

# London Borough of Hammersmith and Fulham

## **Monitoring Report April 2014 to March 2015**

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# **EXECUTIVE SUMMARY**

## **1 Content of the Monitoring Report 2015**

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

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

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

## **2 Progress on Local Plan**

- Meeting the LDS timetable: The MR reports on the status and preparation of borough's planning policy documents (Core Strategy, Development Management Local Plan, Supplementary Planning Documents and Local Plan review). It reports on progress against key milestones relevant to 2014/15.
- Duty to co-operate: The MR identifies the wide range of engagement carried out with local authorities and other bodies prescribed for the purposes of Section 110 of the Localism Act 2011 when preparing development plan documents and other plans and strategies.
- Neighbourhood planning: The MR provides a brief statement of the position in LBHF in 2014/15.

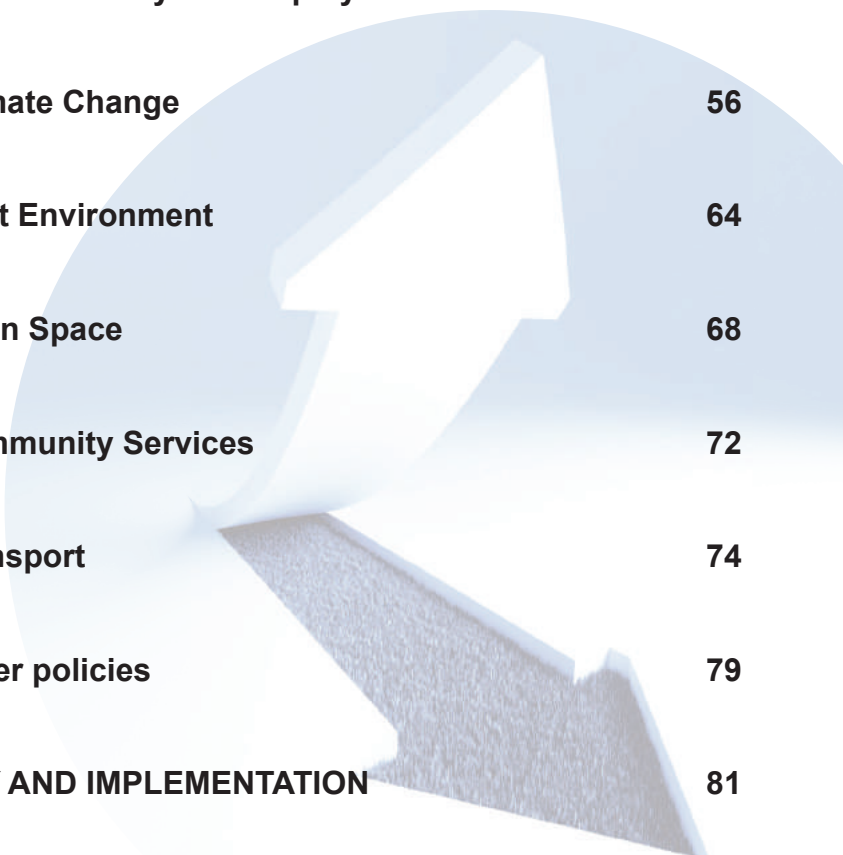
### **3 Monitoring of planning policies**

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

- In comparison to the London Plan target of 615 additional dwellings, H&F completed 1147 additional new homes in 2014/15. This compares to 1155 in 2013/14, 422 in 2012/13 and 474 in 2011/12.
- 4,774 homes were granted permission in 2014/15, revealing continued interest in the borough for new housing.
- In 2014/2015, 11% (or 489) of the borough's total number of units approved on sites of more than 10 units were affordable.
- 18% of the borough's total number of units completed on sites of more than 10 units were affordable, representing an increase of 2% since last year (16%).
- 68% of permitted conversions were for units of 2 or more bedrooms meaning that the borough is increasing in the number of family homes. This compares to 53% reported in last year's report.
- The employment rate has increased since 2013/14 reaching 77.3% in 2014/15, and the rate of working age people on out-of-work benefits decreased from 2.5% in 2014 to 1.8% in 2015.
- Proposals for on-site renewable generation, particularly on major sites, have continued during 2014/2015.
- Per capita CO2 emissions have decreased from 5.6% in 2012 to 5.4% in 2013.
- In 2014/15 there were 10 buildings at risk within the borough, 2.4% of the total listed buildings in the borough which represents an increase from 2013/14 when there were 9 buildings at risk or 1.8% of the total.
- In 2014/15, a total of 33 applications involving the erection of an outbuilding or dwellings in the back garden were approved.
- The transport indicators show a shift away from private transport to public modes, with 33 % of trips being made by public transport and 24% being made by private transport.

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## 1 INTRODUCTION

Local Authorities must publish a monitoring report at least yearly, the content of which is up to the Monitoring Authority. This is the eleventh Monitoring Report (MR) produced by Hammersmith and Fulham Council. The report covers the financial year running from the 1st April 2014 to the 31st March 2015.

The Monitoring Report also provides the following information:

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

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

The MR evaluates a series of indicators to assess how the relevant policies in the Core Strategy and Development Management Local Plan are performing. The structure of the MR particularly follows that set out in Section 9 and Appendix 8 of the Core Strategy and looks at whether the Core Strategy policies and targets and infrastructure programmes are being delivered. This year, the report also looks at indicators from the Development Management Local Plan as set out in the Appendix 2 of the DM LP.

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

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

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

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

Policy and Spatial Planning team on 0208 753 1081 or [localplan@lbhf.gov.uk](mailto:localplan@lbhf.gov.uk)

Alternatively, you can use the contact methods below:

- By post to: Development Plans Team, Transport and Technical Services Department, Town Hall Extension, King Street, W6 9JU.

## 2 CONTEXTUAL INFORMATION

### 2.1 Overview

Hammersmith & Fulham (H&F) is one of 13 inner London boroughs and is situated in the centre-west of London on the transport routes between the City and Heathrow airport. It is a long and narrow borough running north to south with a river border at its south and south-west side. It is bordered by six London boroughs: Brent to the north; Kensington and Chelsea to the east; Wandsworth and Richmond-Upon-Thames to the south and Ealing and Hounslow to the west. Excluding the City of London, it is the third smallest of the London boroughs in terms of area, covering 1,640 hectares. Map 1 shows key strategic elements of the borough, including its town centres and regeneration areas.

### 2.2 Population

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

The population changes for local authorities in London between 2001 and 2011 ranged from growth of 29.6% in Tower Hamlets, to a decline of 0.2% in Kensington & Chelsea.

The population increased by more than 20% between the two censuses in Sands End, Askew and College Park and Old Oak wards. It increased least (less than 5%) in Hammersmith Broadway, Palace Riverside and Ravenscourt Park wards. Population estimates of 2014 shows that the borough had 178,400 residents in the borough. Overall this represents a 2 % increase since the 2011 census counts. This is as compared to neighbouring boroughs Brent 320,800; Kensington and Chelsea at 156,200, Ealing at 342,100 and Hounslow at 265,600. The population of London as a whole equates to 8,538,700 and the UK is 62,756,300.

The breakdown of the resident population shows that of the total 178,400 people there are 87,300 males and 91,00 females. That is 51% male and 49% female in the borough.

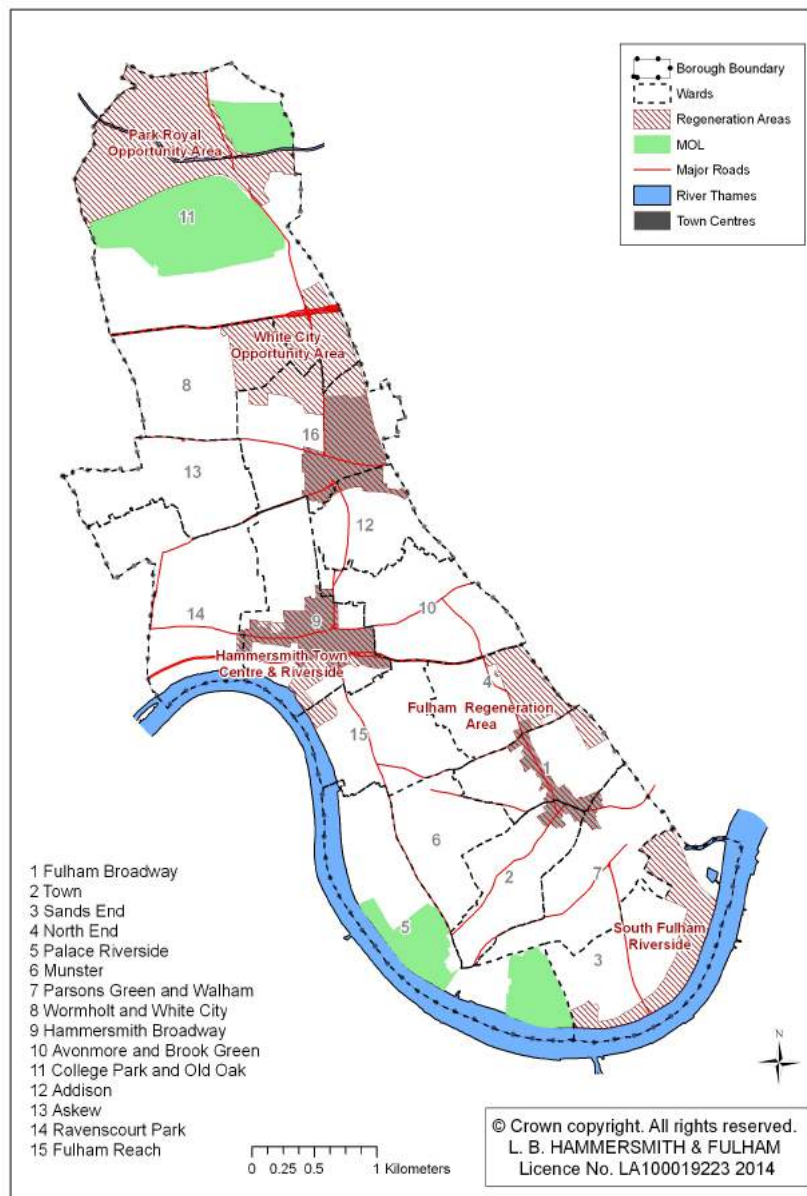
H&F has a higher proportion (72.5%) of the population aged 16-64 than both London (68.2%) and England as a whole (63.5%). There are also fewer people near the retirement age and a lower level of younger children than in London as a whole.

## SECTION 2: Context

Based on the usual residents' population, Hammersmith & Fulham is the country's sixth most densely populated area with a density of 126.5 people per hectare.

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

In 2011, there were 80,590 households in the borough. 34% of those households were owner-occupied compared to 48.2% across London and 44% in 2001. 31.1% of the households were social-rented (24.1% in London and 33% in 2001 for the borough) and 31.7% privately rented (25% in London and 23% in 2001 for the borough). Council tax records show that currently there is 171,592 households recorded in 2016.



MAP 1: Hammersmith and Fulham

## 2.3 Housing

The average house price in Hammersmith and Fulham is higher than the London and country averages which means that it is difficult for households on low to middle incomes to access suitable housing that they can afford. The average price was £785,092 in 2014 compared to £499,997 in London. Rents in the private sector are also high compared to the rest of London and the country as a whole. In 2013, the lower quartile weekly rent for a 1 bed property was £287 compared to £219 in London.

## 2.4 Deprivation

There is a strong correlation between high concentrations of social-rented housing in the borough and deprivation. In 2015, the borough was ranked 76th most deprived local authority area in the country and has been measured as less deprived than in 2010 and 2007. Just over 7% of Lower Super Output Areas (LSOAs) in the Borough are ranked in the 10% most deprived LSOAs nationally. They consist largely of public sector estates: Clem Attlee, Edward Woods, White City, Wormholt, Charecroft and Ashcroft Square.

Deprivation and low household incomes result in high levels of child poverty.

In 2014, 41% of nursery and primary school children and 32% of state-funded secondary school children were entitled to free school meals in H&F compared to national figures of 54% and 37% respectively.

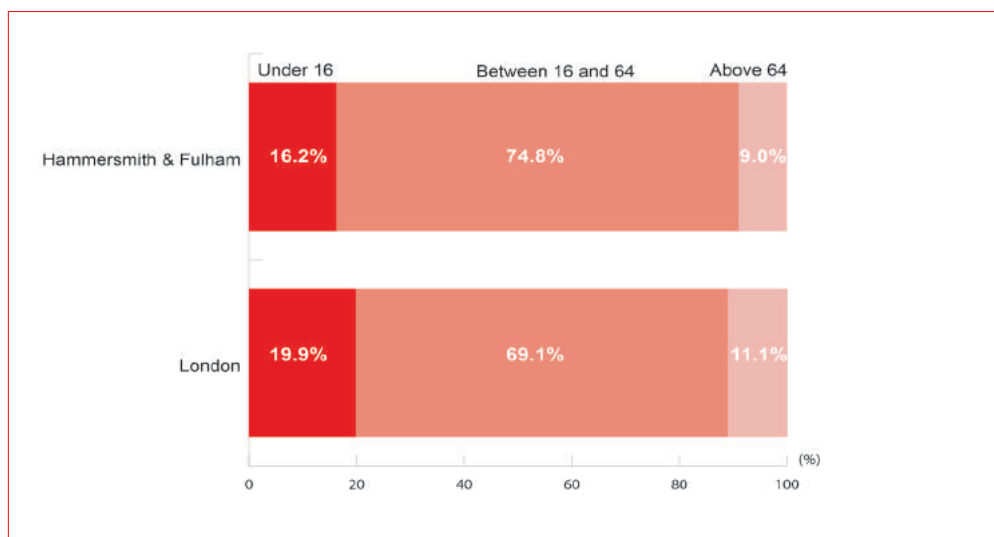


FIGURE 1: Structure of the population in Hammersmith and Fulham and London (Census 2011)

## **2.5 Education**

Hammersmith and Fulham's overall GCSE results for 2014 were within the top 20 per cent of all local authorities in England. 63 per cent of pupils in H&F achieved the benchmark of five GCSEs ranked A\*-C including English and maths, placing them nine points above the national average achieved in the exams last summer.

The number of GCSE students achieving the target in H&F has risen since the previous year from 62.6 per cent in 2014 to 63.5 per cent in 2015

## **2.6 Crime**

Hammersmith and Fulham has seen an increase in total number of notifiable offences between 2013/14 and 2014/15 (1,274 offences). The borough has a significant number of crime "generators" including shopping areas, transportation hubs, festivals, and sporting events.

## **2.7 Health**

In 2009-13, life expectancy at birth for males in the borough was 79 years and 83.4 years for females. Variations between the most and the less deprived areas are important and reducing the health inequalities will be an important challenge facing the borough in the future.

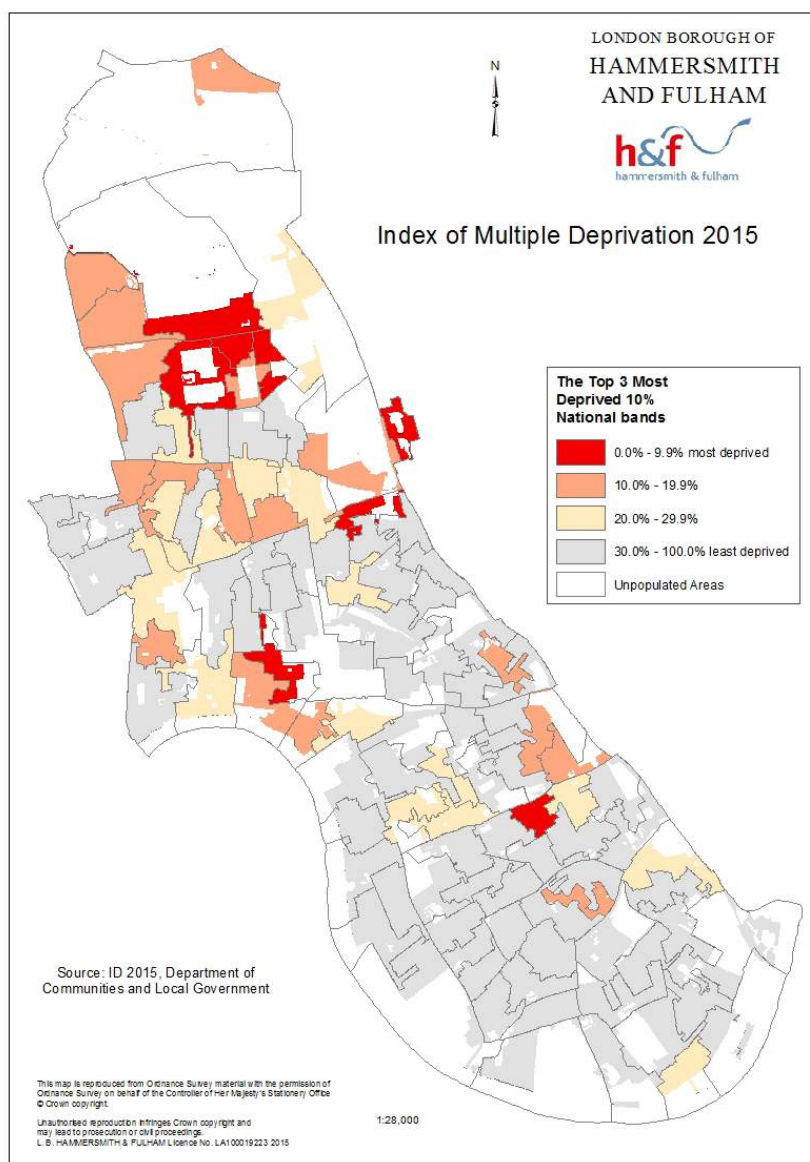
In 2013, wards with the highest SMRs were recorded in Hammersmith Broadway, Fulham Reach and North End while the lowest SMRs were recorded in Wormholt and Palace Riverside.

Wards with the highest SMRs were Shepherd's Bush Green and Askew, while the lowest SMRs were recorded in Palace Riverside and Parsons Green & Walham wards.

## **2.8 The Economy**

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

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



MAP 2: Index of Deprivation, 2015

In 2014, 128,300 people<sup>1</sup> worked in the borough which is an increase from the 107,820 people employed in the borough in 2003 and 126,900 in 2008 as the recession started. Over the last ten years, there has been a 21% increase in the numbers of people working in the borough, and a 10.7% increase over the last five years. The largest employers in the borough in 2014 included BBC, L'Oreal, Charing Cross Hospital and the Metropolitan Police.

In Hammersmith and Fulham there are 12,055 registered businesses and over 5,000 self-employed sole traders and VAT-exempt enterprises. In 2014, 155,450 people worked in the borough. Small firms have become much more important to the economy of the borough; 13.3% of employees worked in the borough's microenterprises (less than 10 employees) and these make up 90% of the total enterprises of the borough. At the other extreme, 58.4% of all employees work in large enterprises with more than 250 or more employees, but account for 0.6% of all enterprises. In 2014, B class use properties accounted for 37% of all businesses in the borough and 33.5% of employment. Whilst this is higher than the growth rate for England as a whole, it is lower than London, Inner London and Outer London.

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

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

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

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

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<sup>1</sup> Source: Office of National Statistics

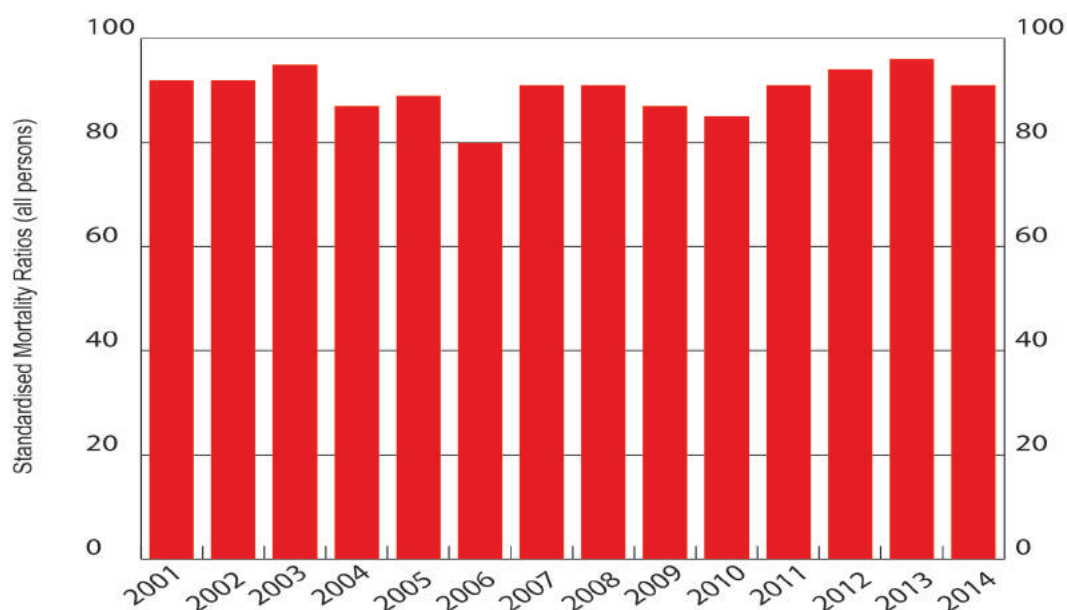


FIGURE 2: Standardised Mortality Ratios in Hammersmith and Fulham, 2001 to 2014

## 2.9 Transport

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

Road traffic is one of the main causes of carbon dioxide (CO<sub>2</sub>) emissions, poor air quality and noise pollution in the borough. More than 15% of CO<sub>2</sub> carbon emissions in H&F in 2013 came from road transport and traffic related emissions contribute to exceedence of air quality targets in the borough. The other main cause of noise pollution and to a lesser extent air pollution is air traffic and the flightpaths to Heathrow. This data is not collected locally, however is acquired from the department for energy and climate change, and the next release of data will be in the Summer of 2015 for records dating back to 2014.

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

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

## **2.10 Heritage assets**

The borough has a rich and varied townscape character that is largely a result of its historical development. Archaeological remains from Roman, Saxon and Medieval periods have been discovered in the borough in areas which today form the focus for development. The current townscape and landscape structure of the borough can be clearly traced through the successive layers of development over the past two hundred years. Most of the borough's earliest buildings are now statutorily listed and most of the early patterns of development are recognised in conservation area designation. The River Thames was also the major influence in early settlement and it remains a major asset in the environmental quality of Hammersmith and Fulham.

## **2.11 Green infrastructure**

Hammersmith and Fulham has relatively little open space per person with just 231 hectares of public open space or 1.3 hectares of open space per 1,000 residents. In some parts of the borough, particularly to the east, many residents do not have convenient access to local parks. Additional development in the borough will put further pressure on the open space that is available to local residents and visitors, unless additional open space can be created as part of new developments. Many borough parks and open spaces are also subject to nature conservation area designations. In 2014, the borough had 11 parks with green flag awards issued by "Keep Britain Tidy"<sup>2</sup>.

## **2.12 Efficient resource management**

Statistics show that the total local collected waste (tonnes) 74,848. In 2013/2014 this figure was 73,518, (52,229 household waste and 22,619 non-household waste) represents a 2% increase on the last figures. Furthermore, household waste sent for recycling/ composting reuse was 10,827 tonnes with an additional 485 tonnes being non-household waste sent for recycling/ composting/ reuse. There has been an improvement on the Council's recycling performance with an increase in the number of community recycling sites, however this cannot be determined by the change in tonnes as reduction in weight of recycled waste is due to a combination of several potential factors: The reduced weight of some packaging, online newspapers, the difficulty in communicating waste and recycling messages to highly transient populations, the contamination of recyclables and the end of the recession and recovery in consumer demand.

## **2.13 Climate change**

Climate change is, perhaps, the most significant issue for the 21<sup>st</sup> century

<sup>2</sup> <http://www.keepbritaintidy.org/Documents/Files/Parks/Green%20Flag%20Winners%202014/London.pdf>

affecting all our futures, a factor that in general is beyond the control of the borough and largely outside of the controls of the Core Strategy and other planning policies. However, measures can be put in place to minimise the borough's influence on climate change and to mitigate any potential impacts resulting from a changing climate.

The borough is contributing to reducing its impact on climate change, for example by seeking reduced emissions as a result of fewer vehicle movements, reducing energy use, increasing energy efficiency in buildings and pursuing sustainable urban drainage schemes. It is seeking to reduce emissions arising from waste management and improve the flood resilience of new developments. Significant areas of this borough are subject to some risk of flooding, with over half of the borough in the Environment Agency's Flood Zones 2 and 3 and many areas identified as being at risk of surface water and sewer flooding. This is an important consideration in planning for future development in the borough. Climate change, leading to more frequent extreme weather events, increases the risk of flooding in Hammersmith and Fulham, particularly from surface water and sewer flooding.

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

## **3 PROGRESS ON LOCAL PLAN**

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

This Monitoring Report measures progress against the council's Local Development Scheme (LDS). The LDS sets out a full programme of Development Plan Document preparation and consultation. The LDS was last published in February 2015 and this was further updated in May 2016. This was the fourth version of the document which originally come into effect in June 2005. In addition to the LDS, the Council's planning web pages have been regularly updated to provide revised details on the preparation of planning policy documents where this has been necessary.

Key milestones relevant to 2014/15 and included in the LDS are set out below:

Key Milestones	Date	Comment
Draft Local Plan - Regulation 18 Consultation	January – February 2015	Achieved
Community Infrastructure Levy (CIL) draft charging schedule - Adoption	Consultation July 2014	Achieved
	Examination February 2015	Achieved
Statement of Community Involvement (SCI) Review - Consultation	February - April 2015	Achieved

### **3.2 Duty to co-operate:**

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

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

The council undertakes a wide range of engagement with local authorities and other bodies prescribed for the purposes of Section 33A of the Planning and Compulsory Purchase Act 2004 when preparing development plan documents and other plans and strategies. The council's Statement of Community Involvement 2015 includes examples of co-operation.

In respect of 2014/15, many bodies were actively engaged in both the preparation of the Draft Local Plan which was consulted on in January 2015 and with evidence gathering and the preparation of background planning documents, e.g. Environment Agency and the Royal Borough of Kensington and Chelsea (RBKC); the West London Housing Partnership; and a variety of bodies, such as Transport for London, Thames Water, Metropolitan Police and Hammersmith and Fulham Clinical Commissioning Group.

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

Alliance and the Westrans and South & West London Transport Conference (SWELTRAC); with other riparian boroughs through the Thames Strategy Kew to Chelsea; and as a partner in the Western Riverside Waste Authority on waste matters.

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

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

The council works closely with many bodies on multi- agency working groups, for example with the Clinical Commissioning Group and the Metropolitan Police. The council has entered into tri-borough (and bi-borough) working with RBKC and Westminster on a number of service areas, e.g. Transport and Technical Services with RBKC and Environment, Leisure and Residents Services with RBKC.

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

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

The council has worked with organisations with a responsibility for infrastructure provision in the preparation of the Infrastructure Delivery Plan which accompanies the council's Community Infrastructure Levy.

The council is working closely with the Old Oak and Park Royal Development Corporation (OPDC) in the preparation of their Local Plan for the recently designated Mayoral Development Corporation Area. As of April 2015, the

OPDC is now the Planning Authority for a large area of land in the north of Hammersmith and Fulham borough. The council attend regular duty to co-operate meetings with the OPDC and has provided comments on the Old Oak and Park Royal Planning Framework, the emerging Local Plan for the area and associated evidence base documents.

### **3.3 Neighbourhood planning**

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

There was one application submitted to the council in 2012, namely the application by the St Helen's Residents Association in RBKC and Woodlands Area Residents in LBHF. These organisations applied to both RBKC and LBHF to designate the St Quintin and Woodlands Neighbourhood Forum and for the designation of an area covering parts of both boroughs for neighbourhood planning purposes. The St Quintin and Woodlands Neighbourhood Forum was approved by RBKC only; the forum and neighbourhood area proposed in LBHF was not approved by the council. However, the council did approve (in September 2013) a smaller neighbourhood area for the Brickfields Area, off Wood Lane.

During 2014/2015, although the council received a number of enquiries about neighbourhood planning, there were no applications or approvals of neighbourhood areas, forums or plans in the borough. In addition, the one neighbourhood area in the borough, Brickfields, was not subject to any further neighbourhood planning proposals.



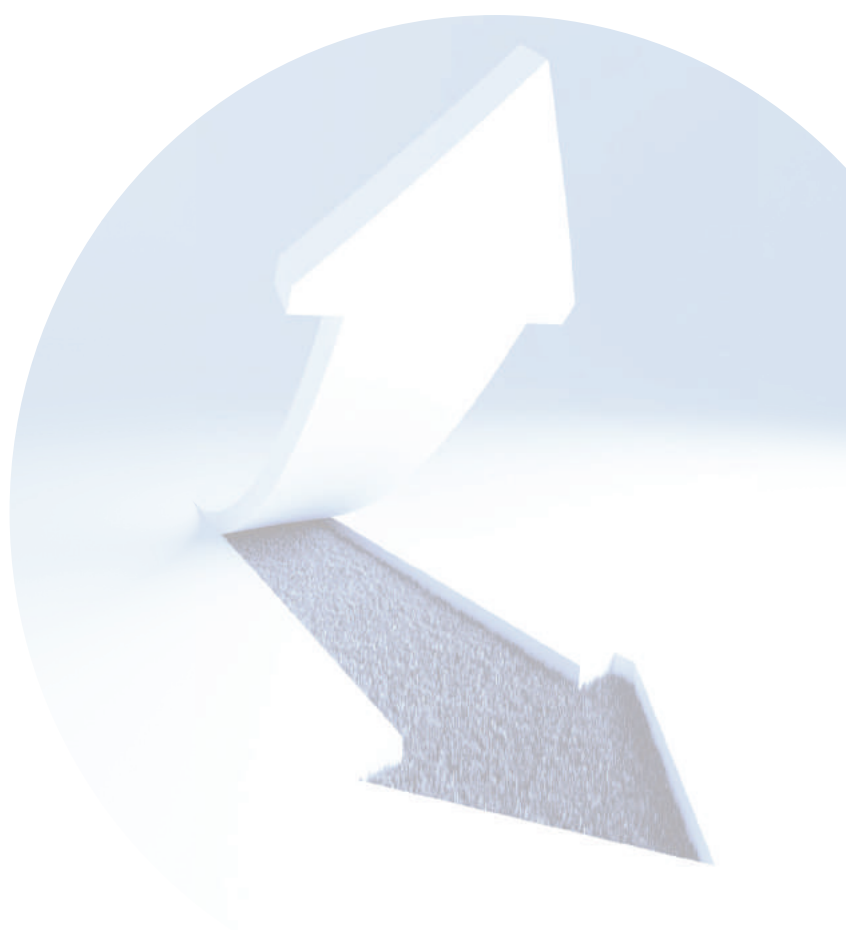
## **4 MONITORING OF STRATEGIC POLICIES**

**Planning for regeneration and growth**

**24**

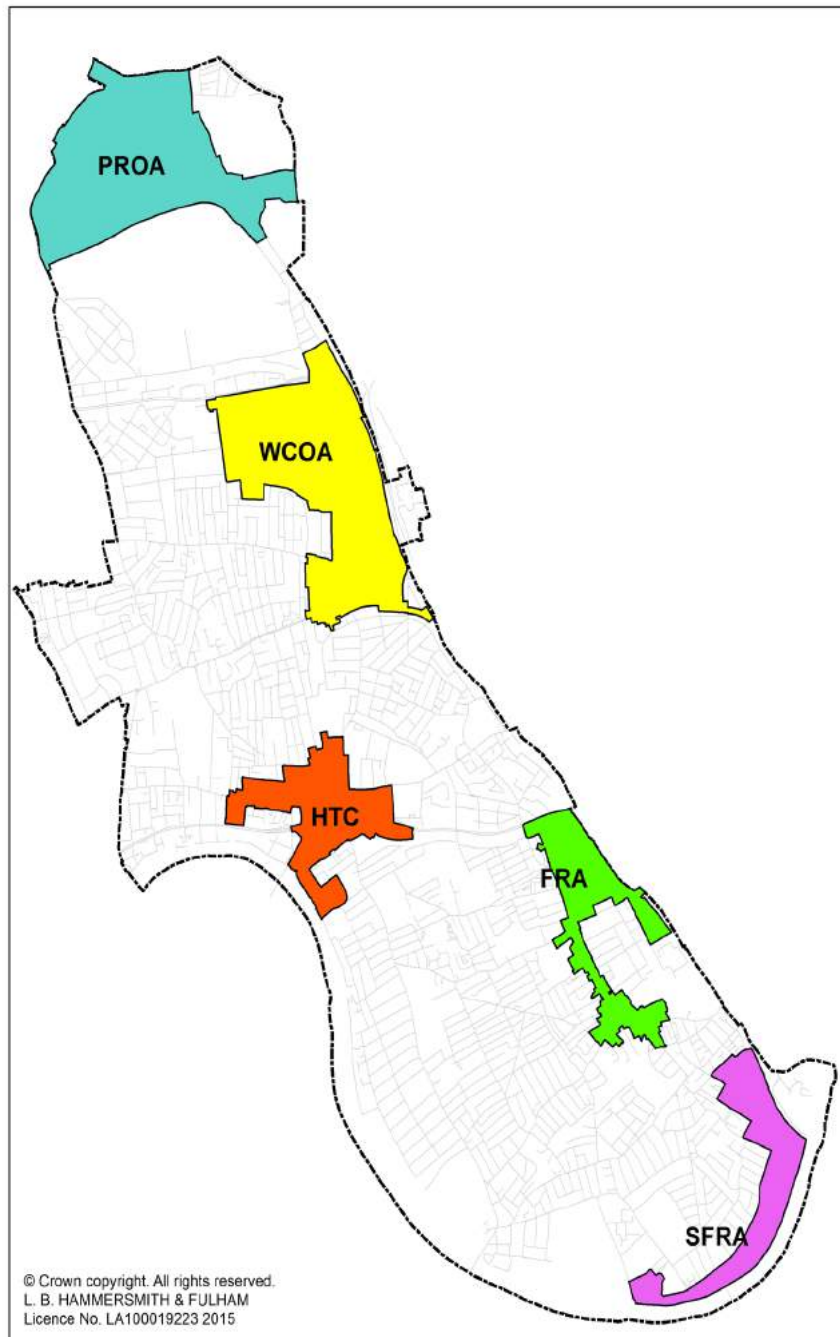
**Hierarchy of local and town centres**

**29**



## PLANNING FOR REGENERATION AND GROWTH

*The council has designated five regeneration areas (see map below). For each of the regeneration areas the council has set out the overall strategy and vision for the area together with proposals for sites of strategic importance and for housing estate regeneration areas. At the end of this financial year the Park Royal Opportunity Area had been removed from the Council's Authority and carried forward to the Old Oak and Park Royal Development Corporation.*



MAP 3: Regeneration Areas in Hammersmith and Fulham

**INDICATOR 1**

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

**Core Strategy policies:**

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

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

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

**Approvals:**

In 2014/15, 4,774 net additional dwellings were approved of which 4,387 were approved in the regeneration/ opportunity areas and 387 dwellings were approved in the rest of the borough.

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

- 2,509 dwellings were approved in the WCOA,
- 498 approved in HTC,
- 1,102 dwellings in FRA
- 240 dwellings were approved in the SFRA,
- 38 in Park Royal Opportunity Area, and
- 387 outside of an opportunity/ regeneration area.

**Completions:**

In 2014/15, 1,147 (as per August 2015) additional dwellings were completed in the borough. The regeneration/ opportunity areas included:

- 96 net dwellings were approved in the WCOA
- 200 net dwellings were approved in HTC,
- 354 net dwellings were approved in FRA,
- 12 net dwellings were approved in the SFRA.

There were 485 units completed in the rest of the borough.

**Policy comments:**

Since the adoption of the Core Strategy, a significant number of dwellings have been approved and completed within the regeneration and opportunity areas of the borough. This confirms a continuing interest by developers and that the indicative target of 20,620 homes is likely to be delivered over the 20 year period (see also indicator 7 on Housing trajectory in Section 5).

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

## INDICATOR 2

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

**Core Strategy policies:**

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

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

TABLE 2: Core Strategy targets (jobs) (2012-2021)

**Approvals:**

In 2014/15, the total amount of gross floorspace approved equated to approximately 60,468 m<sup>2</sup> of floor space. Of this provision of space the equivalent number of jobs are 10,478, worked out on the ratio of 1 Employees/ 9sqm, as per our Employment Land Study (2015). The table below shows, the breakdown, including those areas within regeneration areas and those outside of regeneration areas:

OA/RAs	Indicative new jobs (2014/15)	Floorspace (2014/15)
White City Opportunity Area	2,448	22,032
Fulham Regeneration Area	0	0
Park Royal Opportunity Area	0	0
South Fulham	0	0
Hammersmith Town Centre	512	4,607
Rest of the Borough	3,759	33,829
Total	6,719	60,468

TABLE 3: Number of additional jobs approved by regeneration areas

The overall total for the number of jobs approved within regeneration areas, has reduced from 4,407 in the last financial year to 2,960 jobs, with the rest of the borough contributing to 3,759.

### ***Completions:***

In 2014/15, the amount of floorspace completed equated to 2,443 jobs in the borough's regeneration areas of which:

OA/RAs	Indicative new jobs (2014/15)
White City Opportunity Area	2,076
Fulham Regeneration Area	91
Rest of borough	276
TOTAL	2,443

TABLE 4: Number of additional jobs completed by regeneration areas

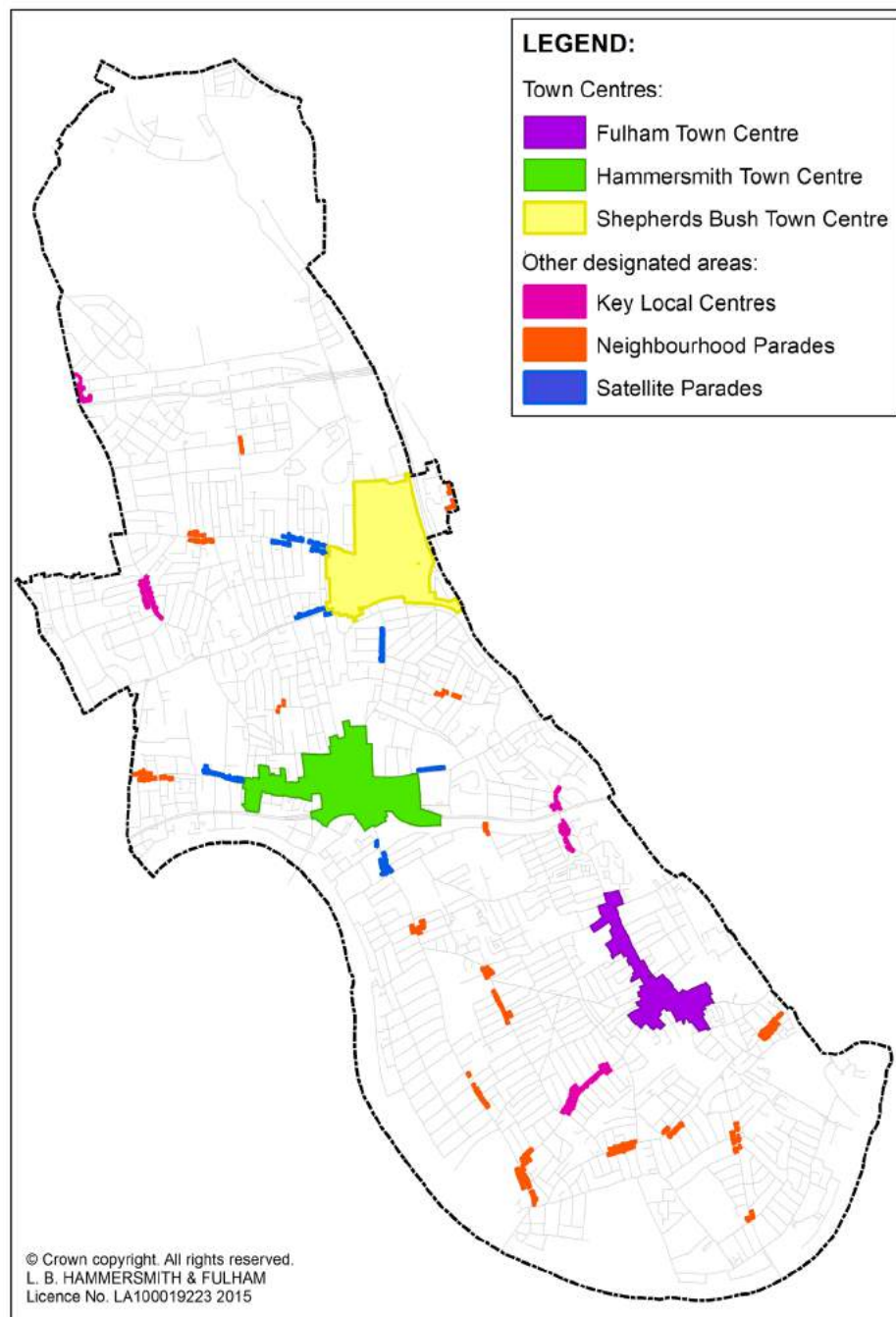
### **Policy comments:**

In terms of jobs, the overall numbers of jobs from approvals within the regeneration areas is 2,960 jobs in 2014/15.

New permitted development rights allow changes from offices to residential which could lead to a potential loss of employment space. Specifically, the recorded potential loss of 10,177.41 sqm could equate to 4,461 jobs.

It should be noted that research commissioned by the Council in 2015 reveals that employment fell in LBHF in 2013 and 2014 from a peak of 164,750 in 2012, down to 155,450 in 2014.

## HIERARCHY OF TOWN CENTRES



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

**INDICATOR 3**

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

**London Plan policies:**

- **Policy 2.15:** Town Centres
- **Policy 4.7:** Retail and Town Centre Development
- **Policy 4.8:** Supporting a successful and diverse retail sector

**Core Strategy policy:**

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

**Approvals (gross):**

- In 2014/15, 78,789 sq.m of retail floorspace was approved in the borough, most of it within town centres (Table 5).
- This includes the approval of these major schemes: Land North of Westfield shopping centre and Hurlingham Retail Centre.

Designations	Floorspace (m <sup>2</sup> )
Town centres/edge of town centre	71,315
Key local centres	0
Neighbourhood parades	359
Satellite parades	0
Outside designated shopping centres	12,010
<b>Total retail with planning permission</b>	<b>83,684</b>

TABLE 5: Total retail floorspace granted permission by designations, 2014/15

Source: Hammersmith and Fulham Council

**Completions (gross):**

- In 2014/15, 3,229 sq.m of retail floorspace was completed in the borough (Table 6) most of it within and on the edge of the town centres.

Designations	Floorspace (m <sup>2</sup> )
Town centres	3,229
Key local centres	0
Neighbourhood parades	96
Satellite parades	0
Outside designated areas	0
<b>Total retail completed</b>	<b>3,325</b>

TABLE 6: Total retail floorspace completed by designations, 2014/15  
Source: Hammersmith and Fulham Council

#### INDICATOR 4

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

##### London Plan policies:

- **Policy 2.15:** Town Centres
- **Policy 4.7:** Retail and Town Centre Development
- **Policy 4.8:** Supporting a successful and diverse retail sector

##### Core Strategy policy:

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

- In 2014/2015, the total amount of gross floorspace approved for town centre uses in town centres was 37,246 sq.m.
- The net figure within town centres was a loss of 22,071 sq.m in 2014/15.

**INDICATOR 5**

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

**London Plan policies:**

- **Policy 2.15:** Town Centres
- **Policy 4.7:** Retail and Town Centre Development
- **Policy 4.8:** Supporting a successful and diverse retail sector

**Core Strategy policy:**

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

**Target:**

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

The council's in-house shopping centre survey (last updated in July 2014) reveals vacancy as follows:

Designation		Proportion vacancy (averages)
Town Centres* (prime retail only)	Hammersmith	7%
	Fulham	10%
	Shepherd's Bush	6%
Key Local Centres		5%
Neighbourhood Parades		6%
Satellite Parades		12%

TABLE 7: Proportion vacancy by designations, 2014/15

Source: Hammersmith and Fulham Council

- These percentage figures are below the national average vacancy rate of 13% recorded at the end of March 2015. However, it should be noted that the national figure is based on an average number of vacant units in town centres rather than vacant frontage as shown by the LBHF data.
- Nevertheless, both local and national data indicate a decrease in vacancy in town centres from 2013. The national vacancy rate for town centre units has grown from 5% to 14.6% between 2008 and 2012 and the average amount of vacant frontage in LBHF town centres has grown from approximately 6% to 14% in the same 4 year period.

**Policy comments:**

In the monitoring period, 83,684 sq.m of retail floorspace was approved suggesting that developers' confidence in delivering new retail floorspace in the borough is strong.

The majority of retail floorspace has been approved within designated shopping centres with 71,315 sq.m approved within/on the edge of the borough's town centres. This included the approval of retail floorspace on land north of Westfield shopping centre which includes land both within Shepherd's Bush town centre boundary and also land on the edge of the town centre.

The amount of retail floorspace approved during this period will help the council meet the identified retail need for town centres as set out in the West London Retail Needs Study 2010.

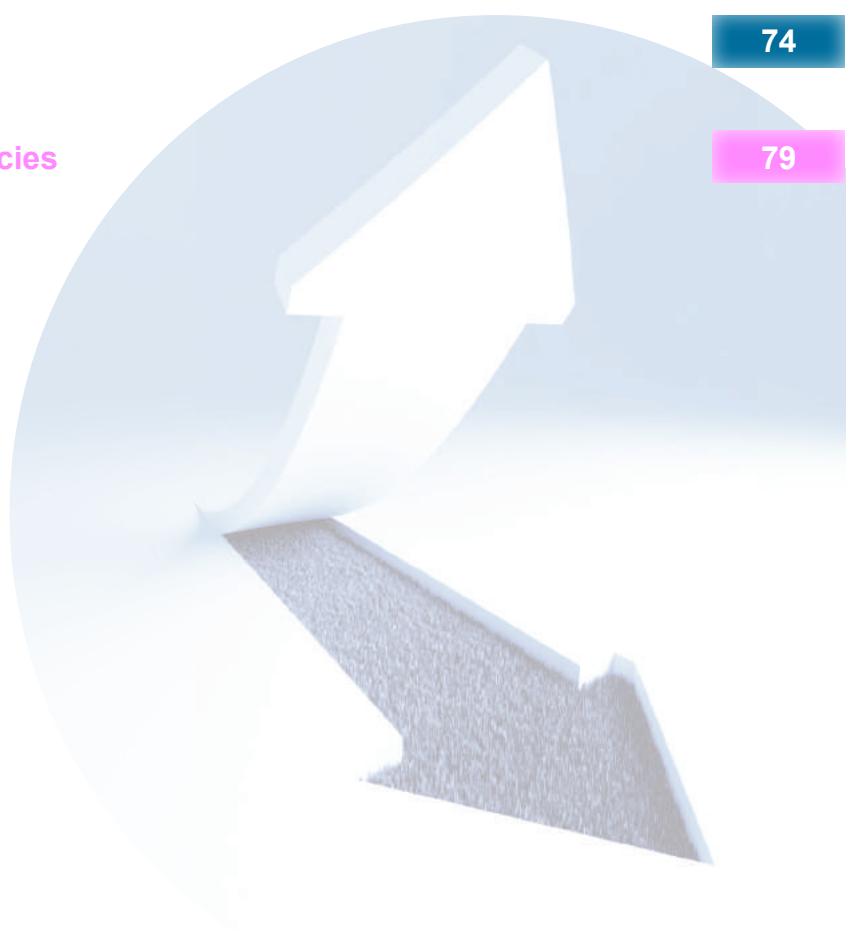
The vacancy rates that are shown in the town centre and local centre locations during the monitoring period reveal that there are still a number of frontages which have empty properties. This may be a result of the current market which is seeing a number of retail outlets close not only in LBHF, but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

The council's Development Management Local Plan policies seek to provide more flexibility of use within the shopping hierarchy to help encourage vacant properties back into use (see Policy DM LP C4).



## 5 MONITORING OF BOROUGH-WIDE POLICIES

Housing	37
Local economy and the employment	46
Climate Change	56
Built Environment	64
Open Space	67
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Other policies	79





## 5.1 Housing

### INDICATOR 6

#### Housing trajectory:

#### Plan period and housing targets including:

- a) Net additional dwellings in previous years
- b) Net additional dwellings for the reporting year
- c) Net additional dwellings in future years

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

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

In summary of the current situation, overall 1,147 additional homes were built in 2014/15. This compares to 1,155 in 2013/14. 4,774 homes were approved in 2014/15. This was lower than last years figure which included the approval of the Earl's Court 2 Exhibition Centre major planning application.

In respect of future housing provision the Council has based its approach to housing delivery targets on the direction provided by the National Planning Policy Framework (NPPF). The NPPF states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing with respect to the London Plan target, including a 5% buffer in the first five years (phase 1). Such sites identified in the first five years should be deliverable, that is sites that are available now, offer a suitable location for development now, are achievable with a realistic prospect that housing will be delivered within five years and are viable. Sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

The later phases of the trajectory (phases 2, 3 and 4) should identify a supply of specific, developable sites or broad locations for growth, for years 6-10, and where possible years 11-15. Developable sites are those which should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The London Plan (2015) provides a housing target of 6,150 homes for a period of 10 years. The council therefore has an annual monitoring target of 615, and this has been used for this housing trajectory. In forthcoming Annual Monitoring targets for housing will increase to 1,030 per year.

Phase	Sites included	NPPF 5 % buffer in phase 1	target (1031 units per year)	Total (with- out Wind- falls)	Total windfall
Phase 1 (2015- 2020)	Sites with planning permission Sites with active interest from land owner/ planning permission/ active pre-application Allocation of sites considered deliverable	154	3,075	5581	-
Phase 2 (2020- 2025)	Sites considered developable. Allocation of sites, but with land assembly issues or in active use.	-	3,075	6795	7790
Phase 3 (2025- 2030)	Longer term sites	-	3,075	5991	6986
Phase 4 (2030- 2035)	Longer term sites	-	3,075	4543	5538
Total		154	12,300	22,910	25,895

TABLE 9: Breakdown of housing supply for the forthcoming Local Plan period of 2015-2035.

## Methodology of the Housing Trajectory:

The housing trajectory illustrates the annual breakdown of Hammersmith and Fulham's housing supply for the forthcoming plan period of up to 2035. This takes into account the annualised London Plan target, carried forward for the full plan period (2015-2035). The current London Plan target for Hammersmith and Fulham is 615 homes for this per annum for this monitoring period and is based on the 2013 London Strategic Housing Land Availability Assessment (SHLAA) and has been published in the London Plan (2015). The forthcoming target will be 1,031 per annum for future AMR's due to the recently published London Plan. Information on actual and expected completions are provided by the council's own monitoring systems, and recorded on the Local Development Database (LDD).

The graph on the following page provides a summary of the existing housing trajectory for the emerging Hammersmith and Fulham Local Plan 2017. This trajectory includes sites that have been included in the 2013 SHLAA as well as additional sites identified by the council since the study was completed. As the revised London Plan target for Hammersmith and Fulham is based on the 2013 SHLAA, the 20 Year Trajectory demonstrates that the proposed Hammersmith Local Plan 2017, if found sound and adopted, will be able to meet the revised London Plan target of 615 homes per year for the 20 years, that is a total of 12,300 homes.

The trajectory includes an annual windfall allowance of 199 homes per year, a figure taken from the 2013 SHLAA as a proportion of small sites. This windfall allowance has not been included for the first five years. For the first five years, the National Planning Policy Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. The trajectory shows that the council can achieve this.

Between 2014/15 and 2030/35, the sites included in the housing trajectory could provide 22,910 additional dwellings. This compares to the 12,300 dwellings target from the London Plan over the same period, consequently meeting the target without the reliance on windfall sites except for the year of 2034/2035.

The graph below provides illustration of the 15 year land supply (not including windfall sites) against the London Plan target.

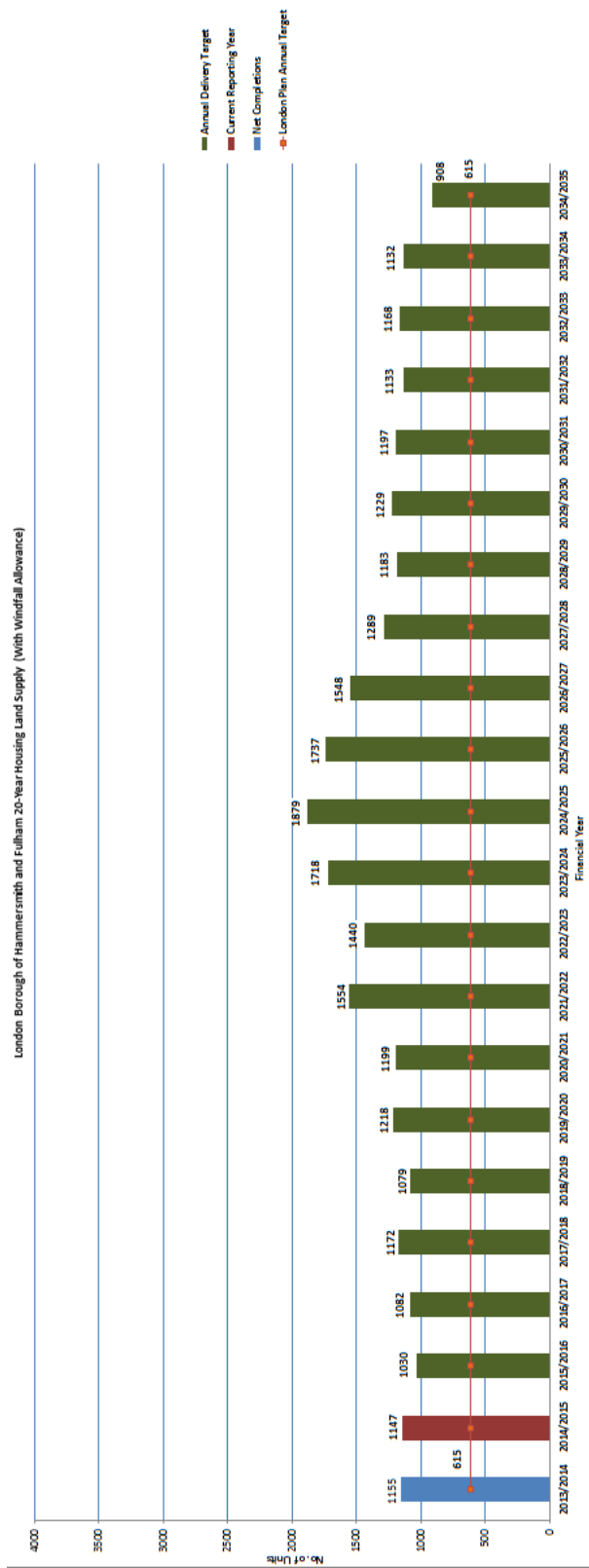


FIGURE 3: Housing Trajectory, 2014/15  
Source: Hammersmith and Fulham Council

## INDICATOR 7

Housing

**Net affordable housing permissions and completions by tenure, by regeneration areas and the rest of borough****Core Strategy policy:**

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

**Target:**

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

***Affordable housing permitted:***

- In 2014/15, 11% of the approved homes on sites of more than 10 units were affordable (489 affordable homes). This compares to 25% in 2013/14.
- In terms of tenure, the majority of affordable homes were discount market sale units. The majority of the affordable homes approved were within regeneration areas.

***Affordable housing completed:***

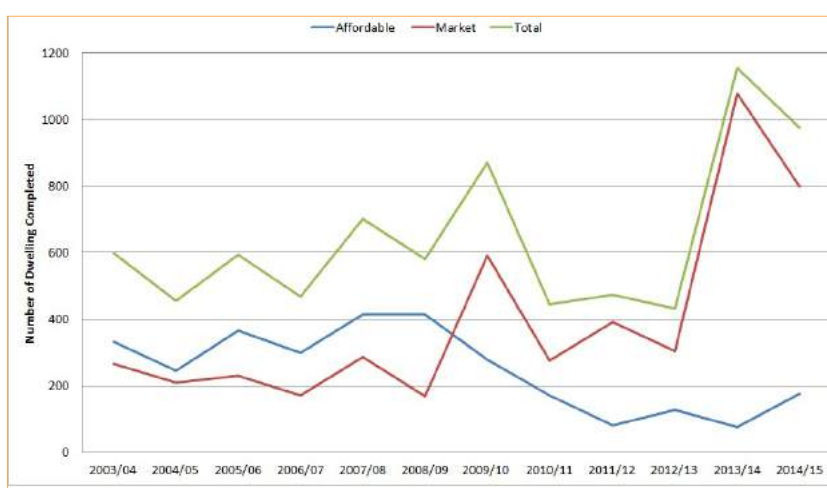
- 84% of the affordable homes completed were on sites of more than 10 units (148 affordable units).
- 18% approximately of units completed during the monitoring year were affordable.
- In terms of type of affordable housing, 64% of completions were discount market sale units (DMS), 3% social/affordable rented, 33% shared/intermediate ownership units.
- In 2014/15, nine developments involved the completion of affordable housing:
  - Phase 1 of Fulham Riverside at 51 Townmead Road (14 socially rented units and 52 shared ownership units);
  - Imperial Wharf on Imperial Road (72 Discount Market Sales)
  - Apex Court at 1 Woodger Road (24 intermediate rented units)

FIGURE 4: Type of housing completed (%), 2003/04 to 2014/15



Source: Hammersmith and Fulham Council

FIGURE 5: Type of housing completed (totals), 2003/04 to 2014/15



Source: Hammersmith and Fulham Council

## INDICATOR 8

## Proportion of conversions with two or more bedrooms

**DM LP policy A1: Housing Supply****Target:**

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

- 68% of the conversions approved in 2014/15 had 2 or more bedrooms. This compares to 53% with 2 or more bedrooms in 2013/14.
- 36% had 3 or more bedrooms meaning that this indicator is meeting the target defined in the DM LP policy A1.

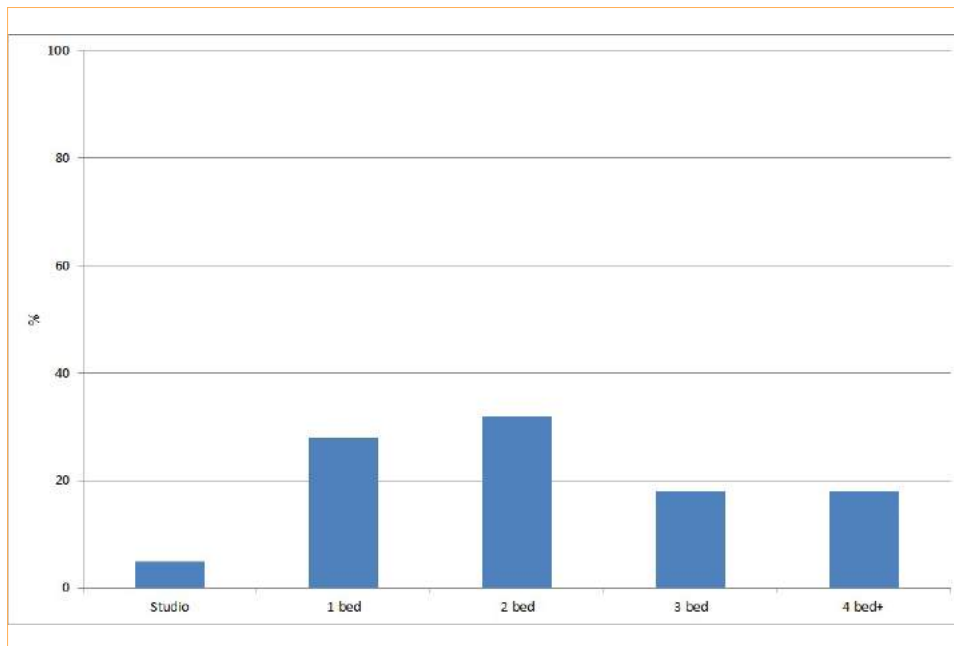


FIGURE 6: Conversions approved by size, 2014/15

Source: Hammersmith and Fulham Council

## INDICATOR 9

### Percentage of homes permitted meeting Code for Sustainable Homes level 3, 4, 5 and 6

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

**Target:**

For all major residential developments, at least level 3.

- Out of 3,873 new build dwellings approved on schemes of more than 10 units in 2014/15, 100% met a Code for Sustainable Homes of at least Level 3.

## INDICATOR 10

### Total new build housing completions assessed against the Building for Life criteria

**Target:**

Increase

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

BfL12 comprises 12 questions with four questions in each chapter:

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

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

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

- In the review year 2014/15, three major sites completed have been assessed by officers. Two of them scored 9 “greens”, one 8 “greens”. There were no “reds” for any aspect of the schemes assessed.
- The three completed developments of more than 20 units are 107 Farm Lane, 405-409 King street and Apex Court.

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

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

**Targets:**

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

- Of the new build dwellings approved as part of major developments in 2014/15, 99.9% were to lifetime homes standard.

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

- Of the total dwellings approved on major developments in 2014/15, 421 dwellings were provided with wheelchair accessibility. This represents approximately 9% of the total units approved and is just short of meeting the 10% target.

### INDICATOR 13

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

##### Core Strategy policies:

- **Borough-wide strategic policy H5:** Gypsies and travellers accommodation seeking to protect and improve the existing gypsy and traveller site at Westway.
- **The London Plan 2011** does not include detailed policies regarding the provision of pitches for gypsies and travellers and travelling show people. The London Plan considers that meeting these needs is an issue to be addressed by local planning authorities.

##### Target: No target

- In the review year, no additional Gypsy and Traveller pitches were provided within the London Borough of Hammersmith and Fulham. The Council commenced a Gypsie and Travellers Needs Assessment with the Royal Borough of Kensington and Chelsea.

### INDICATOR 14

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

##### Core Strategy policy:

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

##### Target: No target

- In 2014/15, 736 student units were completed (last year's figure was 606 units).

Property name/	Address	Description	Units	Status
Hammersmith Palais, 242	Shepherd's Bush Road W6 7NL	Redevelopment involving erection of a part-five and part-ten storey building plus basement for 2,802 m2 of leisure floor space (Class D2), including 195 m2 of flexible leisure (Class D2) and/or retail floor space (Classes A1/A3); 15,065m2 of student accommodation.	418 units (all self-contained)	Completed in July 2014 (FY14-15)
Ravenscourt House	3 Paddenswick Road London W6 0EL	Demolition of existing hostel building and erection of a part 3, part 6 and part 7 storey building over basement to provide 234 units of student accommodation with associated facilities including gym, laundry room and communal area and a nursery for John Bett's Primary School at ground floor level; provision of two car parking spaces for people with disabilities, cycle parking and associated landscaping.	234 units	Completed in September 2014 (FY14-15)
Favourite Public House, 27	St Ann's Road	Redevelopment of the site for the erection of a part five, part six storey building comprising 84 student housing studios with ancillary accommodation including internal and external amenity space, and the creation of a 96m2 Class A1 retail unit at ground floor level on the St Ann's Road frontage, together with ancillary landscaping works.	84 units	Completed in September 2014 (FY14-15)

TABLE 9: Student accommodation in 2014/15

Source: Hammersmith and Fulham Council

## INDICATOR 15

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

#### Policy:

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

#### Target:

No net loss where identified needs

- Two applications involving the loss of hostels and houses in multiple occupation were approved in 2014/15. The two applications were approved in accordance with DM LP policy A6.

#### Policy comments:

In terms of delivering the overall level of housing needed to meet the Core Strategy target, the housing trajectory confirms that at least 22,910 dwellings could be built on identified sites between 2015 and 2035. The number of dwellings approved demonstrates the borough's ability to deliver new housing to meet a variety of needs.

Regarding affordable housing, the borough is not meeting the 40% Core Strategy target. This could be attributed to the economic circumstances and uncertainties on the future funding.

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

Core Strategy policy H5 (Gypsy and Traveller accommodation) provides criteria for the assessment of proposals for new sites. The council will also apply Policy H5 'determining planning applications for traveller sites' from the Government's planning policy for traveller sites that came into effect in March 2012. The council is working jointly with the Royal Borough of Kensington and Chelsea to assess the need for traveller accommodation in the two boroughs, and whether there is a need for additional pitches and/or sites.

## 5.2 Local economy and employment

### INDICATOR 16

#### Overall employment rate

##### Core Strategy policies:

- **Strategic Policy A:** Planning for regeneration and growth
- **Strategic Policy B:** Location of Employment Activities
- **Borough-wide Strategic Policy LE1:** Local Economy and Employment.

##### Target:

Increase

- In 2014/15, the employment rate in Hammersmith and Fulham was above the London average and the average for England.
- The employment rate has increased since 2011/12 reaching 77.3% in the borough in 2014/15.

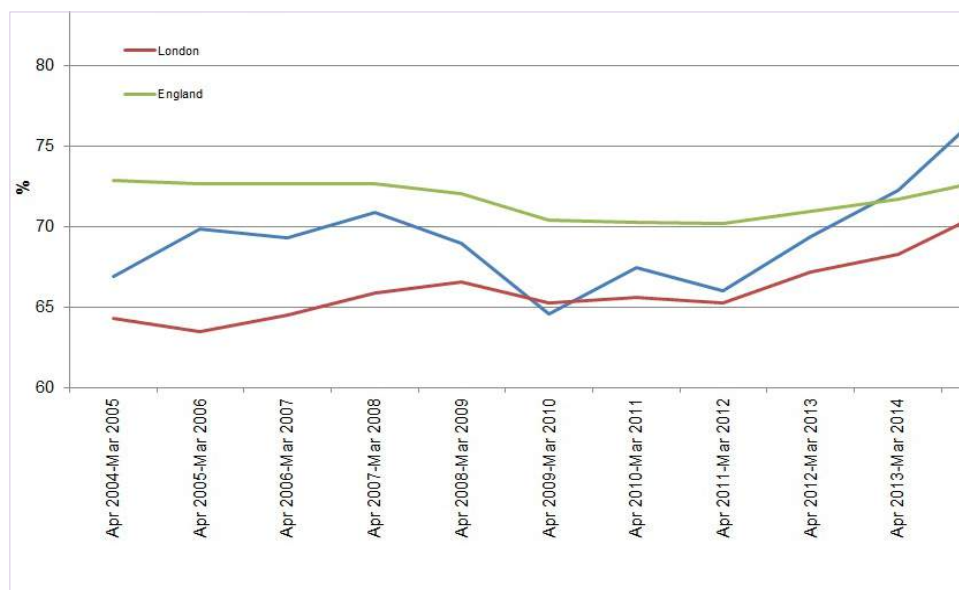


FIGURE 7: Employment rates, 2004/05 to 2014/15 (April)

Source: Office for National Statistics

## INDICATOR 17

## Working age people on out-of-work benefits

## Core Strategy policies:

- **Strategic Policy A:** Planning for regeneration and growth
- **Strategic Policy B:** Location of employment activities
- **Borough-wide Strategic Policy LE1:** Local economy and employment

## Target:

Decrease

- The number of working age people claiming Job Seekers Allowance (JSA) has decreased from 3,219 in September 2014 to 2,364 in September 2015.
- The proportion of working age people on out of work benefits has also decreased over the same period from 2.5% to 1.8%. This rate is the same as the regional rate and above the national rates (1.6%).
- Since September 2009, there has been a downward trend in the JSA claimant rate in the borough, and the current rate is at the lowest level for over six years.

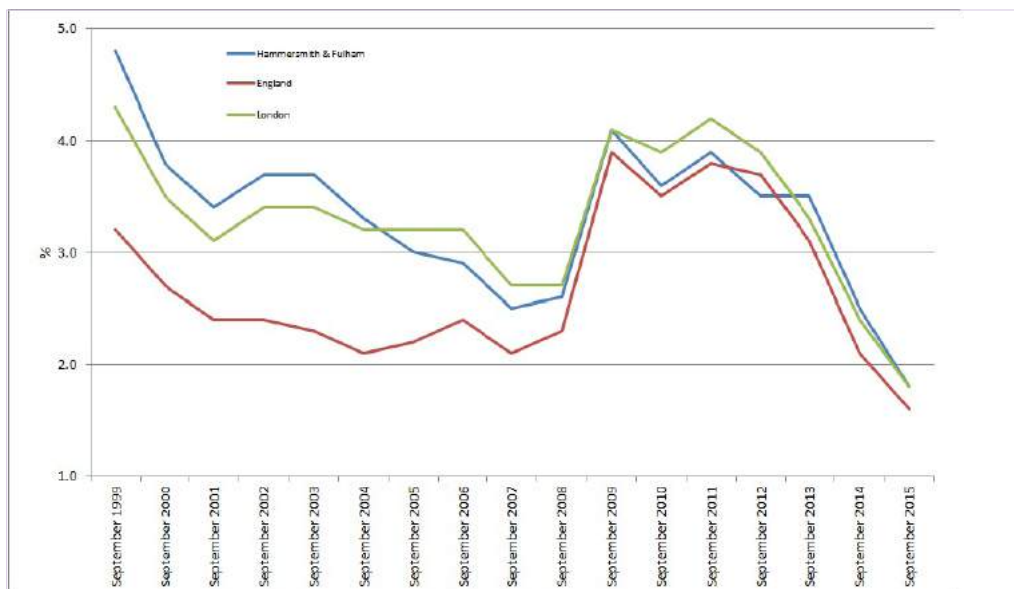


FIGURE 8: Proportion of working age people on out-of-work benefits, September 1999 to September 2015

Source: Office for National Statistics

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

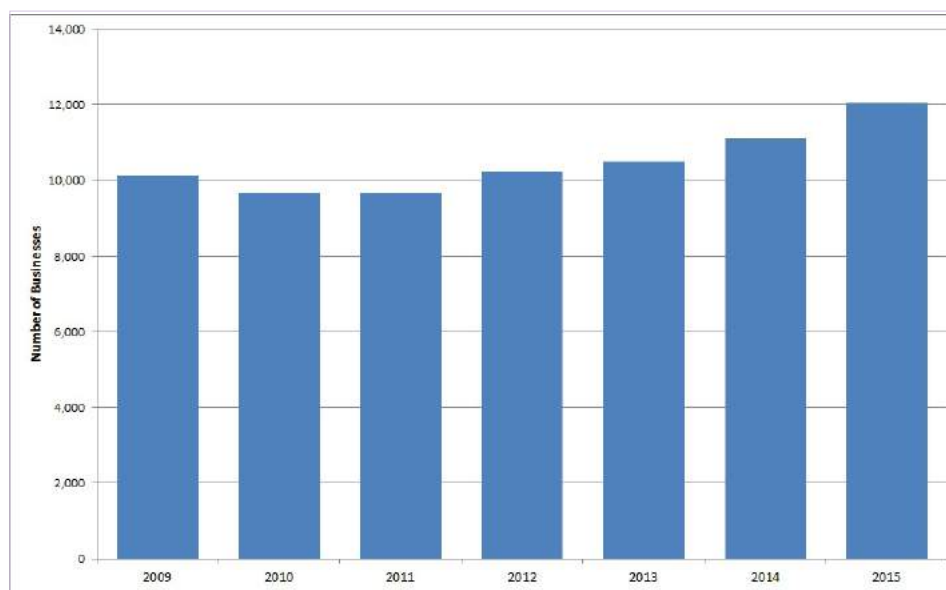
Decrease

- 380 working age people were claiming out-of-work benefits in the most deprived Super Output Areas of the borough in April 2015 (using 2015 Index of Multiple Deprivation).
- This compares to 241 in April 2014 and 277 in April 2013 and 290 in April 2010 (using the 2010 Index of Multiple Deprivation). The difference between 2015 and the previous years are due to the fact that Hammersmith and Fulham has 8 LSOAs within the 10% most deprived nationally in 2015 compared to 4 LSOAs in 2010.

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

Increase

- In 2013, there were 10,515 registered businesses in the borough.
- Hammersmith and Fulham saw a 8.6% increase in the number of enterprises in the borough between 2014 and 2015 (see Figure 9). Whilst this is higher than the growth rate for England as a whole, it is lower than the London rate. Between 2009 and 2015, the number of active businesses increased by 19%.

**FIGURE 9: Growth rates of active businesses, 2009 to 2015**

Source: Office for National Statistics

**INDICATOR 20****Employment land available by type****Core Strategy policies:**

- **Strategic Policy A:** Planning for regeneration and growth
- **Strategic Policy B:** Location of Employment Activities
- **Borough-Wide Strategic Policy LE1:** Local economy and employment

**Target:**

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

The borough's regeneration areas have policies that seek new employment growth (see list of key proposals on Table 10 on the following page):

Site	Site reference	Description of development	Status
Earl's Court 2, Lillie Bridge depot and adjacent land	FRA Core Strategy Strategic site FRA 1 (part)	Residential use; office (use class B1); retail (use classes A1- A5); hotel and serviced apartments (use class C1); leisure (use class D2), private hospital (use class C2); Education/Health/ Community/Culture (use class D1);	Not Started
Land north of Westfield	WCOA Core Strategy Strategic Site WCOA 1 (part)	A comprehensive redevelopment of the site comprising a mixed use scheme up to 61,840 sq.m (GEA) (net increase) retail use (A1) including an anchor department store; up to 8,170 sq.m (GEA) restaurant and café use (A3 - A5); up to 2065 sq.m (GEA) office use (B1); up to 1,600 sq.m (GEA) community/ health/cultural use (D1); up to 3500 sq.m (GEA) leisure use (D2); and up to 1,347 residential units (up to 127,216 sq.m (GEA)).	Under Construction
Former BBC TV Centre	WCOA Core Strategy Strategic Site WCOA 1 (part)	A mixed use development providing up to 1,025 residential units and a range of land uses.	Under Construction
BBC media Village	WCOA Core Strategy Strategic Site WCOA 1 (part)	Outstanding approval for offices and music centre as part of the Media Village redevelopment.	
Imperial West	WCOA Core Strategy Strategic Site WCOA 1 (part)	A comprehensive residential led mixed use redevelopment; Phase 1 for student accommodation completed.	Under Construction
Aviva/Former Dairy crest site	WCOA Core Strategy Strategic Site WCOA 1 (part)	Demolition of all existing buildings and structures and outline planning permission for a comprehensive residential led mixed use redevelopment; comprising 11 building plots, with building heights ranging from 8 - 32 storeys (plus basement/podium level); to develop up to a maximum of 1,150 residential units (Class C3); offices and employment uses (Class B1); shops, services, cafes, restaurants, bars and take-aways (Classes A1-A5); health, crèche and multi-purpose community facilities (Class D1); leisure facilities (Class D2);	Not Started
Pillar Hall, Olympia	Rest of borough	Planning application for change of use of Pillar hall for provision of a restaurant on ground floor (use class A3) and offices (+1,683 sq.m) approved.	Not Started

Site	Site reference	Description of development	Status
Riverside Studios and Queens Wharf	HTC	Planning application approved for the demolition of the existing buildings and the redevelopment of the site via a comprehensive proposal comprising the erection of a six to eight storey building with balconies and roof terraces and the provision of 165 residential units (Class C3) and 8,633 sq.m of commercial floor space for television and film recording studios, storage, dressing rooms, offices, theatre, cinema and other facilities ancillary to those uses including cafe, restaurant, bar and other uses for the sale of food and drink.	Under Construction
Town hall Extension	HTC	Planning application approved for the demolition and partial demolition of existing buildings and redevelopment and refurbishment to provide civic offices, 196 residential dwellings, a cinema, shops, restaurants and bars, within Use Classes B1, C3, D2, A1, A3 and A4.	Not Started
Goldhawk Industrial Estate	N/A	Site under construction: Redevelopment of the site comprising four new buildings; a terrace of 3, two-storey mews houses; two terraces comprising 21 town houses of between two and three- storeys; and one four storey building (over basement) comprising 8 Class B1 units (2,003sqm of floorspace) and 33 flat.	Under Construction
Access Self Storage, 184 Shepherd's Bush Road	N/A	Erection of three additional floors on the roof of the existing building together with; erection of a single storey glazed extension to rear elevation; in connection with the change of use from Class B8 (self-storage) to Class B1 (offices).	Under Construction
Kings House, 174 Hammersmith Road	N/A	Redevelopment of the site by the erection of a part seven storey, part four storey building (plus basement) providing 6,450 sq.m of office (B1) floorspace, with 9 off street parking spaces at basement level, following the demolition of King's House.	Not Started

TABLE 10: Employment sites in the borough at 31st March 2014

Source: Hammersmith and Fulham

**INDICATOR 21**

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

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

**Target:**

Overall increase in office  
 floorspace.

- The gross employment floorspace approved during 2014/15 was 60,468 sq.m representing a decrease on last year's figure (121,495 sq.m in 2013/14).
- The net employment floorspace approved was -235,440 sq.m in 2014/15 and this compares to a net figure of 4,386 sq.m in 2013/14.
- 235,440 sq.m of employment floorspace was lost in non employment generating schemes including a net overall loss of B1, B2 and B8 use classes.
- 40,177.41 sq.m of B1a floorspace was subject to PD56 approvals. PD56 approvals refer to Prior Approval applications for permitted development from Office (B1) to Residential (C3) use classes.

	B1	B2	B8	TOTAL
<b>Gross employment floorspace (m<sup>2</sup>)</b>				
Fulham RA				
HTC	4,607			4,607
PROA				
South Fulham RA				
WCOA	22,032			22,032
Rest of borough	33,829			33,829
<b>TOTAL</b>	<b>60,468</b>	<b>0</b>	<b>0</b>	<b>60,468</b>
<b>Net employment floorspace (m<sup>2</sup>)</b>				
Fulham RA	-62,005		-50	-62,055
HTC	-13,114			-13,114
PROA	-3,496			-3,496
South Fulham RA	-542			-542
WCOA	21,266	-14,310	-25,480	-18,524
Rest of borough	-111,629		-26,080	-137,709

TABLE 11: Employment floorspace, approved (gross and net), 2014/15  
 Source: Hammersmith and Fulham Council

**Policy comments:**

Overall, the figures reflect a substantial amount of employment floorspace approved alongside losses where this has been justified. Developments approved in the last financial year equated to 60,468 sqm additional B1 floorspace in the borough. In 2014/2015 there was a decrease in the overall floorspace approved. By comparison to the last financial year there was an additional 61,027sqm approved last year.

This year's figures also reflect the change to permitted development rights allowing the change of use from offices to homes which came into force in May 2014. In total, prior notifications approved could contribute to a potential loss of 40,177.41 sq.m of office floorspace if all implemented.

Losses have also been recorded within the B8, B2 and B1(b) use classes. Approvals show little change in the South Fulham RA and PROA.

## INDICATOR 22

### Number of hotel bedrooms granted permission/completed

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

#### Targets:

- No overall target for the borough but the majority of provision should be directed to the identified town centres and opportunity areas in line with London Plan and Core Strategy policy.
- Both the London Plan and the Core Strategy seek at least 10% of bedrooms to be wheelchair accessible.
- In 2014/2015 Two planning applications for C1 use were approved totalling 514 hotel bedrooms.
- In terms of spatial distribution, one of the applications is located in Fulham Broadway and the second is in Avonmore Brook Green.

Address	Description/Number of bedrooms	Number wheelchair accessible bedrooms	Status
58 Shepherd's Bush Green London W12 8QE	322 hotel bedroom	33	Completed
38 - 40 Glenthorne Road London W6 0LS	Four additional apart-hotel rooms in connection with the existing apart-hotel at 38- 40 Glenthorne Road	none	Not started
153 Hammersmith Road London W14 0QL	Change of use from offices and residential to a 35-bedroom hotel;	4	Completed
Belushi's And St Christopher's, Hammersmith Broadway	6 additional hostel bedrooms.	none	Not started
43 Shepherd's Bush Road London W6 7LU	5 additional hotel bedrooms.	none	Not Started
Former BBC Television Centre Wood Lane London W12	47 additional hotel bedrooms.	3	Under construction

TABLE 11: Hotels granted permission/completed in 2014/15

Source: Hammersmith and Fulham Council

**Policy comments:**

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

The majority of the outstanding pipeline for new provision in the borough is within town centres and opportunity areas meeting key objectives from Strategic Policy B, Policy DM B2 and Policy 4.5 from the London Plan, all of which seek to ensure that new visitor facilities are in appropriate locations.

### 5.3 Climate Change

#### INDICATOR 23

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

##### Core Strategy policies:

##### Borough-wide Strategic policy

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

**DM LP H1:** Reducing carbon emissions

##### Target:

To increase the renewable energy generation capacity permitted

- Proposals for on-site renewable generation, particularly on major sites, have continued during 2014/15. There were also a number of proposals for efficient forms of energy generation such as gas Combined Heat and Power (CHP) units and communal heating systems, which, although not renewable, are considered to be low carbon.
- Small-scale renewable energy generation continues to be promoted as a result of permitted development rights which allow certain renewable energy technologies such as solar PV panels to be installed without the need for planning permission (under certain circumstances). The Government's Feed-in-Tariff and Renewable Heat Initiative, which generate income for small-scale renewable electricity and heat generation, remain in place although the incentives have been reduced recently. However, they still serve to encourage small-scale renewable energy generation by householders. There could be a growing number of these small systems being installed without the council needing to be notified, which makes them difficult to collect any data on.
- The council does not necessarily have a full record of all renewable energy installations or generation capacity in the borough and it is also not possible to calculate the full energy generation capacity of all of the renewable energy systems permitted as it is not always necessary for such information to be supplied with planning applications, particularly for smaller developments. However, an estimate has been made for the 5 largest installations (consisting of Air Source Heat Pump and PV systems).
- This year's figure for renewable energy generation may be lower than in previous years because now there is a greater emphasis on achieving CO2 reductions through a range of measures whereas in the past, policies focused more on renewable energy generation. Major developments are now more likely to make their biggest CO2 savings through the use of CHP systems where these are feasible. These are low carbon systems but as they are powered by gas they are not classified as renewable energy use.

- The information currently dates back to 2013/2014. No further updates are available on this since that period of time. Updates will be included in the next monitoring period.

Year	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Generation (MW/hr/yr)	142	1300	640	301	58	551

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

Source: Hammersmith and Fulham Council

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Wind: onshore	1 development site (6 turbines)	None	None	None	None	None	None
Solar photovoltaics	12 developments with PV panel installations ranging from small single panels to large (1,000 sq.m)	15 developments with PV panel installations ranging from small single panels to large (200 sq.m)	13 developments with PV panel installations	18 major developments	12 solar PV systems installed on major schemes	15 systems	8 systems
Hydro	None	None	None	None	None	None	None
Biomass	None	None	None	None	None	None	None
Heat Pumps	1	1	10	8	6 Air Source Heat Pump systems installed on major schemes	7 systems providing heat and 3 providing colling Solar Thermal - 3 systems	3 systems
Solar Water Heating	7	3	4	2	2 solar water system installed	None	None

TABLE 13: Renewable energy implementation by type, 2008/09 to 2014/15

Source: Hammersmith and Fulham Council

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

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

**DM H8:** Air quality

**Target:**

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

- The average reduction in CO<sub>2</sub> emissions for new major developments compared to building regulation requirements in 2014/15 was just over 35%.
- During 2014/15, the London Plan CO<sub>2</sub> reduction target increased from 25% to 40%. Some major developments achieved the previous target, whilst others needed to meet the more stringent target. Where the target cannot be met on-site, it is possible for developers to make a payment in lieu to the council to help offset CO<sub>2</sub> emissions off-site.

Climate change

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

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

**Target:**

To increase the number of properties connected to decentralised energy systems

- During 2014/15, just over 3000 residential units were approved that were planned for connection to decentralised heating systems.
- Connection to decentralised heating systems is promoted, where feasible, by the council's Core Strategy and by the Mayor of London's energy hierarchy, which places use of decentralised energy systems above the use of renewable energy in terms of energy strategy preferences for major developments.

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

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

**Target:**

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

Climate change

Year	Emissions (tonnes per capita)
2005	6.2
2006	6.3
2007	6.1
2008	6.1
2009	5.6
2010	5.9
2011	5.3
2012	5.6
2013	5.4

**TABLE 14: Emissions per capita since 2005**

Source: Department of Energy and Climate Change

- Data on CO<sub>2</sub> emissions per capita is published by the Department of Energy and Climate Change each year, although there is a time lag in the data provided, meaning that the most recent data (published in June 2015) relates to 2013.
- In 2013, CO<sub>2</sub> emissions in H&F were 5.4 tonnes per capita.

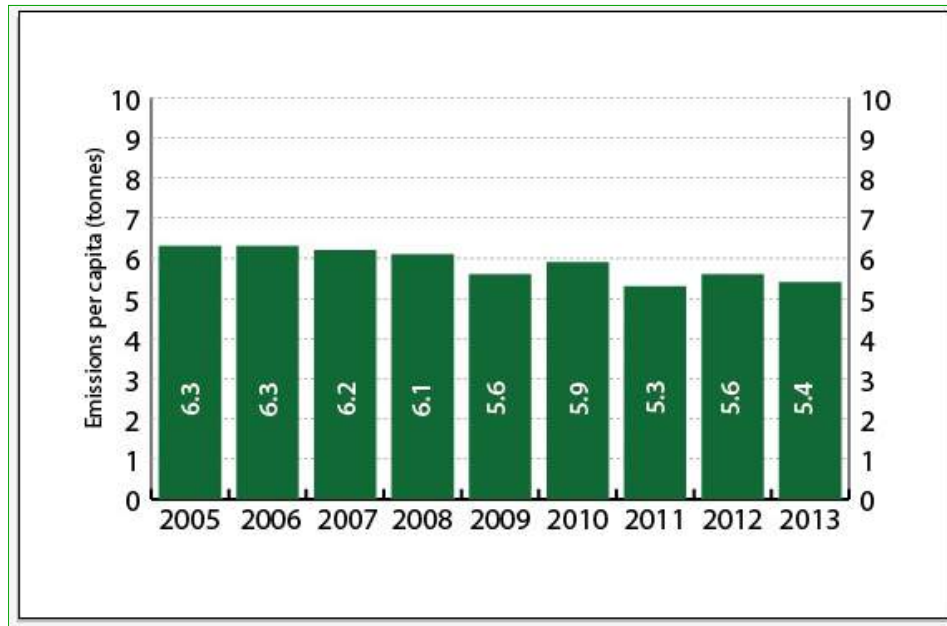


FIGURE 10: CO<sub>2</sub> emissions per capita, 2005 to 2013

Source: Department of Energy and Climate Change (DECC)

### **Policy comments :**

Figures by the national monitoring agencies relevant to this indicator are released every two years. The 2013 figure represents a slight decrease on 2012, and an improvement compared to all other years since monitoring began in 2005, apart from 2011. Emissions across all sectors – transport, domestic and industrial/commercial have been reducing progressively over recent years. No further updates have been available since the last financial year. Any updates shall be reported in the forthcoming Monitoring Report for the year 2015/2016.

## INDICATOR 27

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

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

### **Target:**

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

- 9 major developments integrated some form of sustainable drainage system (SuDS) in 2014/15. Measures proposed include green roofs, permeable paving, water butts and attenuation tanks.

### **Policy comments:**

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

**INDICATOR 28****NO<sub>2</sub> and PM<sub>10</sub><sup>7</sup> pollution exceedences**

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

**Target:**

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

- For the 2014/15 period, only about 6 months' worth of data was collected on Nitrogen Dioxide at the council's monitoring station at Shepherd's Bush. Measuring compliance with the Government's objectives is therefore not possible but there were 3 exceedences of the Nitrogen Dioxide (NO<sub>2</sub>) hourly target compared to a target of no more than 18 exceedences. The annual mean however was 81 µg/m<sup>3</sup> which is double the target of no more than 40 µg/m<sup>3</sup>.
- In terms of monitoring Particulate Matter (PM<sub>10</sub>), less than 3 months' worth of monitoring data was collected. The 24-hour and annual mean targets were complied with during that time

**Policy comments:**

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

The poor data capture experienced in 2014 was due to a vehicle colliding into the monitoring station which resulted the station having to be taken out of action for a period of time.

<sup>7</sup> NO<sub>2</sub>: Nitrogen Dioxide

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

## 5.4 Built Environment

### INDICATOR 29

#### The proportion of designated heritage assets at risk.

*It is noted that the wording of this Indicator has changed slightly. Historic England now measure Heritage at Risk, rather than just Buildings at Risk, so we need to capture all designated heritage assets in the indicator.*

#### Core Strategy policy:

#### Borough-wide Strategic

#### Policy BE1: Built Environment

#### Target:

To decrease the proportion of designated heritage assets at risk as a percentage of the total number of each type in the Borough

- In 2014/15 there were 10 listed buildings at risk within the Borough which represents an increase from 2013/14 when there were 9 listed buildings at risk. Proportionally, this represents 2.4% of the total listed buildings in the Borough up from 1.8% in 2013/14.
- One listed building (St Peter's Church, Black Lion Lane) was added to the Register this year.
- Five of the buildings on the Register have no approved proposals in place, four of which are funerary monuments. Conversion and/or repair work is currently underway at three buildings, so future prospects for a reduction in the number of Buildings at Risk in the Borough remain good.
- In 2014/15 one Conservation Area (St. Mary's) in the Borough remained on the English Heritage London Region Heritage at Risk Register, which represents 2.2% of the total Conservation Areas in the Borough.

### INDICATOR 30

#### Serious acquisitive crime rate

#### Core Strategy policy:

#### Borough-wide Strategic

#### Policy BE1: Built Environment

#### Target:

To decrease the serious acquisitive crime rate

- In 2014/15, the number of acquisitive crimes totalled 4,300 offences.
- Between 2013/14 and 2014/15 there was a 1.6% increase in the total number of acquisitive crimes in the borough. The borough has the 10th highest crime rate of all London boroughs.

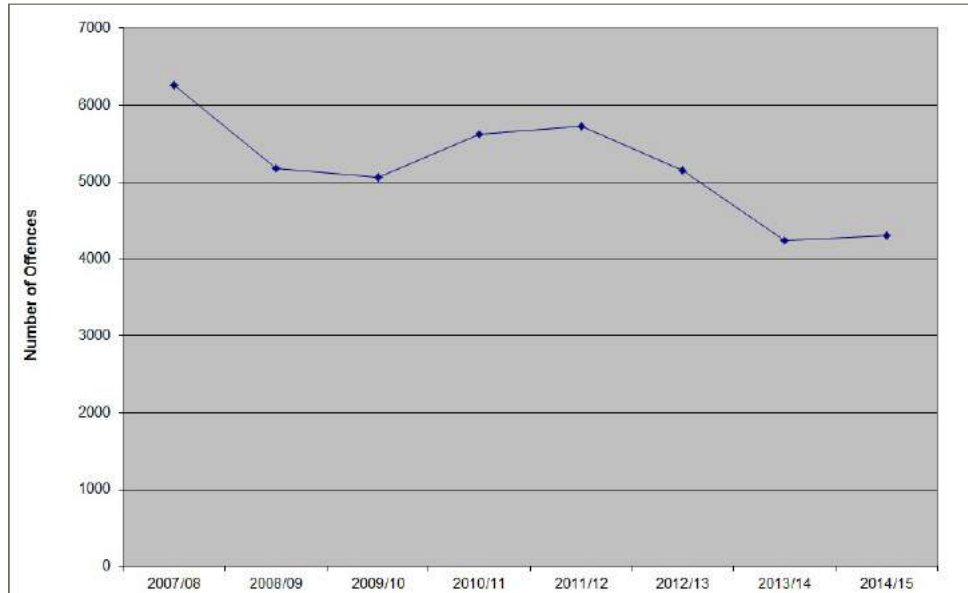


FIGURE 11: Serious acquisitive crime in the borough, 2007/08 to 2014/15  
Source: Metropolitan Police

## INDICATOR 31

**The % of Conservation Areas with up-to-date Conservation Area statements/management plans**

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

**Target:**

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

- 0% increase between 2014 and 2015. Work on producing Conservation Area Character Profiles for those Conservation Areas without one has commenced.

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

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

Core Strategy policy BE1 is supported by policies within the Development Management Local Plan (DM LP) policies relating to design and conservation in the Borough. The policies in the DM LP seek to achieve good design and high quality public realm in new build schemes including tall buildings, protecting and enhancing the borough's heritage assets and protecting key views.

In addition the Planning Guidance SPD 2013 adds further detail on conservation matters such as Conservation Areas, Archaeology, and Buildings of Merit to reinforce the aim of BE1 – namely to “protect and enhance the character, appearance and setting of the borough’s heritage assets”. Similarly, the section on Accessible Design expands upon Policy BE1 and promotes the need for “good inclusive design”.

Since BE1 was adopted some proposals for tall buildings have been approved for sites in each of the regeneration areas. Elsewhere in the borough, some proposals for tall buildings have been resisted where they were not in accordance with Policy BE1 and other relevant policies.

Further updates will be reported in the next monitoring period.

## 5.5 Open Space

### INDICATOR 32

The area of garden land granted permission for development

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

**Target:**  
None

- The total number of applications were 5 and from these 11 units of accommodation were gained.

### INDICATOR 33

The net change to areas of nature conservation areas

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

**Target:**

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

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



MAP 7: Nature Conservation Areas, 2012

### INDICATOR 34

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

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

**Target:**

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

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



MAP 8: Open spaces in the borough

**Policy comments:**

The NPPF, like the London Plan, enables boroughs to resist inappropriate development of residential gardens where justified in light of local circumstances, but does not impose a blanket restriction on such development. This locally sensitive approach is supported by the NPPF which makes clear that the SHLAA allowances for windfall sites in the 5 year housing supply should not include residential gardens. The Core Strategy reinforces this approach in Policy OS1 and supporting text which protects back garden space and seeks enhancement to front gardens and greening of streets. DM LP policy DM E4 seeks to maximise the provision of gardens, garden space and soft landscaping and to protect back gardens from new development.

Broadly, it appears the policy is fulfilling its function of protecting gardens from development which is demonstrated by the small number of applications for outbuildings or new dwellings in garden areas. It should be noted that these developments will be offset by the approval of a number of areas of new garden space.

The relevant section of Core Strategy policy OS1 and the borough's nature conservation hierarchy continue to protect the borough's sites of nature conservation importance while policy DM LP E3 seeks to impose planning conditions to ensure the general enhancement of nature conservation areas.

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

## 5.6 Community Services

### INDICATOR 35

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

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

#### Target:

No net loss unless in accordance with policy

- Over the period 2014/15, there were 4 planning applications that increased the amount of D1 floorspace, and 10 applications for a reduction in the amount of floorspace.
- The approval of the planning applications that involve the change in floorspace will represent a net increase of 408 m<sup>2</sup> of community facilities and services in the borough.

## INDICATOR 36

### Net change in D2 use class floorspace

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

**Target:**

No net loss unless in accordance with policy

- Over the period 2014/15, there were two planning applications that increased the amount of D2 floorspace, and two application for a reduction in the amount of floorspace.
- The approval of the planning applications that involve a change in floorspace will represent a net increase of 595 m<sup>2</sup> of community facilities and services in the borough.

**Policy comment:**

Protecting viable facilities and delivering new facilities, in both cases where a need has been identified, is consistent with both Policy DM LP CF1 of the Core Strategy and Policy DM LP D1, in particular protecting premises that remain satisfactory for their purposes and protecting facilities where there is an identified need. Balancing this with considering alternative uses where there is no identified need and/or the premises are no longer satisfactory helps ensure the council can secure the appropriate facilities in the best locations whilst not hindering development.

## **5.7 Transport**

### **INDICATOR 37**

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

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

**No target**

- 2014/15 data survey shows that the modal split of trips to and from school in the borough was: 14% by car, 46% walking, 20% by bus, and 4% by train & tube, the rest being other modes of transport.
- Between the 2013/14 survey and the most recent survey, there has been a 3% shift in favour of bus use and 1% in favour of train and tube use, while car use dropped from 15% to 14% and walking dropped from 60% to 46%.

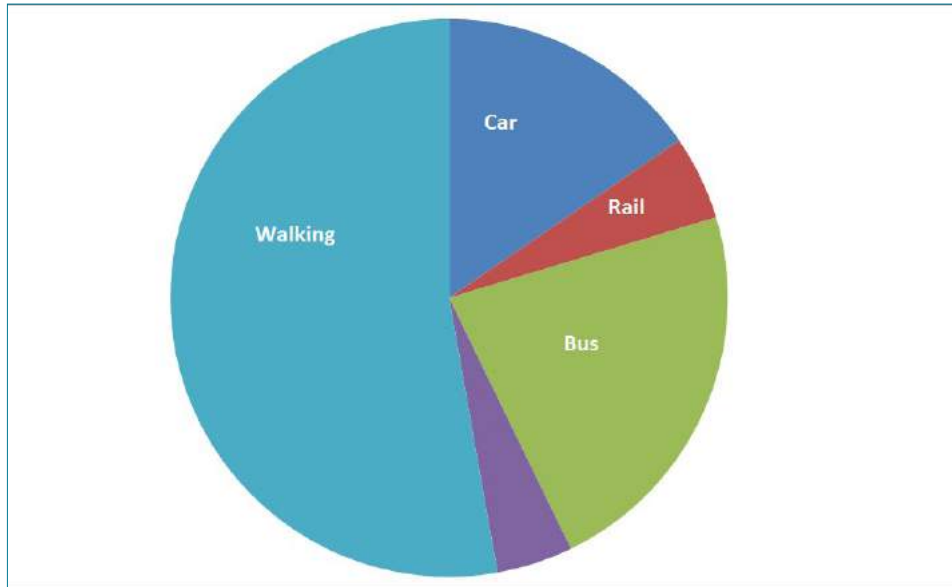


FIGURE 12: Mode of transport to and from school, 2014/15

#### INDICATOR 38

##### Private car usage

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

**No target**

- Between 2013/14 and 2014/15, 33% of the trips in Hammersmith and Fulham were made by public transport while 24% were made by private transport, principally by private car.
- Cycling represented 4% of the trips and walking a high 39%.
- This compares with the corresponding shares of 33% for public transport and 24% for private transport between 2011/12 and 2013/14.
- The results show a continuation in the previous trend of increase in public transport modes since 2007/08 (see Figure 13).

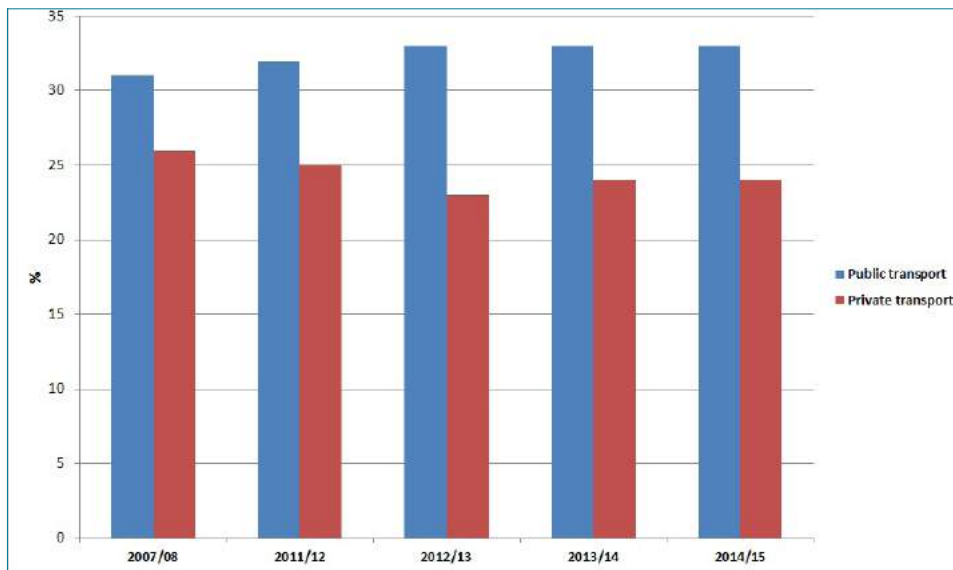


FIGURE 13: Trips per day and shares by main mode, average day (seven-day week) 2007/08 to 2014/15  
Source: TfL

## INDICATOR 39

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

#### SPD Transport Policy 1: Transport Assessments

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

- 8 TIAs were produced in 2014/15. This compares to 18 TIAs in 2013/14, 18 TIAs in 2012/13, 14 TIAs in 2011/12, 9 in 2010/11 and 12 TIAs in 2009/10.

## INDICATOR 40

### **Parking provision in permitted development schemes**

**London Plan policy 6.13:**

**parking**

**DM Policy J2:**

Vehicle Parking Standards

- In 2014/15, 1,656 additional parking spaces were approved in the borough  
This is over 4 times more than last years figure of 380.

## INDICATOR 41

### **Cycle parking provision for permitted development schemes**

**London Plan policy 6.13:**

**parking**

**DM Policy J5:**

Increasing the opportunities for  
cycling and walking

**Target:**

**Increase in provision**

- In 2014/15, 6,690 Net cycle parking spaces were approved in the borough.  
This is over 3.5 times more than last years figure of 1,438.

**INDICATOR 42****Parking provision for disabled people in permitted development schemes****London Plan policy 6.13:****parking****DM Policy J4:****Disabled Person's Parking  
(Blue Badge)****Target: Increase**

- In 2014/15, 294 additional car spaces for disabled people were approved in the borough. This represents an increase of over 6 times more than last year's figure of 46.

**Policy comment on transport section:**

There is a target in the Transport Local Implementation Plan (LIP) for school travel to increase the proportion of trips made on foot or by bicycle from 42% in 2004/5 to 49% by the end of 2013/4. The Council had met this target and this financial year generally show that good progress is being made towards reducing car use and increasing journeys made on foot, by bicycle and public transport, resulting in a total proportion of 85% of trips being made on foot or public transport.

## 5.8 Other policies

### INDICATOR 43

#### The length of riverside walk

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

**Target:**

To increase the length of the riverside walk.

- At the start of the monitoring period, the total length of the existing riverside walk was 7,597 metres and the total length of the proposed riverside walk 970 metres. During 2014/15 there was an increase of 150m with the completion of the Fulham Reach walking path.

### INDICATOR 44

#### Net change in potential capacity of existing waste management facilities

**Core Strategy policy:**  
**Borough-wide Strategic Policy CC3:** Waste Management

**Target:**

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

- In 2013, the overall waste capacity in H&F was 2,263,310 tonnes.
- There was no net change in potential capacity of existing waste management facilities since last year's MR. No further updates are available at this stage in time, and shall be reported on in the forth coming monitoring period 2015/2016.

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

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

#### INDICATOR 45

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

**Core Strategy policy:**  
**Borough-wide Strategic policy HS1:** Hazardous Substances

**Target:**

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

- No planning applications were permitted where HSE has objected.

## 6 DELIVERY AND IMPLEMENTATION THROUGH COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (CIL) enables a charge to be levied on the net increase in floorspace arising from new development in order to fund infrastructure that is needed to support development in the area. The charge needs to strike an appropriate balance between additional investment to support development and the potential effect on the viability of development

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

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

In respect of the Council's own CIL charge, on 18 November 2014, the council submitted its draft CIL charging schedule for examination. The hearing for the examination was held in February 2015 and, although outside of the timescale of this monitoring report, the CIL was adopted in May 2015 and came into effect in september 2015.

### INDICATOR 46

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

#### Target:

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

A link to the Council's Infrastructure Schedule is provided below:

<http://www.lbhf.gov.uk/CIL>

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

**INDICATOR 47**

CIL Regulations 62(4):

(a) Total CIL receipts for the reported year.

(b) Total CIL expenditure for the reported year.

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

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

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

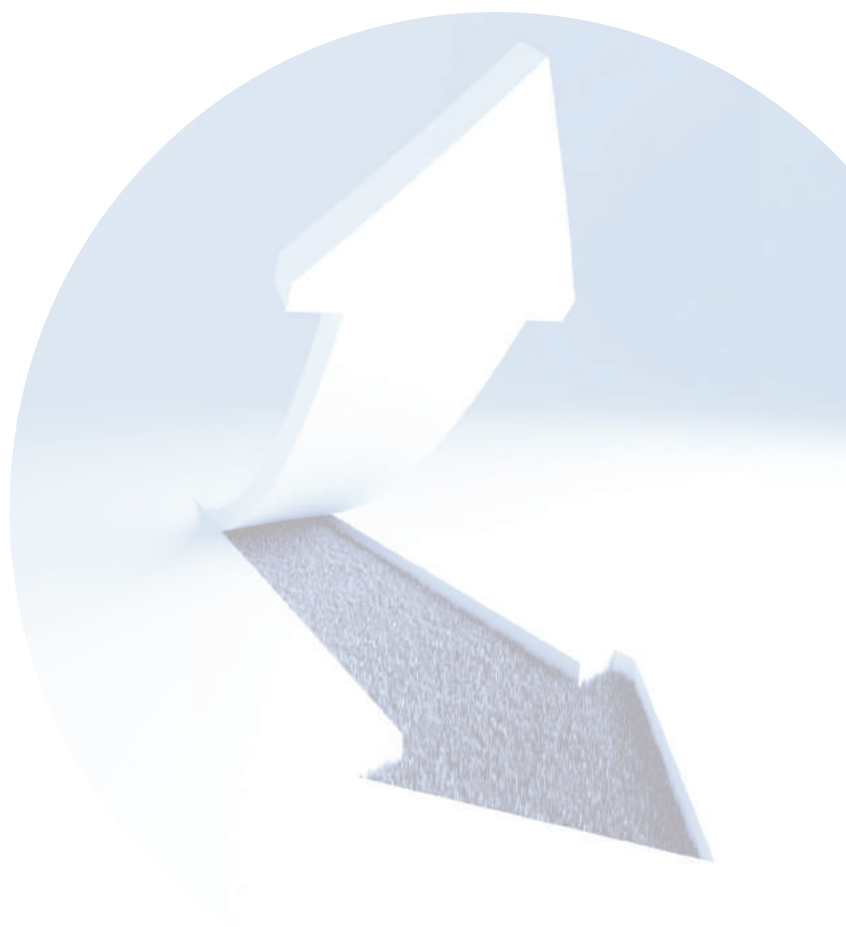
See also the Town and Country Planning (Local Planning) (England) Regulations 2012 34(5).

Target:

Not applicable in 2014/2015.

- The Local Planning Regulations only require this reporting information to be included in AMRs where the authority has prepared a CIL monitoring report as per the CIL regulations.
- The CIL regulations require only charging authorities to report on CIL. For the reporting year 2014-15, the Council was not a charging authority and thus has no requirement to report on CIL.
- The Council became a collecting authority for the Mayor of London's CIL on 1st April 2012, however, Mayoral CIL receipts are not reported in this AMR because: CIL regulation 62(2) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority.

# ANNEXES



## Abbreviations:

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

### Five-year housing supply 2014/2015:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
Unit 2H Woodstock Studios 36 Woodstock Grove London W12 8LE			1			
6 Tournay Road London SW6 7UF			1			
160 King Street London W6 0QU				1		
50A Fulham Palace Road London W6 9PH				2		
Imperial Arms 577 King's Road London SW6 2EH					2	
Flat B Second And Third Floors 49 Goldhawk Road London W12 8QP					2	
98A Lillie Road, SW6 7SR			3			
36 Harwood Road London SW6 4PH						3
100 - 102 Uxbridge Road London W12 8LR			3			
563 Fulham Road London SW6 1ES			4			
110 - 112 Uxbridge Road London W12 8LR				5		
Broadway Mansions Effie Road London SW6 1EL				5		
309 - 311 North End Road London W14 9NS					6	
322 - 324 North End Road London SW6 1NF					7	
The William Morris 2 - 4 King Street London W6 0QA				9		
50 Sullivan Road, SW6 3DX	12					
137 - 139 King Street London W6 9JG					18	
313-321 North End Road, SW6 1NN	20					
3 Black's Road, W6 9DT		24				
39/43 King Street (above boots)					24	
27/37 King Street (above m&S)						25
1 - 9 Lillie Road, Part Of Diary House, Roxby Place And Land Adjacent To The Railway Tracks, London SW6	65					
Big Yellow Storage						75

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
Riverside Studios And Queens Wharf Crisp Road London W6		156				
Watermeadow Court						189
Imperial College, 80 Wood Lane, W12 0TT	96	96				
181 - 187 King Street Town Hall Extension Town Hall Frontage And Land West Of Nigel Playfair Avenue (West) London W6			196			
Shepherd's Bush Market, Peabody And Broadway Centre, Nos.1 - 14 Market Lane, Former Laundry Site Rear Of Nos.9 - 61 Pennard Road, Land Adjoining Former Shepherd's Bush Library And Nos.30 - 52 Goldhawk Road W12						212
Albert Wharf, Swedish Wharf And Comley's Wharf Wandsworth Bridge Road London SW6 2TY				237		
Currys and PC World Hurlingham Retail Park, 362 Wandsworth Bridge Road And 1 - 3 Carnwath Road London SW6				242		
Empress State Building Empress Approach London SW6 1TR				100	142	100
Kings Mall Car Park Glenthorne Road And 45 Beadon Road London W6	200	218				

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
Car, Coach And Lorry Park And 20 Seagrave Road, Diary House And Adjoining Electricity Substation Roxby Place London SW6	269	270	269			
164 Shepherd's Bush Road London W6 7PB			1			
89 And 91 Sulgrave Road London W6 7QH			1			
158 Shepherd's Bush Road London W6 7PB			1			
120 Blythe Road London W14 0HD			2			
Duke Of Edinburgh 1 Richmond Way, W12 8LW			6			
11 Sinclair Road London W14 0NS				20		
252 Goldhawk Road London W12 9PE			1			
8 And 8A King's Parade Askew Road London W12 9BA			2			
Rear of 63-65 Gayford Road, W12 9BY			3			
85 Askew Road London W12 9AH			3			
168 Goldhawk Road London W12 8HJ			4			
11 Findon Road London W12 9PZ			5			
176-182 Goldhawk Road, W12 9NS	15					
Edison Court And Tesla Court Warple Way London W3 7HJ				22		
258-264 Goldhawk Road, W12 9PE	20	20				
26 North End Crescent, London, W14 8TD	1					
19 Aynhoe Road London W14 0QA			1			
35 Fitzjames Avenue London W14 0RR			1			
4 Addison Bridge Place London W14 8XP			1			
1 Southcombe Street London W14 0RA			2			
York House Avonmore Place London W14 8RW	3					

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
Spring Vale Estate Ceylon Road London W14 0PY			10			
Barons Keep Gliddon Road London W14 9AT	11					
Leigh Court Avonmore Road London W14 8RJ	23					
Warwick Building Kensington Village Avonmore Road London W14 8HQ			25			
6 - 12 Gorleston Street London W14 8XS			28			
Samuel Lewis Trust Dwellings Lisgar Terrace London W14 8SE		38				
Unit 5 Waldo Works Waldo Road London NW10 6AW			1			
2 - 4 Letchford Mews London NW10 6AG			1			
863 - 865 Harrow Road London NW10 5NG			2			
Service Station On Du Cane Road London W12 0BL	32					
Land Adjacent To 1 Sedlescombe Road London			1			
249 Lillie Road London SW6 7LN			1			
Rear Of 10 - 14 Rylston Road London SW6 7HJ			1			
249 Lillie Road London SW6 7LN			1			
21 Epirus Road London SW6 7UR				2		
Apartment 2 Mitford Building 10 Dawes Road London SW6 7EW				2		
5th Floor 72 Farm Lane London SW6 1QA					2	
12 And 13 Salisbury Pavement Dawes Road London SW6 7HT					2	
15 Seagrave Road London SW6 1RP				4		
Vacant Building Rear Of 18 Farm Lane London					6	
101 Farm Lane, SW6 1QJ	50					

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	12018/19	2019/20
West Lodge Hammersmith Cemetery Margravine Road London W6 8HA				1		
2 Everington Street London W6 8DU				1		
1 Petley Road London W6 9SU				1		
194 Fulham Palace Road London W6 9PA				1		
70 Colwith Road London W6 9EY					2	
Flat A 36 Margravine Gardens London W6 8RH					2	
8 Margravine Gardens London W6 8RH					4	
3 - 5 Greyhound Road London W6 8NH					10	
Palace Wharf Rainville Road London W6 9HN	27					
Thames Wharf Rainville Road London W6 9HA						57
140 Hammersmith Grove London W6 7HE				1		
179 Hammersmith Grove London W6 0NJ				1		
97A Fulham Palace Road London W6 8JA				2		
10 Studland Street London W6 0JS				3		
116 King Street London W6 0QP				4		
248 or 87-9 Hammersmith Grove or Goldhawk Road, W6 7EP.		50				
271-281 King Street	81					
77 - 89 Glenthorne Road London						51
Guinness Trust Buildings						52
113 Munster Road London SW6 6DH						70
205 Munster Road London SW6 6BX					1	
Flat A 191 Munster Road London SW6 6BY					1	

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
225 Munster Road London SW6 6BU					1	
45 Kilmaine Road London SW6 7JU					1	
223 Munster Road London SW6 6BU				2		
115 Munster Road London SW6 6DH						3
Land To Rear Of 41 Filmer Road London SW6 7JJ						4
282 - 284 Munster Road London SW6 6BQ				5		
26 Fairholme Road,W14 9JX					2	
197 - 199 North End Road London W14 9NL					2	
23 Baron's Court Road London W14 9DY					2	
43 Chesson Road London W14 9QR						2
14 Bramber Road London W14 9PB				3		
34 Lillie Road London SW6 1TN					3	
102 North End Road London W14 9EX				3		
226 North End Road London W14 9NU				3		
57 Kenyon Street London SW6 6LA					1	
105 Langthorne Street London SW6 6JU					1	
13 Langthorne Street London SW6 6JT				2		
37 Harbord Street London SW6 6PL				2		
Sunberry Day Centre 147 Stevenage Road London SW6 6PB					9	
84 - 90B Fulham High Street London						58
263 New King's Road London SW6 4RB				1		
265 And 267 New King's Road London SW6 4RB				1		
40 Bovingdon Road London SW6 2AP				1		
134 Wandsworth Bridge Road London SW6 2UL				1		

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
Eel Brook Studios 125 Moore Park Road London SW6 4PS			4			
84 Wandsworth Bridge Road London SW6 2TF			4			
642 - 646 King's Road London SW6 2DU				5		
73 - 77 Britannia Road London SW6 2JR			11			
123 Dawes Road London SW6 7DU					1	
Cressy Court, W6 0ES					1	
63 And 65 Dalling Road London W6 0JD					1	
14 Wellesley Avenue London W6 0UP					1	
Emlyn Road, W12 9TF				2		
Flat 13 Ariel Court Goldhawk Road London W12 9PH				2		
282-292 Goldhawk Road, W12 9PF	25					
2a Brackenbury Road, W6 0BA	57					
Riverview House Beavor Lane London W6 9AR					95	
Land Adjacent To South Side Of Chelsea Creek Chelsea Harbour Drive Chelsea Harbour London					200	97
1B Breer Street London SW6 3HE					1	
172 Wandsworth Bridge Road London SW6 2UQ					1	
105 Stephendale Road London SW6 2PS						2
348A Wandsworth Bridge Road London SW6 2TZ						2
Dymock Street, SW6 3ET						2
121 Stephendale Road London SW6 2PS				2		
131 Wandsworth Bridge Road London SW6 2TT				2		

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
Parsons Green Club Broomhouse Lane London SW6 3DP	28					
Land Bounded By Harbour Avenue And Lots Road London	89					
Tent Site				89		
Favourite Public House, 27 St Ann Road			84			
2 - 4 Thornfield Road London W12 8JG						1
38 Arming Road London W12 7BB						1
Rear Of 73 Uxbridge Road London W12 8NR						1
101 Uxbridge Road London W12 8NL					2	
29 Hetley Road,W12 8BA					2	
29 Hetley Road London W12 8BA					2	
2 Bloemfontein Way London W12 7BQ			4			
The Goldhawk, 122-124 Goldhawk Road, W12 8HH					10	
140-142 Goldhawk Road, W12 8HH	11					
25-27 Wood Lane, W12- 7DP	12					
146 New King's Road London SW6 4LZ						1
5 Lettice Street London SW6 4EH					2	
917A Fulham Road London SW6 5HU					2	
12 Munster Road, SW6 4EN					2	
First Floor Flat 92A, New King's Road, SW6 4LU						2
363 New King's Road,SW6 4RJ				2		

## Five-year housing supply 2014:

Site name	2014/15 (Report- ing Year)	2015/16	2016/17	2017/18	2018/19	2019/20
792 Fulham Road London SW6 5SL						2
583 Fulham Road London SW6 5UA						3
45 Dawes Road, SW6 7DT						3
659 Fulham Road London SW6 5PY				4		
Units 1, 2, 5 And 8 Filmer Road Studios 75 Filmer Road London SW6 7JF				4		
London House, 100 New King's Road, SW6 4LX				24		
2 And 2A Collingbourne Road London W12 0JQ				3		
19 Collingbourne Road London W12 0JG				3		
28 Dunraven Road London W12 7QZ				3		
81 Ormiston Grove, W12 0JP				3		
146 - 148 Old Oak Road London W3 7HE				4		
Janet Adegoke Leisure Centre 56 Bloemfontein Road London W12 7DH					170	
Land bounded by Imperial Road				144	145	200
139 wadsworth Road			10			
155 Wandsworth Road			11			
George House, Brecon Road					1	
Hammersmith Embankment			372	186	186	
Baltic sawmills		149				
<b>Net Additional Dwellings</b>	<b>1147</b>	<b>1030</b>	<b>1082</b>	<b>1172</b>	<b>1079</b>	<b>1218</b>

**Sustainability indicators:**

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