a change into a B use class, making a total of 53 sites involving a change into or out of a B use class.

The main loss was attributed to one site which represents 80% of the total loss during 2009/10. This was the completion of the housing led mixed use redevelopment of the former Prestolite factory in Larden Road. The scheme provides for B1 floorspace of 3,557 sq.m. but involved the loss of over 50,000 sq.m. of B2.

5 Indicators by Sector

Map 2: Employment approvals and completions, 2009/10



Source: Hammersmith and Fulham monitoring database

Indicators by Sector 5

Table 9: Losses of employment floorspace by use classes - 2009/10

Use classes	Floorspace lost (sq.m)
B1 to A1	42
B1 to A1 and Sui - Generis (SG)	128
B1 to C3	2,471
B1 to D1	1,638
B1 to D2	195
B1(a) to C3	204
B8/C3 to C3	134
B8 to C3	2,182
B8 to SG	100
B2 to mixed B1(a), A1, D1, D2 and A3	47,688
B2 to C3	80
B2 to D1	79
B2 to mixed C3 and B1	180
TOTAL	58,678

Source: Hammersmith and Fulham monitoring database

5 Indicators by Sector

Core Output Indicator (COI BD2)

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

During the review year 2009/10, 100% of the additional 8,664 sq.m of employment floorspace was built on previously developed land, as in the previous five financial years.

Core Output Indicator (COI BD3)

Employment land available by type

Table 10 identifies the sites allocated for employment uses in the UDP and related supplementary guidance at March 2009. This includes five sites retained as site allocations in the UDP for uses including employment; the White City masterplan area included in Supplementary Planning Guidance; and Hurlingham Wharf a 0.5 hectares vacant site that is safeguarded for uses involving the transhipment of freight by river. Apart from Hurlingham Wharf, all sites are for B1 employment uses and most are allocated for employment uses as part of major mixed use schemes. Sites 32 and 47 comprise the major Imperial Wharf mixed use scheme where approximately 13 hectares of former employment land is being developed to include 15,564 sq.m. of B1(a) office floorspace. This figure has been subject to subsequent variations through change of use. Two town centre sites, Site 27 and Site F, are allocated for mixed use schemes. Site 27 has permission for 39,141 sq.m. of B1(a) floorspace. However, the office permission for Hammersmith Palais lapsed during the monitoring period. These two sites are within Hammersmith town centre. The White City masterplan area is a 18 hectares site which will include significant B1 as part of a housing led regeneration of the area. It is estimated that the land available for employment purposes as part of sites allocated in the UDP and including part of the White City Opportunity Area is 8.5 hectares. This is unchanged from the two previous years.

Indicators by Sector 5

Table 10: Employment land availability (sites allocated for employment uses in Development Plan Documents as at 31/03/2009)

Site	Planning classification	Type of development possible	Site area (ha)	Comment
Site policy 23 - 41-45 Lillie Road	Site proposal retained - outside designated areas	Residential or B1 use	0.11	Planning approval for an extension to neighbouring hotel issued June 2009. No B1 included in the scheme.
Site policy 32	Site proposal retained but EZ Townmead Road/Imperial road expired 09/07	Mix of employment uses, riverside public open space, housing and associated facilities.	7.95	Phase 1 under construction. Includes 15,564sq.m of B1a use but this is subject to variation through subsequent approvals.
Site policy 47 - Imperial Road site	Site proposal retained but EZ Townmead Road/Imperial road expired 09/07	Mixed use B1-B8 inc., open storage and recycling industries	4.72	Final phases of Imperial Wharf major housing led mixed use scheme. Outline permission includes B1(a) as shown above. Revised application anticipated.
Hurlingham Wharf	Safeguarded wharf. Both EZ and site policy Site B expired 09/07	TN31: Safeguarded for re-instatement of riverside wharf use	0.5	Vacant wharf subject to strategic direction for re-instatement of wharf use. No planning permission.
Site policy 27 H'smith & City Line Station Car park	Site proposal - Town Centre Hammersmith	Site 27 Mixed use including retail/B1(a) and community services	0.6	Planning permission for office led mixed use scheme including 39,141 sq.m. B1(a) not yet started. Revised scheme anticipated.
Site F Hammersmith Palais, Shepherd's Bush Road	Site Proposal -Town Centre Hammersmith	Site F Leisure uses with or without other town centre uses	0.24	Planning permission for mixed scheme including 6,747 sq.m. B1(a) lapsed November 2009. Alternative scheme for leisure and student accommodation refused.
White City Opportunity Area – masterplan area	SIL Employment zone classification expired 09/07	SPG encourages comprehensive development for a mix of uses including employment and housing	18	Revised SPG in preparation. No planning permission.

Note to Table 10: This table has been compiled on a different basis starting with the 2007/8 AMR. This means that comparable time series data is not possible. The change in methodology reflects the deletion of employment zones within the UDP and therefore removes some sites from inclusion, but also includes sites allocated in the UDP and supplementary documents rather than vacant employment land as previously. In 2009/10 AMR no account is taken of sites in the emerging Core Strategy. These will be included in the 2010/11 AMR following submission of the Hammersmith & Fulham Core Strategy anticipated January 2011.

5 Indicators by Sector

Land available for employment purposes as part of permitted schemes over 1,000 sq.m. not included in Table 10 above is 7.0 hectares.⁽¹⁴⁾ If implemented, these schemes would provide a total of 116,268 sq.m. of B1 gross floorspace. The largest permitted schemes are the Hammersmith Embankment site (48,496 sq.m.), the BBC site at 201 Wood Lane (19,534sq.m.), Hammersmith Island site phase IV (9,000 sq.m), Bedford House 69/79 Fulham High Street (15,044 sq.m gross) and Hammersmith Hospital (8.600 sq.m. gross).

Local indicator 6

Promotion of Class B in designated Strategic Industrial Location (SIL)

The indicator relate to the London Plan Policy 3.B.4 seeking to promote, manage and protect the designated Strategic Industrial Locations. The London Plan Consolidated with Alterations (2008) designates two SIL in Hammersmith and Fulham - the Hythe Road area (part of Park Royal) and the Wood Lane area. The latter is proposed to be deleted as SIL in the consultation draft replacement London Plan. The target for this area is development decisions should not be contrary to London Plan policy for the protection and promotion of industrial uses in the SIL.

No permission was granted during 2009/10 within these two SIL (see Map 2 on page 34).

One permission was within the Hythe Road SIL where permission was granted for the temporary use of part of the Old Oak Common site as a bus depot and associated facilities. This is to provide the temporary relocation of this facility as part of the development of the Crossrail project. Land for transport functions would comply with London Plan policy for these areas.

Local indicator 7

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

The indicator relates to the London Plan policies namely:

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

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

14 Please note that this year's figure does not include smaller schemes and is, therefore, not comparable with last year's figure.

Indicators by Sector 5

During the monitoring period there have been 37 applications determined that have proposed the loss of Class B. The majority (about 75%) were approved with the remainder refused. There were two approvals involving the loss of Class B within the town centres. One approval involved use of part of the ground floor for an alternative town centre use. The other involved the change of use of redundant upper floors for the purposes of conversion to an hotel use. There were no approvals for loss of Class B within the two SILs.

The most common reason for approval of the loss of use class B use was failing to attract interest in continued use of the property despite reasonable marketing. Similarly where applications were refused the main reason for this was lack of evidence of marketing. In a minority of cases alternative evidence was considered to justify change of use. This included history of vacancy, condition of accommodation, location and type of use Class B. In two cases the loss of significant sites were permitted where the former employment use was considered redundant on the basis of evidence other than marketing. This included the large underutilised employment site at 72 Farm lane, and the poor quality, off-centre offices at 63-75 Glenthorne Road. These two schemes will involve the loss of 2800 sq.m of B1 and 4020 sq.m of B2 if implemented.

Eight schemes involved approval for Class B floorspace. The largest increases were in 3 schemes with a potential increase of 12,000 sq.m The most significant was at Hammersmith Hospital to provide for improved research laboratories totalling 8,600 sq.m gross. This is an out of centre location but was approved on the basis of being limited specifically to hospital research use rather than a B1(a) office approval. The expansion of bio-medical research in the borough is a priority in the council's Proposed Submission Core Strategy. The other schemes were for intensification of the office use at 161 Hammersmith Road (a revised scheme) and an office redevelopment of a former builders yard in Ravenscourt Road. There were no significant approvals in the preferred locations.

Local indicator 8

Hotel development

This indicator relates to UDP policy E11. This permits hotel development in accordance with the policy criterion including a preference for town centre locations. During the monitoring period, two approvals were given for the development or expansion of hotel use and there were no hotel refusals were made. The approvals include a major hotel extension of 260 additional hotel rooms and 12 hotel suites in Lillie Road. This is an out of centre location but was otherwise considered acceptable. A further approval for an 18 room hotel was given within Hammersmith town centre.

5 Indicators by Sector

Town Centres

BOROUGH OBJECTIVES/POLICIES

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

The proposed Submission Core Strategy also identifies three town centres, supported by 5 key local centres. The Council will seek to direct economic development to these centres and to sustain the vitality and viability of the hierarchy (Strategic Policy C).

There are three designated town centres in the borough: Hammersmith, Fulham and Shepherd's Bush (see Map 2 on page 34). Hammersmith and Fulham Town centres are classified as major centres and Shepherd’s Bush is classified as a district centre within the London Plan. The draft replacement London Plan proposes the reclassification of Shepherd's Bush as a metropolitan town centre, in recognition of the significant new retail provision at Westfield in 2008.

Further protected shopping areas in the borough include a network of nineteen key local shopping centres and 12 shopping parades and clusters.

Core Output Indicator COI BD4

Total amount of completed floorspace for town centre uses ⁽¹⁵⁾

The indicator looks at gross completions for town centre uses:

1 - within the local authority area

2- within town centre areas as defined on the Proposal Map.

1 - In 2009/10, 8,274 sq.m of gross floorspace were completed for town centre uses. This represents a decrease of nearly 94% since last year's monitoring report (mainly due to the distortion of the figures last year through the opening of Westfield Shopping centre). Including B1 use class floorspace (which is mostly for office purposes), the total in 2009/10 was 12,216 sq.m. The net figure for the borough was -2,825 sq.m in 2009/10.

2- In 2009/10, 541 sq.m of gross floorspace for town centre uses were completed in town centres.

15 Town centre uses are defined as Use Class Orders A1, A2, B1a and D2

Indicators by Sector 5

Table 11: Completed floorspace for town centre use classes, 2009/10 (sq.m)

Use Class	Gross floorspace (sq.m)	Net gain (sq.m)
A1/A2	1,646	-2,734
B1(a)	3,582	3,378
B1	3,942	-625
D2	3,046	-2,734
Total	12,216	-2,825

Source: Hammersmith and Fulham monitoring database

Local indicator 9

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

An in-house survey undertaken in November 2008 by the Council, together with March 2010 completion data, indicates the usage and vacancy of units within the designated key local shopping centres for the period up to March 2010. Only 9 out of 19 centres met the indicator of having more than two thirds of the overall frontage in A1 use. In-house monitoring data indicates that the proportion of retail units has grown in some locations with 6 centres showing a rise in A1 frontage since 2005, however 10 centres have seen a decline in A1 retail frontage since 2005. The health of the individual street blocks within the centres was good, and there were individual blocks that failed to meet the quotas. Indeed, 45 out of 79 individual street blocks exceeded the non-A1 quota for the period. The concentration of A3-5 uses was high with 33 out of 79 street blocks in the period 2007-10 having exceeded the 20% quota.

The health of some the centres is considered to be faltering and monitoring reveals that differences in meeting policy criteria exist within and between centres. Such information has assisted in developing options for new development management policies as part of the emerging Local Development Framework (LDF) for the borough. A new shopping hierarchy, including the re-designation of certain centres has been proposed in the proposed Submission Core Strategy.

5 Indicators by Sector

Local indicator 10

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

An in-house survey undertaken in November 2008 by the Council, together with March 2010 completion data, indicates the usage and vacancy of units within the designated Protected Parades and Clusters for the period up to March 2010.

The overall picture remains stable with a high level of A1 retail provision maintained in designated protected parades. In particular, there has been a notable increase in A1 uses with 7 out of the 12 centres seeing an increase in the proportion of A1 units since April 2005. However, the success of policy SH3A in protecting parades and clusters from loss of A1 uses and attracting new A1 uses has been mixed with three parades not meeting the A1 quota (King Street West, Ravenscourt (King street), Fulham Parade North) and one exceeding the A3-5 quota (Brackenbury).

Policy SH3A also applies to local retail premises outside of designated centres where it has helped maintain A1 retail provision and also allowed controlled release. However, the policy will need to be reviewed as part of the LDF process to ensure that the Council continues to provide an effective and consistent approach to proposals affecting local shops outside of designated centres. A new shopping hierarchy, including the re-designation of certain centres, has been included in the Proposed Submission Core Strategy.

Indicators by Sector 5

5.3 Environmental Quality

BOROUGH OBJECTIVES/POLICIES

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

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

Three strategic objectives from the proposed Submission Core Strategy are relevant to this section:

- Objective 14: Conserve and enhance the quality, character and identity of the borough's natural and built environment through good quality inclusive and sustainable design.
- Objective 15: Protect and enhance the borough's open green spaces, promote biodiversity and protect private gardens.
- Objective 17: Reduce and mitigate the local causes of climate change, mitigate flood risk and other impacts and support the move to a low-carbon future.

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

Core Output Indicator (COI E1)

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

In 2009/10, three applications were approved by the council contrary to advice from the Environment Agency (EA) on flooding issues. This is a decrease since last year's Annual Monitoring Report. In 1 case, the EA considered that there was no internal access from a basement flat to a safe level; in another case, the EA considered that floor levels should be raised. In both of these cases, the council did not agree with the reasons for the EA objections and approved the applications. There was also 1 application where the EA stated they had no objection on the basis that measures outlined in the accompanying Flood Risk Assessment were implemented, but no condition was included to ensure this.

No applications were granted contrary to EA advice on water quality.

5 Indicators by Sector

Table 12: Applications granted contrary to the advice of the Environment Agency between 2005/06 and 2009/10

Year	2005/06	2006/07	2007/08	2008/09	2009/10
Figure	0	0	0	8	3

Source: Hammersmith & Fulham

Core Output Indicator (COI E2)

Change in areas of biodiversity importance

In the last financial year, including this review year, there have been no significant changes during the review year.

Core Output Indicator (COI E3)

Renewable energy generation

Proposals for on-site renewable generation, particularly on major sites, have continued during 2009/10 and there has been considerable growth in the amount of renewable energy generation in the borough.

Permitted development rights now allow certain renewable energy technologies to be installed without the need for planning permission (under specific circumstances). Renewable energy systems such a PV solar panels may therefore be installed without any reference to council planning guidance. The council does not have a record of these installations so, they will not be reflected in the monitoring report figures. There is likely to be an increasing number of such permitted developments, encouraged by the introduction of the Government's Feed-in-Tariff for renewable electricity generation.

Indicators by Sector 5

Table 13: Renewable energy implementation, by type between 2007/08 and 2009/10

Renewable Energy Type	Installations in 2007/08	Installations in 2008/09	Installations in 2009/10
Wind: onshore	None	1 development site (6 turbines)	None
Solar photovoltaics	84 panels installed on town hall roof in March 2008	12 developments with PV panel installations ranging from small (single panels) to large (1,000sq.m)	15 developments with PV panel installations ranging from small (single panels) to large (200sq.m)
Hydro	None	None	None
Biomass: 1. Landfill gas 2. Sewage sludge digestion 3. Municipal (and industrial) solid waste combustion 4. Co-firing of biomass with fossil fuels 5. Animal biomass 6. Plant biomass 7. Air source heat pump system 8. Ground source heat pump systems 9. Solar thermal systems	1. None 2. None 3. None 4. None 5. None 6. None	1. None 2. None 3. None 4. None 5. None 6. 1 (wood pellet) 7. None 8. 1 9. 7	1. None 2. None 3. None 4. None 5. None 6. 2 (wood pellet) 7. 1 8. 3 9. 7

Source: Hammersmith & Fulham

It is not possible to calculate the full energy generation contribution of all of the renewable energy systems described above as full information on generation capacities are not always supplied, particularly with the small-scale installations. However, an estimate has been made for the five largest installations.

5 Indicators by Sector

Table 14: Renewable energy generation over the last five years between 2005/06 and 2009/10

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

Source: Hammersmith & Fulham

Local indicator 11

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

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

In 2009/10, the percentage of homes approved meeting level 3 or higher of CSH was 71%.

Local indicator 12

Pollution exceedences

This indicator reports on the number of days in a year that the level of pollution exceeds the guide limits for particulates (PM₁₀) and number of hourly exceedences for Nitrogen Dioxide (NO₂).

Data from the Hammersmith Broadway air quality monitoring station has been used in previous AMRs to report on this local indicator. However, as reported last year, this monitoring station was closed in 2009 and for the 2009/10 period, there was no real-time monitoring of air pollution in the borough. Data should be available again from 2010/11 onwards from a new monitoring station installed at Shepherd's Bush Green.

The PM₁₀ objective is that there are no more than 35 days a year exceeding 50ug/m³ (microgrammes per cubic metre of air). The NO₂ objective is that there are no more than 18 days above 200ug/m³. This figure has been exceeded a number of times between 2005/06 and 2008/09.

Table 15 shows the number of exceedences per annum in the last four years, alongside annual mean figures:

Indicators by Sector 5

Table 15: Pollution exceedences between 2005/06 and 2008/09

Year	2005/06	2006/07	2007/08*	2008/09*
PM ₁₀ daily exceedences	40	25	26	0
NO ₂ hourly exceedences	32	38	87	5
PM ₁₀ annual mean	32	30	31	27
NO ₂ annual mean	76	87	84	70

* Indicates less than 90% data capture rate/provisional data set.

5 Indicators by Sector

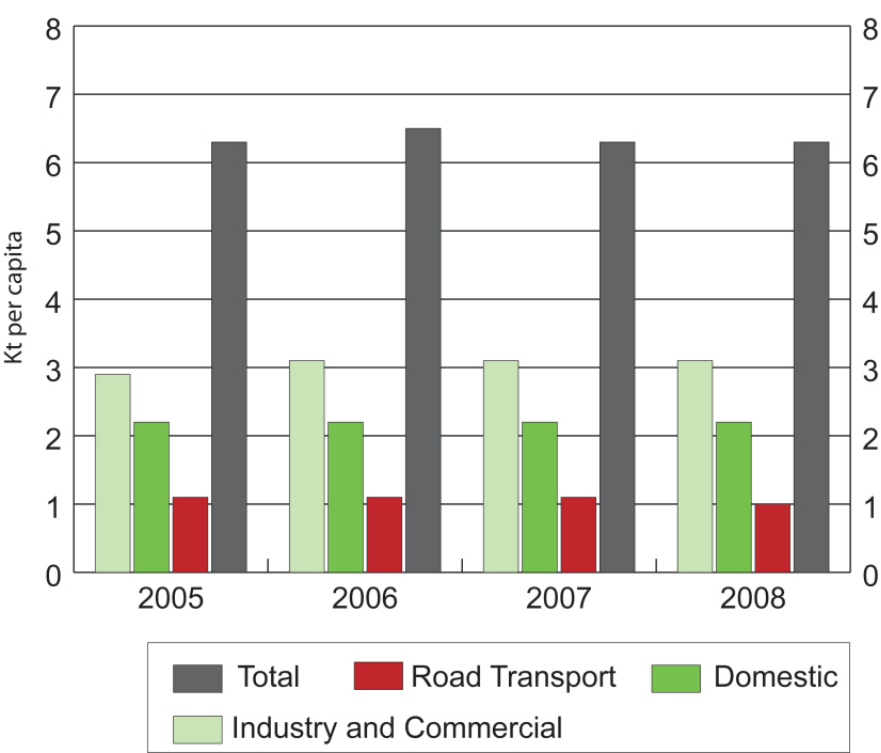
Local indicator 13

Tonnes of CO₂ emissions per capita

In 2008, emissions for the borough were conservatively estimated on an end-user basis to be 1,059 kilotonnes. This was equivalent to 6.3 tonnes per resident and has been stable since 2005.
(16)

In 2008, the industrial and commercial sector was responsible for nearly half of the emissions in the borough. Domestic uses and transport accounted for respectively 35% and 16% of the total.

Figure 9: CO₂ estimated emissions by sector, 2005 to 2008



Source: Defra

16 There is currently a two year lag in DEFRA supplying the figures on this indicator and the most recently released figures are for 2008.

Indicators by Sector 5

Local indicator 14

Number of applications that include sustainable urban drainage

No large-scale sustainable drainage schemes were installed in developments in 2009/10. However, as major developments are now being designed to meet the higher sustainability standards required by the Code for Sustainable Homes and BREEAM, small-scale sustainable drainage measures (such as use of permeable paving, soft landscaping, green roofs etc) are being integrated into major developments.

5 Indicators by Sector

5.4 Waste and Minerals

BOROUGH OBJECTIVES/POLICIES

The key objectives for this topic area follow the national strategy of promoting the waste management hierarchy to reduce, re-use and recycle and to reduce the amount of waste sent to landfill.

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

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

Waste management facilities should be retained and new facilities established where necessary to meet the tonnages set out in the London Plan for each borough.

1 Waste

Core Output Indicator (COI W1)

Capacity of new waste management facilities by waste planning authority

There were no new waste management facilities that commenced operation during the period within Hammersmith and Fulham.

Core Output Indicator (COI W2)

Amount of municipal waste arising and managed by management type

National Indicator (NI 193)

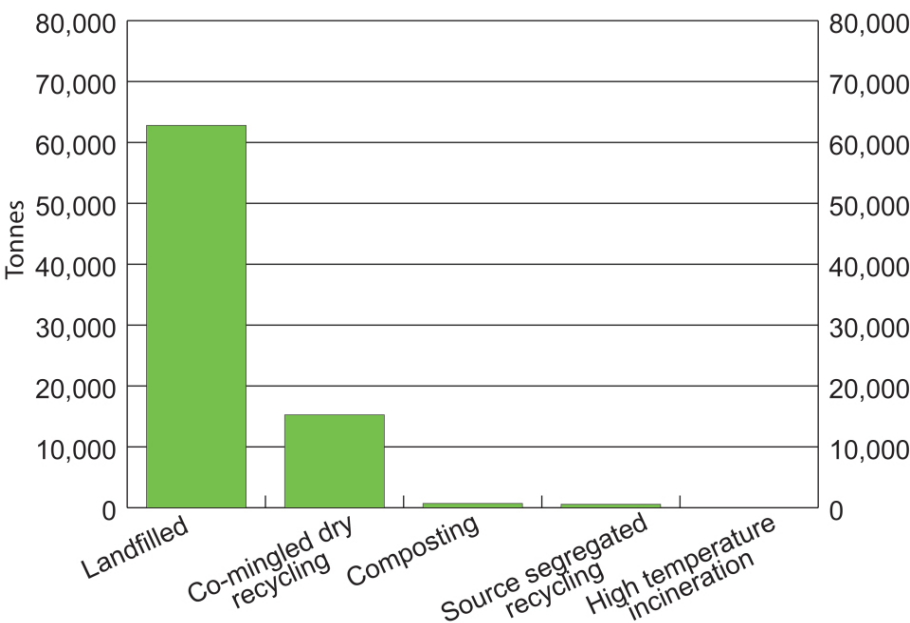
Percentage of municipal waste landfilled

The amount of municipal waste arisings in Hammersmith and Fulham was 79,407 tonnes in 2009/10. This represents a decrease of 4.1% since 2008/09 (82,837 tonnes arisings in 2008/09).

The amount of municipal waste that went to landfill was 62,799 tonnes, a decline from 65,424 in 2008/09. However, the proportion of municipal waste going to landfill has increased from 78.9% in 2008/09 to 79% in 2009/10.

Indicators by Sector 5

Figure 10: Municipal waste management, 2009/10



Source: Defra

National Indicator (NI 193)

Residual household waste per household

The residual household waste per household was 520 kilos in 2009/10. This represents a decrease of 19 kilos since last year.⁽¹⁷⁾

National Indicator (NI 192)

Percentage of household waste sent for re-use, recycling and composting

In terms of household waste sent for re-use, recycling and composting, the proportion of household was 27.2% during 2009/10. This has been stable for the last three years at around 27%.

This figure, however, does not meet the London Plan target for the amount of municipal waste sent to recycling or composted:

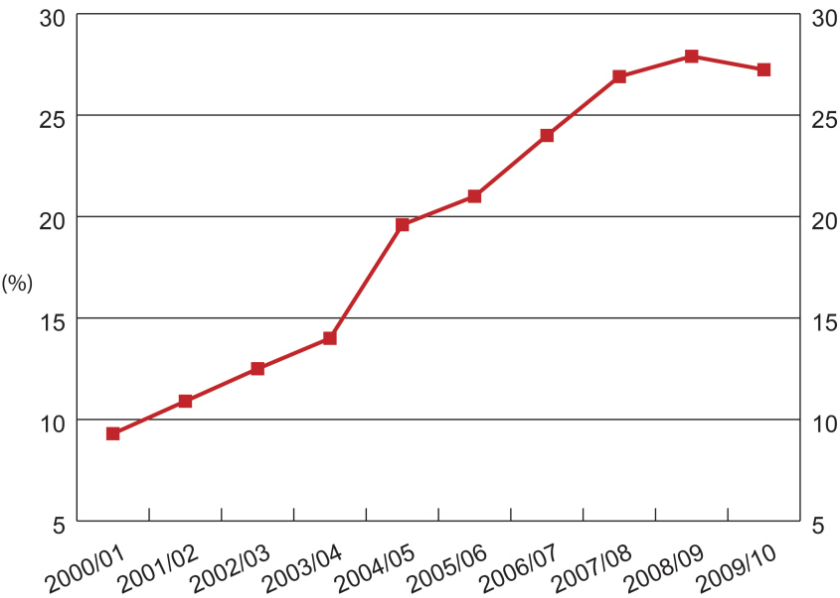
- at least 35% by 2010;
- at least 45% by 2015.

This year's Local Area Agreement (LAA) target of 30% has also not been met and future actions will include increasing communication, expanding the recycling litter-based waste and reviewing reuse and the organic waste stream.

17 The 721 kg/household figure quoted in last year Annual Monitoring Report was incorrect and should have read 539 kg/household.

5 Indicators by Sector

Figure 11: Percentage of household waste sent to recycling, 2000/01 to 2009/10



Source: Hammersmith & Fulham

2 Minerals

Core Output Indicator (COI M1)

Production of primary land won aggregates by minerals planning authority

Core Output Indicator (COI M2)

Production of secondary and recycled aggregates by mineral planning authority

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

Indicators by Sector 5

5.5 Transport and Accessibility

BOROUGH OBJECTIVES/POLICIES

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

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

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

Regional Indicator (Key performance 13)

Reducing private car usage

This indicator relates to key performance indicator 13 in the Mayor's Annual Monitoring Report. The target within this indicator is that from 2001-11 there is a 15% reduction in traffic in the congestion charging zone, there is zero traffic growth in Inner London, and traffic growth in Outer London is reduced to no more than 5%. Transport for London and the Greater London Authority has subsequently adopted a target of a 2% reduction in Inner West London (of which Hammersmith and Fulham is part) over the same ten year period. This is to balance planned growth in Inner East London according to the National Road Traffic Survey.

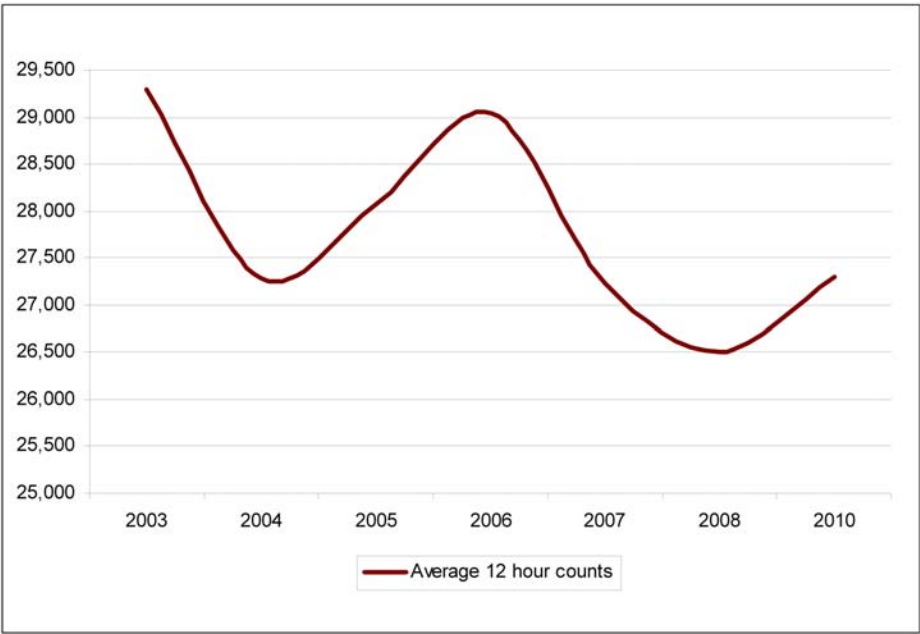
The National Road Traffic Survey ⁽¹⁸⁾ shows that the estimated traffic flows for cars in Hammersmith and Fulham have decreased by more than 5% between 1993 and 2009.

Hammersmith and Fulham Council's own traffic counts show an average of 7.3% reduction in traffic between 2003 and 2010 and an increase of nearly 3% between 2009 and 2010:

18 Source: Department for Transport

5 Indicators by Sector

Figure 12: Traffic counts in Hammersmith and Fulham, 2003-2010



Local indicator 15

Number of Transport Impact Assessments produced

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

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

In 2009/10, 12 Transport Impact Assessments were produced. This compares to 10 Transport Impact Assessments produced in 2008/09.

Local indicator 16

Accessibility of new developments to key facilities

In 2009/10, 100% of all new residential developments completed⁽¹⁹⁾ were within 30 minutes public transport travel time of these facilities.

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

Indicators by Sector 5

5.6 Community Services and Open Space

Community Facilities

BOROUGH OBJECTIVES/POLICIES

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

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

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

Local indicator 17

Net change of use of ACE land/buildings

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

The target for this policy is no net loss except in accordance with policy. There were no permissions granted during 2009/10 which resulted in a loss in arts, culture and entertainment space in the borough.

Local indicator 18

Net change of use of recreational land/buildings

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

5 Indicators by Sector

Between 2009/10, only one site involving a loss of D2 was completed. This represented a loss of 2,230 sq.m of gross floorspace for a social club (use class D2) at Kent House. The loss of such a large amount of D2 floorspace was permitted on the basis that recreational use would still be retained on the site, albeit in a more compact area and the proposal would also result in benefits to the listed building, including its complete restoration and a return to its original use as a single dwelling. The leisure facilities had already been relocated at Phoenix High School and therefore the scheme was considered acceptable against policy CS2.

Indicators by Sector 5

Open Spaces

BOROUGH OBJECTIVES/POLICIES

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

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

- Strategic objective 15 seeks to protect and enhance the borough's open green spaces, promote biodiversity and protect private gardens.

Local indicator 19

No net loss of open space of borough-wide importance

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

In the monitoring period (2009/10), there were minimal losses of open space as part of redevelopment proposals at the Hurlingham club and the Bishops Park Bowls club. Both involved extensions to existing buildings where the footprint of the buildings marginally encroached onto open space of borough-wide importance. As existing outdoor recreational facilities, the minimal loss of open space was justified against policy EN22.

Local indicator 20

No net loss of open spaces of local importance

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

In the monitoring period (2009/10), the council approved a minimal loss of open space. All of the losses were at Schools where the play areas and incidental open space within the grounds were used to extend and improve school facilities. The proposals were approved on the basis that there was only a marginal loss of open space at each school and that there was to be a qualitative gain for the community as a result of the developments.

5 Indicators by Sector

Local indicator 21

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

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

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

In the monitoring period (2009/10), three major applications made reference to policy EN23. The development proposals at Janet Adegoke Leisure centre, for example, considered that the scheme provided sufficient amenity space and access to open space to accord with Policy EN23. Another major application for a residential development at Kelvin House also referred to Policy EN23 and, through a condition, officers secured 245 sq.m of additional child playspace. Additional open space was also sought through Policy EN23 at Imperial Wharf where three reserved matters applications were approved for landscaping and amenity space. No further applications made reference to EN23 in this monitoring period.

Results of Monitoring and Evaluation 6

6 Results of Monitoring and Evaluation

Monitoring and evaluation are crucial steps in delivering the Local Development Framework successfully in the borough.

In order to monitor UDP planning policies, the AMR looks at six types of indicators, each of them important in assessing whether policies are on track and/or consider policies’ revisions:

- 1. Contextual indicators
- 2. Local indicators related to specific UPD policies
- 3. Regional indicators related to the London Plan regional policies
- 4. National Indicators assessing local performance against other councils
- 5. Significant effects indicators linked to the Sustainability Appraisal
- 6. The core output indicators annually collected by CLG and designed to achieve a consistent and cost effective approach to data collection.

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

As the same time, the development of the Core Strategy and of a strong evidence base in the forms of research reports largely prepared by the council, have assisted in a better understanding of challenges facing the borough.

In terms of results and looking at the 18 COIs in Table 16 more specifically, the picture since last year's monitoring report seems unchanged:

- For 3 indicators, performance against the indicator has been good;
- For 2 indicators, performance against the indicator has been poor;
- For one indicator, performance has been mixed and therefore difficult to evaluate;
- For 8 indicators, performance has been stable since last year’s monitoring report.⁽²⁰⁾

20 Symbols in Table 1: ...: mixed results since last year's Annual Monitoring Report; —: stable, ↑: trend up, ↓: trend down.

6 Results of Monitoring and Evaluation

Table 16: Summary of core output indicators (COIs) and achievements.

Indicator reference	Indicator description	Last available data	Trend
H1	- Housing provision target 1997-2007 - Housing provision target 2007-2017	1997-2007: 400 2007-2017: 450	...
H2	Housing trajectory	See section 5	...
H3	New and converted dwellings on previously developed land	2009/10: 100%	—
H4	Net additional gypsy and traveller pitches	2009/10: 0	—
H5	Gross affordable housing completions	2009/10: 279	↓
H6	Building for life assessment (10 units gross or more)	2009/10: 3 average	...
BD1	Total amount of employment floorspace by type ((a) gross and b) net))	2009/10: 8,664 sq.m (gross) -50,014 sq.m (net)	↑ ↓
BD2	Total amount of employment floorspace built on previously developed land	2009/10: 100%	—
BD3	Employment land available by type	See section 5	—
BD4	Completed floorspace for town centre uses ((a) gross and b) net))	2009/10: 8,274 sq.m (gross) -2,825 sq.m (net)	↓
E1	Number of applications granted contrary to Environment Agency advice	2009/10: 3	↓
E2	Change in areas of biodiversity importance	2009/10: none	—
E3	Renewable energy generation	2009/10: 1,300 MW.h	↓
M1	Production of primary land won aggregates by mineral planning authority	2009/10: none	—
M2	Production of secondary and recycled aggregates by mineral planning authority	2009/10: none	—
W1	Capacity of new waste management facilities by waste planning authority	2009/10: none	—
W2	Amount of municipal waste arising and managed by management type by waste planning authority	2009/10: 79,407 tonnes	↓

Results of Monitoring and Evaluation 6

In each section, and when possible, indicators’ performance has been linked to the relevant policy(ies) and objectives. The results of monitoring have been used in drafting the policies of the Core Strategy.

In the future years, as the Core Strategy policies are implemented, an effective monitoring framework will be put in place and further progress will be made towards the achievement of the LDF objectives.

6 Results of Monitoring and Evaluation

7 Appendix 1 - Sustainability and Significant Effects Indicators

Table 17: Sustainability and significant effects indicators - Last data available

Sustainability Indicator	Last data available	Comments
National Indicator (NI) 116: Proportion of children in poverty	2008: 35.8%	Source: <i>Department for Work and Pensions</i>
NI 140: Fair treatment by local services	2009: 83.5%	Source: <i>Annual Residents Survey</i>
NI 120f: All age, all cause directly age standardised mortality rate for females (per 100,000 population) NI 120m: All age, all cause directly age standardised mortality rate for males (per 100,000 population)	2006-08: females: 414 2006-08: males: 690	Local Area Agreement targets: Females: 409 Males: 624 Trend: Improving
NI 56d: Children in year 6 with height and weight recorded who are obese	2009: 22.8%	Trend: Improving
NI 57: Children and Young peoples participation in high quality PE and sport:	NI 57a: 2009/10: 69% NI 57b: Not available	

7 Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	Last data available	Comments
<ul style="list-style-type: none">NI 57a: Children and Young peoples participation in high quality PE and sport – 5-16 year-oldsNI 57b: Children and Young peoples participation in high quality PE and sport – 16-19 year-olds		
NI 8: Adult participation in sport	2007/08: 27%	
NI 75: Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths	2009/10: 65%	Trend: Not improving - previous year was 57% and target: 58%
NI 154: Net additional homes provided	2009/10: 815 completions	LAA target: 1,500 between 2008/09 and 2010/11
NI 155: Number of affordable homes delivered	2008/09: 279 gross completions	
NI 158: % Council homes that are non-decent	2009/10: 8%	
% age of homes built to wheelchair standards and % built to lifetime homes standards.	2009/10: 8.2%	
% age homes meeting the Code for Sustainable Homes Level 3 or above	2009/10: 71%	
NI 2: % of people who feel they belong to their neighbourhood	2008: 49.6%	Source: Place Survey
NI 5: Overall/general satisfaction with local area	2009: 82.7%	Source: Annual Residents Survey

Appendix 1 - Sustainability and Significant Effects Indicators 7

Sustainability Indicator	Last data available	Comments
NI 16: Serious acquisitive crime rate (crimes per 1000 population)	2009/10: 34.3 (5,884 incidents)	
NI 17: perceptions of anti-social behaviour	2010: 22.7%	Source: Annual Residents Survey
NI 151: Overall employment rate	2009/10: 64.6%	
NI 152: Working age people on out of work benefits (gap between H&F and England)	2010:-0.8%	Target: 3.3%
NI 153: Working age people claiming out of work benefits in the worst performing neighbourhoods	2010: 4.8%	Target: 3.3%
NI 197: Improved local biodiversity- active management of local sites	Not available	
NI 196: Improved street and environmental cleanliness- fly tipping	2009/10: 2	
Number of times the level of pollution exceeds the guide limits for PM ₁₀ and NO ₂	PM ₁₀ 2008/09 annual mean: 27 NO ₂ 2008/09 annual mean: 70	
Percentage amount of new residential development within 30 minutes public transport time of a GP hospital, primary and secondary school, employment and a major retail centre.	2009/10: 100%	
NI 198: methods of children travelling to school (5-16 year olds) <ul style="list-style-type: none">NI198a1: 5-10 year-olds who travel to school by cars including vans and taxis (%)	Data is available for 2007/08: NI198a1: 13.9% NI198a2: 2.9%	

7 Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	Last data available	Comments
<ul style="list-style-type: none">NI198a2: 5-10 year-olds who travel to school by car share (%)NI198a3: 5-10 year-olds who travel to school by public transport (%)NI198a4: 5-10 year-olds who travel to school by walking (%)NI198a5: 5-10 year-olds who travel to school by cycling (%)NI198a6: 5-10 year-olds who travel to school by other means (%)NI198b1: 11-16 year-olds who travel to school by cars including vans and taxis (%)NI198b2: 11-16 year-olds who travel to school by car share (%)NI198b3: 11-16 year-olds who travel to school by public transport (%)NI198b4: 11-16 year-olds who travel to school by walking (%)NI198b5: 11-16 year-olds who travel to school by cycling (%)NI198b6: 11-16 year-olds who travel to school by other means (%)	NI198a3: 7.7% NI198a4: 70.5% NI198a5: 2% NI198a6: 3% NI198b1: 3.3% NI198b2: 0.5% NI198b3: 67% NI198b4: 25.5% NI198b5: 0.3% NI198b6: 3.4%	
Modes of transport using annual traffic count data.	Not available	
NI 192: Household waste recycled and composted	2009/10: 27.2%	Target: 30%. Not improving.
NI 186: Per capita CO ₂ emissions	2008: 6.3 tonnes per capita	

Appendix 1 - Sustainability and Significant Effects

Indicators 7

Sustainability Indicator	Last data available	Comments
Renewable energy capacity installed by type	2009/10: see table 13 in main report.	
Number of planning applications that include sustainable drainage	2009/10: none	
NI 172: VAT registration rate	2008: 1,995	This is now collected through the ONS Business Demography and record the count of births of new enterprises.
NI 174: Skills gap in the current workforce reported by employers	2009: 17%	Skills gaps exist where employers report having employees who are not fully proficient at their job. <i>Source: National Employer Skills Survey (NESS) commissioned by the LSC, DfES and SSDA.</i>

7

Appendix 1 - Sustainability and Significant Effects Indicators

Appendix 2 - Use Classes Order 2010 8

8 Appendix 2 - Use Classes Order 2010

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

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

8 Appendix 2 - Use Classes Order 2010

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

Appendix 2 - Use Classes Order 2010 8

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

8 Appendix 2 - Use Classes Order 2010

Appendix 3 - Five year supply sites 9

9 Appendix 3 - Five year supply sites

Table 19: Five year housing supply: 2010/11 to 2016/17

Site number and reference on Map 3	Site Name	Street	Ward	Total site area (hectares)	Application number	Net residential gain	Deliverability
2010/11							
1		156, 160/164 Du Cane Road	College Park and Old Oak	0.1323	2008/00436/FUL	27	Complete
2	The Cottage	21, Colehill Lane	Munster	0.0475	2008/03374/FUL	9	Complete
3		90 Bagley's Lane	Sands End	0.7466	2006/03090/FUL	109	Complete
4	Olive Tree	2 Perrers Road	Ravenscourt Park	0.194	2008/03656/FUL	5	Complete
5		1 Westwick Gardens	Addison	0.027	2008/03291/FUL	9	Under construction
6		26/28 Wendell Road	Askew	0.0252	2010/00939/FUL	9	Under construction
7		8 to 12 Wendell Road	Askew	0.04	2009/01338/FUL	9	Under construction
8	Daley House, King House etc...	87-199, Du Cane Road	College Park and Old Oak	0.66	2008/02169/FUL	44	Under construction
9	Fulham Job Centre	Wyfold Road	Munster	0.169	2008/02084/FUL	21	Under construction
10		Perham Road	North End	0.0205776	2009/00967/FUL	9	Under construction
11	Abbey House	26a/28 Peterborough Road	Parsons Green and Walham	0.07	2007/03337/FUL	8	Under construction
12	Imperial Wharf Block	Townmead Road	Sands End	0.7	2009/00974/FUL	165	Under construction
2011/12							
13		Queensdale Crescent	Shepherd's Bush Green	0.3432	2007/03907/FR3	12	Under Construction
14		Glenthorne Road	Hammersmith Broadway	0.2	2009/01480/FUL	81	Under Construction
15		43 North End Road	Avonmore and Brook Green	0.17	2004/03311/FUL	8	Application approved but not yet started
16		Trevanion Road	Avonmore And Brook Green	0.12	2008/03222/FUL	14	Application approved but not yet started
17		39-61 Gwendwr Road	Avonmore And Brook Green	0.12	2008/03222/FUL	14	Application approved but not yet started
18		Sycamore Gardens	Hammersmith Broadway	0.1666	2009/03095/FUL	5	Application approved but not yet started
19		Greyhound Road	North End	0.127	2009/00583/FUL	10	Application approved but not yet started

9 Appendix 3 - Five year supply sites

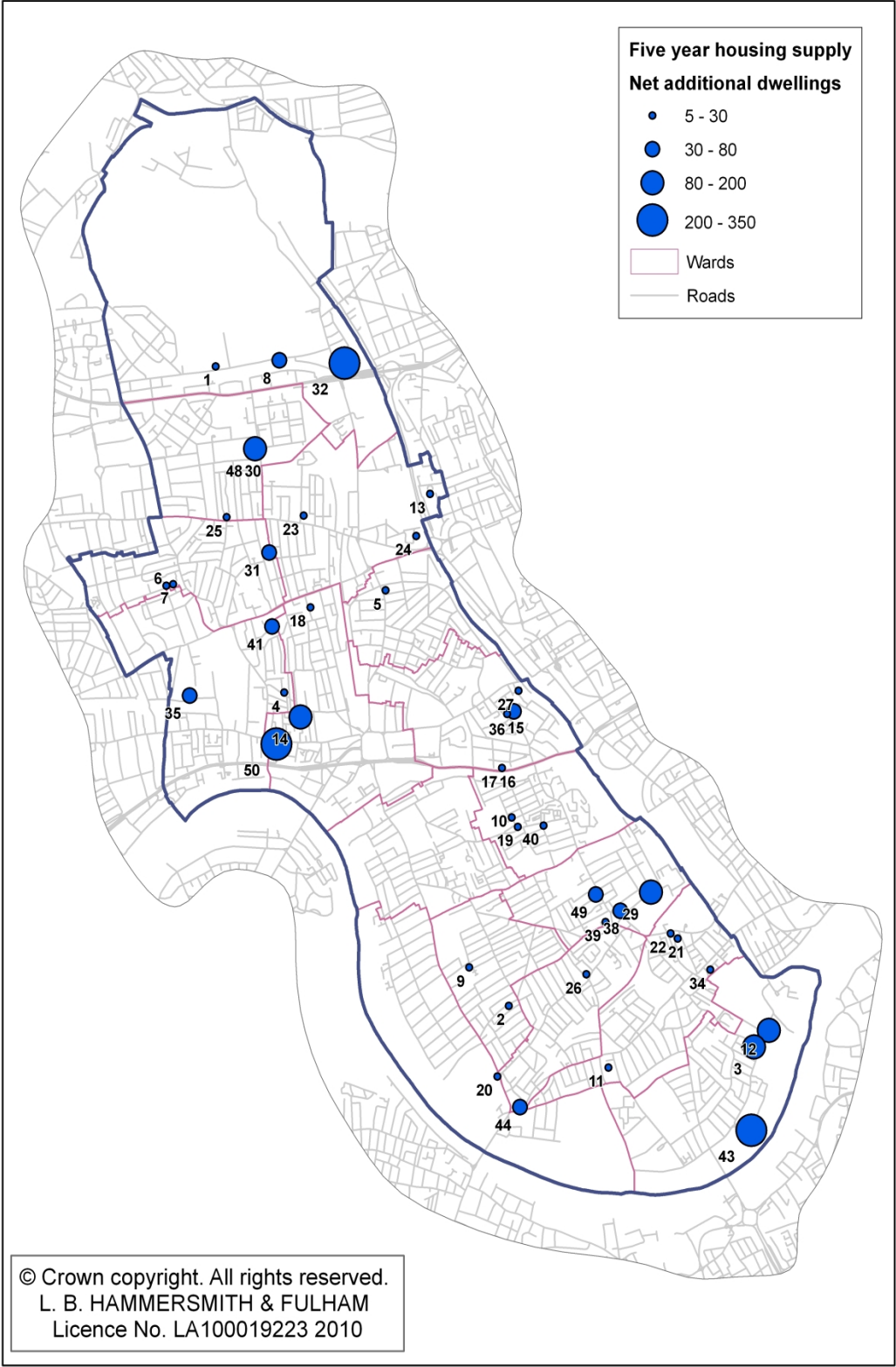
Site number and reference on Map 3	Site Name	Street	Ward	Total site area (hectares)	Application number	Net residential gain	Deliverability
20		4 Fulham High Street	Palace Riverside	0.0685	2008/00927/FUL	5	Application approved but not yet started
21		69-71 Britannia Road	Parsons Green And Walham	0.05	2008/03184/FUL	8	Application approved but not yet started
22		529 - 531 Fulham Road	Parsons Green And Walham	0.02	2009/02596/FUL	9	Application approved but not yet started
23		2a Loftus Road	Shepherd's Bush Green	0.028	2008/03001/FUL	5	Application approved but not yet started
24		25-31 Shepherd's Bush Place	Shepherd's Bush Green	0.0331	2008/02585/FUL	5	Application approved but not yet started
25		430-432 Uxbridge Road	Wormholt And White City	0.04675	2008/03743/FUL	6	Application approved but not yet started
26		Kelvedon Road	Town	0.07	2010/01199/FUL	7	Application approved but not yet started
27		Avonmore Place	Avonmore And Brook Green	0.0279	2006/00498/FUL	8	Application approved but not yet started
2012/13							
28	Imperial Wharf – Phase 3	Townmead Road	Sands End	4.04		305	Phase 3 should start 2011 or early 2012.
29		72 Farm Lane	Fulham Broadway	0.4	2008/01550/FUL	125	Not started. Planning application secured.
30	Former Janet Adegoke Leisure Centre	56 Bloemfontein Road	Wormholt And White City	0.69	2007/04690/FUL	156	Planning application secured. Loss of 23 units. Start on site expected next year.
31	Stowe Road Depot	Stowe Road	Askew	0.67	2010/02489/FUL	69	Planning application is pending a decision.
32	Woodlands	80 Wood Lane	College Park and Oak	0.3	2010/02218/FUL	307	Planning application approved.
33		168-186 Fulham Palace Road	Hammersmith Broadway	0.1	2008/03795/FUL	74	Application in but pending decision.
34		5-17 Michael Road	Parsons Green and Walham	0.0224	2010/01096/FUL	18	Application in but pending decision.
35	Ashlar Court	Ranvenscourt Gardens	Ravenscourt Park	0.57	2010/02917/FUL	65	Application is in but pending decision.
2013/14							
36	Samuel Lewis Trust dwellings	Lisgar Terrace	Avonmore and Brook Green	1.19	2009/01260/FUL	38	Application is in but pending decision.
37	Woodlands	80 Wood Lane	College Park and Oak	0.3	2010/02218/FUL	307	Planning application approved.
38	Former Mecca Bingo Hall	Vanston Place	Fulham Broadway	0.15	2009/02794/FUL	42	Application has been approved. Expected to be completed 2013.

Appendix 3 - Five year supply sites 9

Site number and reference on Map 3	Site Name	Street	Ward	Total site area (hectares)	Application number	Net residential gain	Deliverability
39	Dawes Road Centre	20 Dawes Road	Fulham Broadway	0.1	2010/01806/FUL	13	Planning application in but pending decision.
40		57-63 Star Road	North End	0.05	2010/01983/FUL	18	Application is in but pending decision.
41	Goldhawk Industrial Estate	Brackenbury Road	Ravenscourt Park	0.63	2008/03590/FUL	57	Application submitted to Secretary of State and approved.
42		282-292 Goldhawk Road	Ravenscourt Park	0.19		56	Application expected very soon.
43	Fulham Wharf and Sainsbury's		Sands End	3	2010/02481/FUL	276	Application is in but pending decision.
44		212 New King's Road	Sands End	0.19	2009/02022/FUL	56	Application is in but pending decision.
2014/15							
45		405-409 King Street		0.2		60	Application not in
46	Chelsea Creek	Lots Road	Sands End	1.88		300	Application not in. Anticipated January.
47	Former Esso Garage	Goldhawk Road	Shepherd's Bush Green	0.24		60	Application not in.
48	Former Janet Adegoke Leisure Centre	56 Bloemfontein Road	Wormholt And White City	0.69	2007/04690/FUL	156	Planning application secured. Loss of 23 units. Start on site expected next year.
2015/16							
49		314-320 North End Road	Fulham Broadway	0.1	2010/00175/FUL	33	Application is being revised to include less units than planned - Site to be completed 2015.
50	Hammersmith Town Hall and adjacent land		Hammersmith Broadway	1.27	2010/03465/FUL	350	Application in but pending consideration. Expected delivery date: approx. 2015.
51	Fulham Wharf and Sainsbury's		Sands End	3	2010/02481/FUL	196	Application is in but pending decision.

9 Appendix 3 - Five year supply sites

Map 3: Five year housing supply



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Albanian

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Amharic

ማንኛውም ክፍል የዚህ ሰነድ ወደ ምታውቀው ቋንቋ እንዲተርጎምልህ ከፈልግህ፡ እባክህ በቴሌፎን ቀጥሮ 0208 753 3317 ደውል።

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Urdu

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