
Local Development Framework
London Borough of Hammersmith and Fulham

Annual Monitoring Report 2008/09



December 2009

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Introduction

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

This is the Council's fifth Annual Monitoring Report (AMR) and reviews the year running from 1st April 2008 to 31st March 2009. In addition to information on the implementation of the Local Development Scheme, this document contains three different types of indicators; all of which are designed to assess the delivery of the Council's planning policy. The first set of indicators are called Core Output Indicators and are set by the Department of Communities and Local Government within the 2/2008 Update on Core Output Indicators (2008). There are 17 Core Output Indicators which are collected by every local authority in England. The second set of indicators are called regional indicators and are drawn from the Mayor's 2006/07 AMR. In total there are 25 indicators contained within this; however, many cannot be monitored at local authority level. Within this AMR two regional indicators have been monitored. The final set of indicators are called local indicators and are taken from Annexe I of the Council's Unitary Development Plan (UDP).

This year, there is a new section in Appendix 1 of the document which looks at Sustainability Indicators and Significant Effects Indicators. These indicators are taken from the sustainability indicators relating to the Council's Core Strategy. Each section and indicator follows an objectives-policies-targets-indicators approach. The UDP policies will be replaced by the policies in the new Local Development Documents of the Local Development Framework (LDF) as they are adopted.

If you would like more information on the AMR or the Local Development Framework please phone Thomas Cardis on 0208 753 3317.

Alternatively, you can use the contact methods below:

- By email to: ldf@lbhf.gov.uk

- By post to: Development Plans Team, Environment Department, Town Hall Extension, King Street, W6 9JU.

Introduction

Executive Summary

Executive Summary

This is the 5th Annual Monitoring report produced by the London Borough of Hammersmith and Fulham as required by the Planning and Compulsory Purchase Act 2004. It primarily consists of:

- a statement about the timetable and milestones for the preparation of documents set out in the Local Development Scheme;
- a set of contextual indicators;
- an evaluation of the Council's performance in relation to Core Output Indicators identified by the Department of Communities and Local Government;
- an evaluation of the Council's performance in relation to key regional indicators and local indicators set out in the Unitary Development Plan; and
- An evaluation of the Council's performance in relation to sustainability indicators and significant effects indicators.

In respect of progress in maintaining the timetable for LDF development plan documents (DPDs), although the key milestone of consultation on Core Strategy and Sites Allocations DPDs was met, the Council did not submit these documents in March 2008. Two supplementary planning documents were adopted, and the Council extended the life of a number of UDP policies which would otherwise have expired in September 2007.

With regard to the Council's performance against the Core Output Indicators, the situation is as follows:

Indicator No.	Indicator Description	Figure for 2008/09
H1	Housing provision target 1997-2007	400
H1(b)	Housing provision target 2007-2017	450 (581 achieved in 2008/09)
H2	Housing trajectory	Figures listed on page 15
H3	New and converted dwellings on previously developed land	100%
H4	Net additional gypsy and traveller pitches	None
H5	Gross affordable housing completions	448
H6	Building for life assessment scores (10 units gross or more)	Poor - 164, average - 140
BD1	Total amount of gross employment floorspace by type	B1(a): 7,107sqm, B2: 1,430sqm
	Total amount of net employment floorspace by type	B1(a): 4,286sqm, B2: 1,088sqm, B8: -336sqm
BD2	Total amount of employment floorspace built on previously developed land	100%
BD3	Employment land available by type	32.12 hectares

Executive Summary

Indicator No.	Indicator Description	Figure for 2008/09
BD4	Completed floorspace for town centre uses (gross)	B1(a): 7,107sqm, A1: 111,375sqm, A2: 166sqm, D2: 13,860sqm.
	Completed floorspace for town centre uses (net)	B1(a): 4,286sqm, A1: 110,775sqm, A2: 230sqm, D2: 13,860sqm.
E1	Number of applications granted contrary to Environment Agency advice	8
E2	Change in areas of biodiversity importance	None
E3	Renewable energy generation	142 megawatt hours
M1	Production of primary land won aggregates by mineral planning authority	None
M2	Production of secondary and recycled aggregates by mineral planning authority	None
W1	Capacity of new waste management facilities by waste planning authority	None
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	82,590 tonnes - 78.9% by landfill, 19.7% recycled, 0.2% composted and 0.1% incinerated.

Context and Contextual Indicators

Context and Contextual Indicators

CONTEXT

The borough of Hammersmith & Fulham is situated on the western edge of Inner London in a strategic location on the transport routes between the City and Heathrow. It is an area of contrasts, of wealth and poverty, and of attractive environments and areas that need improvement.

In geographical area it measures 1,641 hectares or 6.34 square miles, and its population, which is gradually increasing, was 169,300 in 2004 and is currently 172,200 (mid-2008).

In 2007, 111,550 people worked within the borough boundaries which is a marginal increase from the 111,450 employed in 2004 (Annual Business Inquiry).

The borough's population is of mixed origins. Almost 25% are of Black or Asian ethnic origin, and 5% are of Irish origin. The borough's school children speak some 98 languages.

The borough is densely built up, but it has some very attractive residential environments including buildings of historical interest and an extensive Thames riverside boundary as well as part of the Grand Union canal. The borough has some of the highest average house prices within London, but on the other hand is high in the national league table in measures of deprivation. The borough is ranked as the 38th most deprived local authority in the country (IMD 2007).

Overall, the borough had the third highest population density of any local authority in 2001 (105 persons per hectare). In addition, some of the busiest road junctions in London are located within the borough and it suffers disproportionately from the effects of through traffic. In 2000, the whole borough was designated an Air Quality Management Area.

There are three town centres in the borough (Hammersmith, Shepherds Bush and Fulham), which are the main shopping centres, but also important employment areas. Hammersmith's strategic location and extensive public transport accessibility has led to it becoming a significant sub-regional office centre. The shopping and leisure facilities at Shepherds Bush have been greatly improved with the opening of Westfield London in October 2008. The development has enhanced public transport in Shepherds Bush with the opening a new bus station and two new railway stations.

The largest employer in the borough is the BBC. It is based in Wood Lane and has expanded its complex there in recent years and has approximately 14,000 employees. Five BBC London-based departments, including two TV channels and two radio stations, will move to Salford in 2011. However, the BBC will retain a strong presence in White City, with approximately 5 - 7,000 staff at the Media Village Site (Source: BBC). The second largest employer is Westfield who has created approximately 7000 jobs.

The second largest employer is Westfield, who have developed Westfield London – the largest inner city shopping centre in Europe which opened in October 2008 and has created approximately 7,000 jobs. The development also funded public transport improvements (a new bus station and two new railway stations).

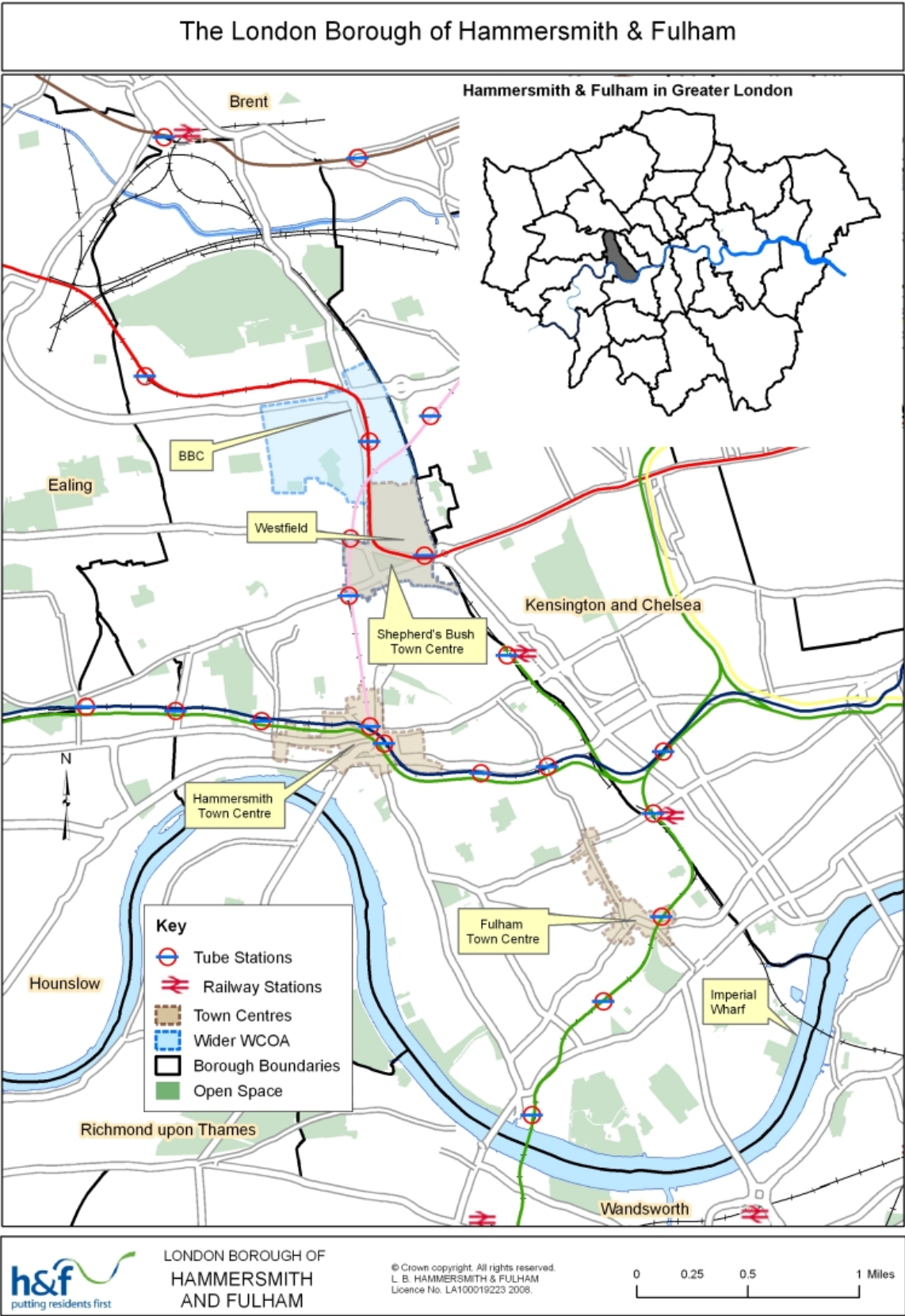
Context and Contextual Indicators

A planning framework for the wider White City Opportunity Area will be the subject of public consultation in 2010. The wider White City Opportunity Area will eventually become a location for many new homes and new jobs. Other major regeneration areas have also been identified in the Borough, including North Fulham/Earls Court and Hammersmith town centre, whilst at Imperial Wharf some 1,800 new homes continue to be built as part of a major mixed use scheme, also including provision of a local park.

More information on the borough may be found in Appendix 2 which includes details of contextual indicators drawn from national guidance or other local strategies such as the Community Strategy.

Context and Contextual Indicators

Figure 1 - Geographical overview of Hammersmith and Fulham



Context and Contextual Indicators

Local Development Scheme Progress

Local Development Scheme Progress

PROGRESS ON TIMETABLE AND MILESTONES FOR THE LOCAL DEVELOPMENT SCHEME

This AMR covers the period from 1 April 2008 until 31 March 2009 and measures progress against the council’s revised Local Development Scheme (LDS) which came into effect on 31 March 2007 and was updated by a further revision in January 2009.

The March 2007 LDS set out a full programme of document preparation and consultation. Key milestones relevant to 2008/09 are set out below, together with a review of progress in meeting these milestones.

Document	LDS 2007/2008 programme	Actual 2007/2008 programme
Development Plan Documents (DPDs), namely core strategy, generic development management (GDM) policies, site allocations and proposals map	<ul style="list-style-type: none"> Submission of Core Strategy and other DPDs March 2008 EIP for Core Strategy September-October 2008 and GDM document March 2009 	<ul style="list-style-type: none"> Submission and subsequent stages delayed LDS revised in January 2009 with amended programmes for the Core Strategy and GDM documents. Site Allocations document abandoned.
Supplementary Planning Document (SPD) on affordable housing and home ownership	<ul style="list-style-type: none"> Adoption October 2007 	<ul style="list-style-type: none"> Further evidence gathering and option consideration delayed programme. Adoption did not take place.
Supplementary Planning Document (SPD) on planning obligations	<ul style="list-style-type: none"> Adoption February 2008 	<ul style="list-style-type: none"> As above
Supplementary Planning Document on White City Opportunity Area	<ul style="list-style-type: none"> Noted that the way forward was under consideration. 	<ul style="list-style-type: none"> As per programme. Joint working with GLA and landowners continued.
SPDs on Conservation Area Design Guidance and Shopfront Design,	<ul style="list-style-type: none"> Adoption February 2008 	<ul style="list-style-type: none"> Further evidence gathering and option consideration delayed programmes. Adoption did not take place.

The actual 2008/09 LDF programme varied from the programme set out in the 2007 LDS. In respect of DPDs, a number of factors, including the nature of representations we had received in June-August 2007 consultation on Core Strategy preferred options, changing national planning policy guidance (PPS 12 Creating Strong and Prosperous Communities through Local Spatial

Local Development Scheme Progress

Planning) and ongoing refinement of the Council's vision for the borough, lead to a revision of the programmes for the Core Strategy and Generic Development Management DPDs. It also resulted in a decision to abandon the Site Allocations document and to include key strategic sites in the Core Strategy

In particular the representations from the Government Office for London that were concerned with "the presentation of weak strategic spatial options" were considered important. We also wanted to consider more fully other matters, such as the Council's revised Community Strategy and Housing Strategy (including our decision to increase the housing target) and regeneration initiatives. In addition, further work with our strategic partners on infrastructure needs required to support the Core Strategy was considered to be especially important. We therefore decided to re-consult on Core Strategy Preferred Options rather than proceed to submission of the development plan document so that we could prepare a document that was tailored more closely to the strategies of the Council and its partners and would also reduce the risk of the Core Strategy being found unsound at Examination.

The Government Office for London and the Greater London Authority were kept informed of these circumstances and a revised LDS came into effect in January 2009 which identified our revised programme and the changes to the LDF process identified in PPS12. This proposed further public participation on Core Strategy options under new Regulation 25 in February-March 2009, but this was actually undertaken in June 2009.

In respect of supplementary planning documents (SPDs), the council continued to progress the planning framework for the wider White City Opportunity Area as well as commencing work on other key regeneration areas that are fundamental to achieving the council's vision for the borough.

Indicators by Sector

Indicators by Sector

Housing

Borough Objectives

The strategic policy in the Unitary Development Plan relating to housing was deleted in the 2007 Saved Policies Exercise. The Mayor's London Plan Objective 1 is to accommodate London's growth within its boundaries without encroaching on open spaces. This is to be achieved by making the most sustainable and efficient use of space and by achieving an urban renaissance through higher density and intensification in line with public transport capacity, particularly in opportunity areas.

The Council's Core Strategy Options document identifies a new objective relating to housing, which seeks to increase the supply and choice of high quality housing and ensure that the new housing meets local needs and aspirations, particularly the need for affordable home ownership for homes for families.

Core Output Indicator H1: Plan period and housing targets

Table 1 below sets out Hammersmith and Fulham's housing provision targets. For the review year, the target was 450 residential units.

Table 1 – Housing provision targets

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	1997	2007	400 per annum	RSS
H1(b)	2007	2017	450 per annum	RSS

Core Output Indicator H2: The housing trajectory

Figure 2 shows the borough's housing trajectory, which incorporates indicators H1 and H1(b) (housing provision targets), H2(a) (net additional dwellings in previous years), H2(b) (net additional dwellings in the reporting year), H2(c) (net additional dwellings in future years and amount of land to be developed in the next five years) and H2(d) (managed delivery target). Table 2 shows a more detailed breakdown of the figures contained within the trajectory.

The purpose of the trajectory is to set out the past, present and future supply of housing over the entire lifespan of a Development Plan Document or Unitary Development Plan and to assess any future shortfall or surplus of housing over the plan period by comparing this to building rates.

Indicators by Sector

The trajectory shows that there was a net housing gain of 581 units from completions in the review year, which well exceeds the target of 450 units and continues the trend of earlier years. By the mid-point of the current year (2009/10), 167 residential units had been implemented. In the six months up to March 2010, a further 328 residential units are scheduled for completion.

The trajectory’s five year housing supply (2010/11-2014/15) has been established through discussions with developers, development control officers, enabling officers and Registered Social Landlords. The figures in the trajectory only include known sites that will deliver a net residential gain of five or more units. In addition to this, it is anticipated that there will be windfall development that will further supplement the annual estimations. Figures are based on delivery dates as of September 2009 and will be reviewed on a regular basis, particularly in light of the current economic conditions. Appendix 2 shows the sites of five or more units that have been used to establish the next five year’s housing land supply for the borough together with a summary of the information of deliverability from developers and development control officers that has informed the implementation date estimations. The current economic conditions are expected to have a significant impact on housing delivery in the immediate future and it is anticipated that the council will fail to meet its 450 net additional dwellings per annum target for the next three years. However, in the longer term, housing delivery is expected to pick up and completion figures are expected to rise year on year over the five year supply period.

From the 2015/16 financial year onwards, aggregated housing completion figures have been used for the trajectory. This is because it is very difficult to predict when a development is likely to be completed post 2015. However, we do know that over the 2015-25 period, the majority of housing is likely to be delivered within the Wider White City Opportunity Area and the Earls Court and West Kensington Opportunity Areas.

Indicators by Sector

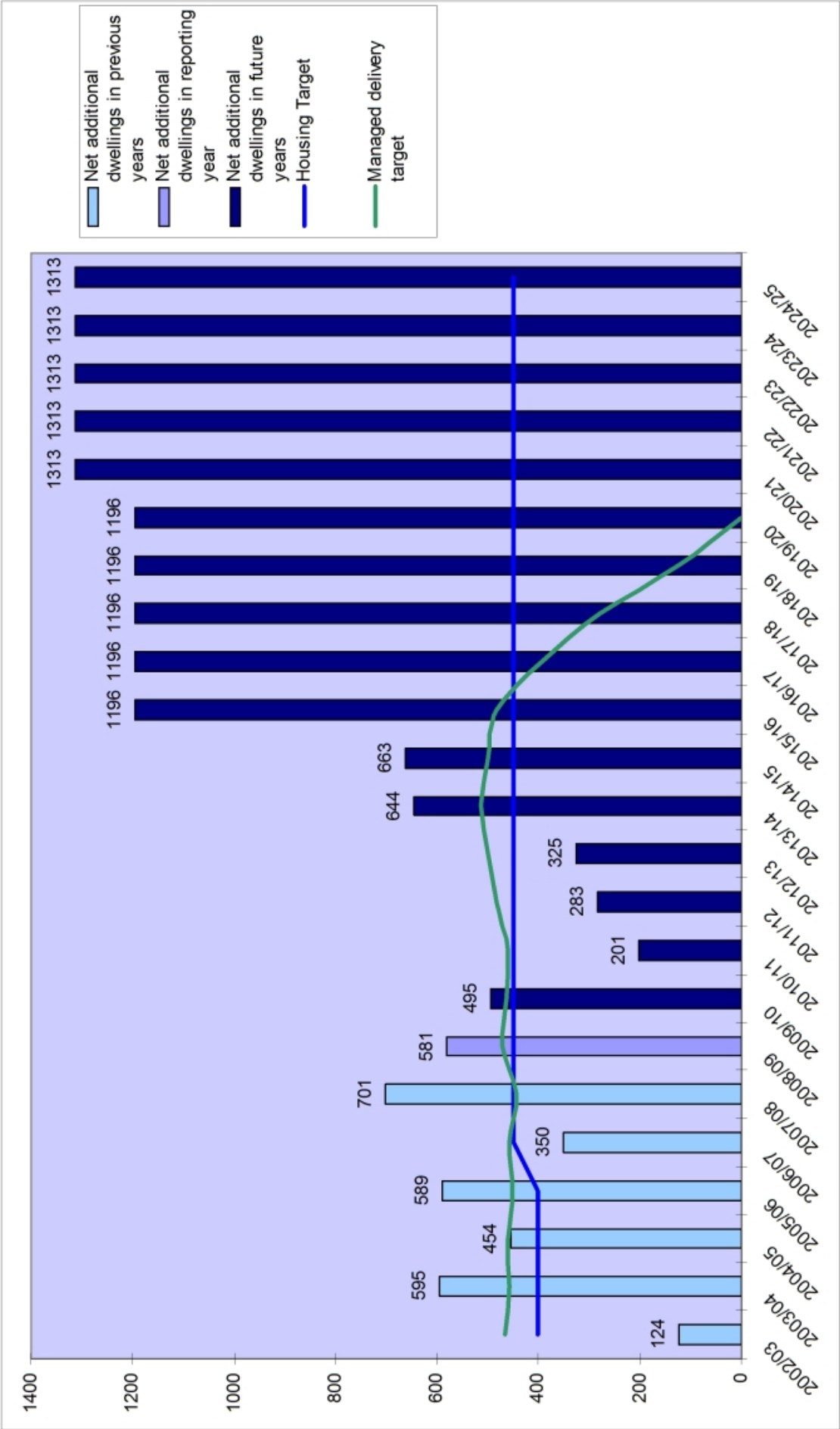
Table 2 - Core output indicator H2.

	H2a	H2b	H2c		H1	H2d
Year	Net additional dwellings in previous years	Net additional dwellings in reporting year	Net additional dwellings in future years	Hectares	Housing Target	Managed delivery target
2002/03	124					465
2003/04	595					459
2004/05	454					459
2005/06	589					452
2006/07	350					458
2007/08	701					443
2008/09		581				471
2009/10			495	3.7	450	464
2010/11			201	1.2	450	462
2011/12			283	3.6	450	482
2012/13			325	7.1	450	498
2013/14			644	7.4	450	514
2014/15			663	8.1	450	501
2015/16			1196			483
2016/17			1196			394
2017/18			1196			279
2018/19			1196			126
2019/20			1196			-88
2020/21			1313			
2021/22			1313			
2022/23			1313			
2023/24			1313			
2024/25			1313			

At the midpoint of the current year, there had been a net residential gain of 167 units.

Indicators by Sector

Figure 2 - Housing Trajectory



Indicators by Sector

Core Output Indicator H3: New and converted dwellings on previously developed land

In the review year, 693 gross residential units were completed. 100% of these were either built on previously developed land or provided through conversions. All new build housing developments over the last five years in the borough have been built on previously developed land.

Core Output Indicator H4: Net additional pitches (Gypsy and Traveller)

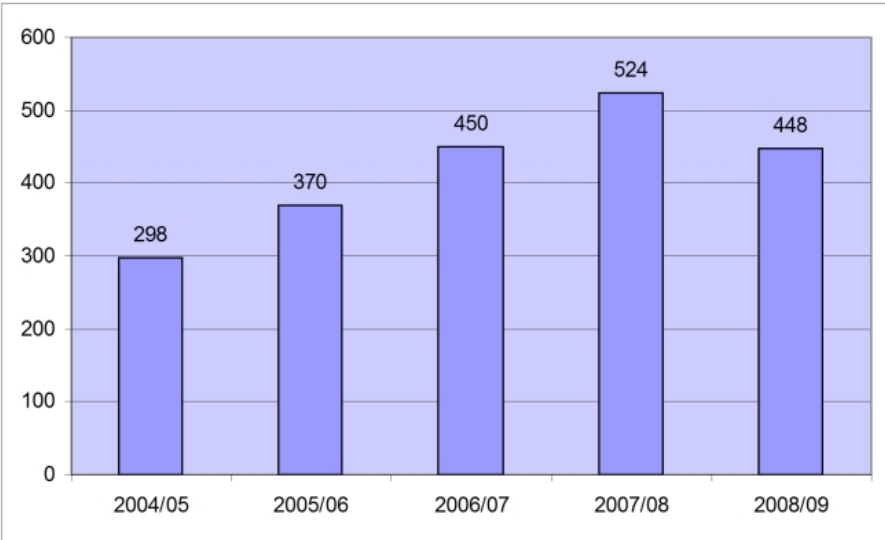
Hammersmith and Fulham shares its Gypsy and Traveller site with the Royal Borough of Kensington and Chelsea. The Gypsy and Traveller Accommodation Needs Assessment (2007) revealed a need for 0-5 additional pitches between 2007 and 2012 to accommodate families living in housing, but with a psychological aversion to bricks and mortar. The Mayor’s Draft Replacement London Plan has set the borough of Hammersmith and Fulham a proposed target to provide five pitches in the 2007-2017 period.

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

Core Output Indicator H5: Gross affordable housing completions

Figure 3 below shows the gross number of affordable housing completions over the last five review years. In the 2008/09 review year, there were 448 gross affordable housing completions. The largest of these residential completions were at Parson’s Green Lane (140), Imperial Wharf (143) and Larden Road (138).

Figure 3 - Gross affordable housing completions



Indicators by Sector

Core Output Indicator H6: Building for Life Assessments

Building for Life is the national standard for well designed homes and neighbourhoods. Residential schemes providing ten or more units are graded upon their completion against 20 criteria, scoring a point for each criterion they meet. Schemes are judged to be poor if they score less than 10 points, average if they score 10-13, good if they score 14-15 and very good if they score 16 or more points.

A gross total of 307 residential units were completed on sites of 10 or more units in the review year. Table 3 shows the scores that these units attained, against the building for life criteria.

Table 3 - Building for Life ratings

Rating	Number
Poor	167
Average	140
Good	0
Very Good	0

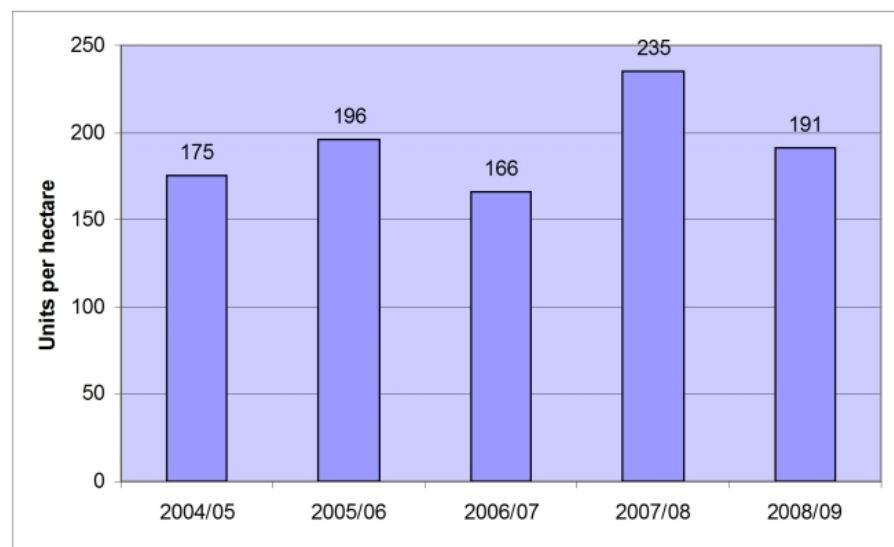
Regional Indicator 1 – Housing Density

This indicator relates to Key Performance Indicator 2 in the Mayor’s Annual Monitoring Report.

Figure 4 below shows the average housing density of granted schemes over the past five financial years. In the review year, an average density of 191 units per hectare was delivered in permitted schemes. This compares to a London-wide average of 145 units per hectare from permissions in 2007/08. Compared to the 2007/08 London-wide figures, the London Borough of Hammersmith and Fulham is currently permitting the 9th highest housing densities out of London’s 33 Local Authorities.

Indicators by Sector

Figure 4 - Housing density



Local Indicator 1 - Prevention of loss of existing residential

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

Five officer’s reports referred to policy HO1 in the review year. Four of these applications were approved and one was refused.

The refused application was for the change of use of a residential property into a social club. The applicant was deemed to have not provided sufficient evidence that there were special circumstances regarding this application and the proposal was refused on the grounds of policy HO1.

Of the approved applications, one application proposed an overall loss in unit numbers (a loss of ten units) but a gain in bedspaces. It was considered that the proposal would help to meet an identified housing need and the departure from policy HO1 was considered acceptable. Another application proposed the change of use of a ground floor residential flat into retail. As part of the assessment of the application however, it was established that the residential unit was not lawful and that enforcement action had been lodged to return the property to A3 use. Another application proposed to use two adjacent properties as nursing accommodation. The current use of the property was unclear and it appears that, if anything, the property had been last used as a doctor’s surgery. Another application sought the change of use of a basement to A1 retail. The lawful use of the basement had not been established but a site visit had found there to be some residential fittings within the basement. Despite this, it was felt that the lawful use of the property was unlikely to have been previously that of residential and the proposals were therefore acceptable in terms of policy HO1.

Indicators by Sector

For the review year, the target of granting no applications that would result in the net loss of residential when measured in dwellings, bed spaces and residential floorspace was not met as a consequence of the previously mentioned approved application, resulting in the net loss of 10 residential units. However, given that there was a significant increase in bedspace numbers and that the scheme was catering for a specific need, the justification of the loss of residential units is considered acceptable given the special circumstances of this application.

Local Indicator 2 - Net market and affordable housing approvals

In order to achieve the borough’s housing provision target, it is important to monitor the number of granted housing units on an annual basis. Table 4 below shows net market and affordable housing approvals for the review year and the previous four monitoring years.

Table 4 - Net housing approvals

Year	Type	Total	New build	Change of use	Conversions
2004/05	Market	110	65	10	35
	Affordable	204	194	2	8
	Total	314	259	12	43
2005/06	Market	762	654	33	75
	Affordable	1167	1155	8	4
	Total	1929	1809	41	79
2006/07	Market	205	71	43	91
	Affordable	268	260	7	1
	Total	473	331	50	92
2007/08	Market	721	558	77	86
	Affordable	671	671	0	0
	Total	1392	1229	77	86
2008/09	Market	321	98	69	154
	Affordable	31	31	0	0
	Total	352	129	69	154

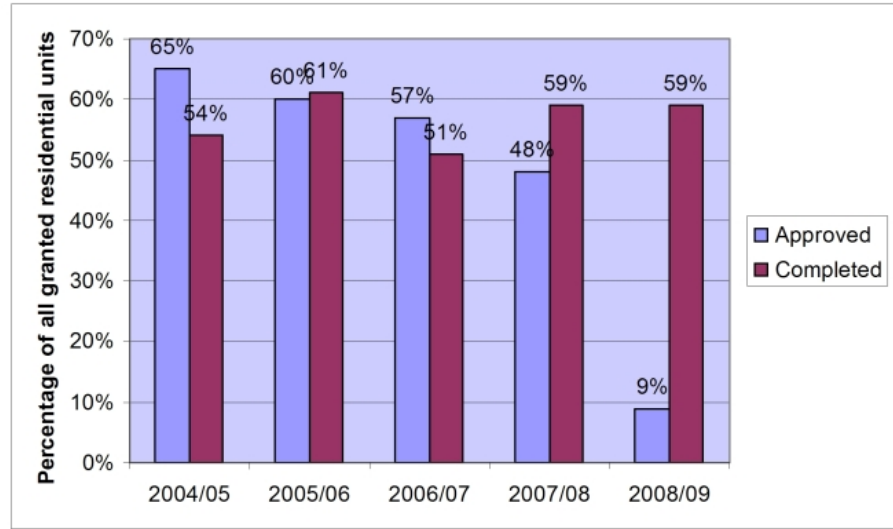
In the review year a total of 352 units were granted planning permission. Only two large (over ten residential units) applications were granted planning permission; one for the erection of additional storeys to Norland, Poynter and Stebbing Houses on the Edward Woods Estate (a net gain of 12 units) and the other, for the use of 156 and 160-164 Du Cane Road as residential flats instead of residential hostels (a net gain of 27 units).

Indicators by Sector

Local Indicator 3 - Affordable housing

On 5 December 2008, the Direction issued by the Secretary of State on 27 September 2007, to extend the life of UDP policy HO5, was quashed. Accordingly, UDP Policy HO5, which sought affordable housing provision, expired and no longer forms part of the Unitary Development Plan. The target for this policy had been that 65% of total new housing should be affordable. In light of the policy's deletion, the new target will be that of London Plan Policy 3A.9 which states that 50% of housing provision should be affordable. Figure 5 below shows the percentage of affordable houses approved and completed for each financial year as a proportion of all housing approvals and completions.

Figure 5 - Affordable housing approvals and completions as percentage of tenures



In the review year, the Council met the London Plan target for completions but not for approvals. This is largely because of the limited number of large applications granted permission over the 2008/09 financial year. In total, 67 units were approved on schemes providing 10 or more residential units. Of these, 55 units were affordable; 82% of the units approved on large development schemes. It is anticipated that under the current economic conditions, it is going to be difficult for the Council to achieve its 50% target given the impact of the current recession upon economic viability.

Local Indicator 4 - Wheelchair accessible units in new developments

This indicator relates to Unitary Development Plan Policy HO6, which requires 10% of new units in developments providing 20 or more residential units to be wheelchair accessible. Table 5 below shows the year on year provision of wheelchair accessible units from major residential schemes in the borough.

Indicators by Sector

Table 5 - Wheelchair Accessible Units in Major Residential Schemes

Year	Total dwellings from schemes providing over 20 units	Wheelchair accessible	Percentage of total
2004/05	329	27	8.2%
2005/06	1,808	103	5.7%
2006/07	374	20	5.3%
2007/08	1,181	69	10%*
2008/09	55	0	0%

** Percentage excludes Imperial Wharf scheme because previous stages of the development have already provided the number of wheelchair units required as part of the original outline permission*

Two applications were granted permission in the review year for over 20 units. One scheme involved alterations to a property to convert the scheme from 34 units to 24 units. Because the development was leading to a net loss of residential units by reconfiguring the property, there were not any opportunities to provide wheelchair accessible units or lifetime home units. The other scheme was for the change of use of four HMO properties to residential, increasing the number of residential units from 4 to 31. Again, as this involved the reconfiguration of a residential property it was not possible to provide any such units.

However, four wheelchair accessible units were granted permission elsewhere in the borough on smaller schemes; two as part of a redevelopment scheme on Loftus Road and two as part of a new development at Westwick Gardens. 28 units in the borough were approved that would meet Lifetime Homes standards.

Local Indicator 5 - Lapsed residential permissions

The purpose of this indicator is to monitor the number of residential applications that were not implemented. The current economic climate makes it unlikely that as many residential schemes will be implemented as in previous years. Table 6 below shows the number of lapsed schemes and the amount of unimplemented residential units over the last five financial years.

Table 6 - Lapsed schemes and net unimplemented residential units

Year	Number of schemes lapsed	Net residential gain not implemented
2004/05	5	78
2005/06	8	14
2006/07	4	6
2007/08	1	16
2008/09	16	197

Indicators by Sector

In the review year, 16 schemes lapsed which would have led to the creation of 197 residential units. The rise in the number of lapsed permissions is in part explained by the lapsing of four permissions relating to the Chelsea Harbour scheme, which accounted for 171 of the lapsed units. Despite this, there was still a significant increase in the number of lapsed schemes and it is anticipated that this is a result of the current economic climate. This figure does not include schemes that have been superseded.

Business Development and Town Centres

Business Development

Borough Objectives

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

The Core Strategy Options document identifies the borough's key regeneration areas where new business development will be promoted and identifies the Hythe Road Strategic Industrial Location for more varied types of employment uses. It allows for the loss of space elsewhere where retention can no longer be justified. Specific objectives seek to enhance the provision for small businesses in the borough.

Core Output Indicator BD1: Total amount of additional employment floorspace by type

Figure 6 shows the total gross employment floorspace provided through completed developments over the last five financial years. Table 7 provides a further breakdown of information for this review year by type.

Indicators by Sector

Figure 6 - Gross completed floorspace

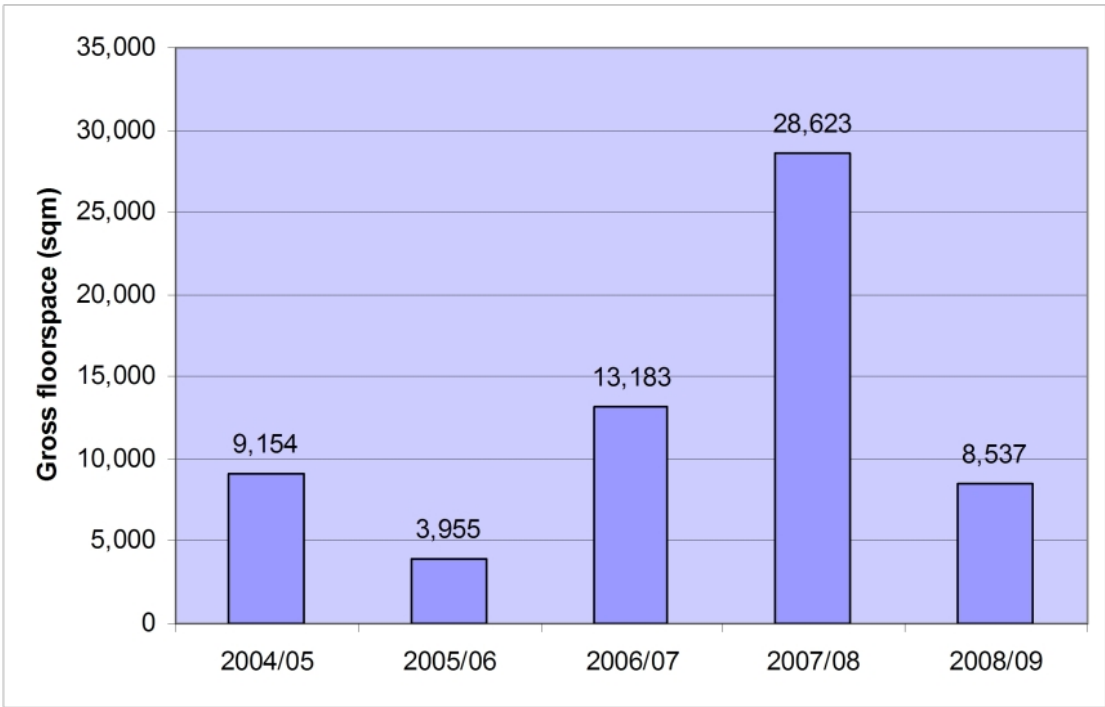


Table 7 - Total amount of additional employment floorspace (sqm) by type and planning designations 2008/09

		B1(a)	B1(b)	B1(c)	B2	B8	Total
Town Centres							
Fulham	Gross	-380					-380
	Net	-380					-380
Shepherd's Bush	Gross	154	0	0	0	0	154
	Net	154	0	0	0	0	154
Total Town Centres	Gross	-226	0	0	0	0	-226
	Net	-226	0	0	0	0	-226
SIL							
Hythe Road	Gross	0	0	0	0	0	0
	Net	0	0	0	0	0	0
Wood Lane	Gross	0	0	0	0	0	0
	Net	0	0	0	0	0	0
Total for SIL	Gross	0	0	0	0	0	0
	Net	0	0	0	0	0	0
Total outside of TCs, and SIL	Gross	7333	0	0	1430	0	8763
	Net	4512	0	0	1088	-336	5264
Total Borough	Gross	7107	0	0	1430	0	8537
	Net	4286	0	0	1088	-336	5038

Indicators by Sector

Table 7 shows there was a growth of B1(a) office and B2 industrial floorspace during the period, but this growth was offset by losses in most employment types, including a net loss of B8 storage. The overall result was a net growth in employment floorspace of 5,038 sq.m. during the 2008/9 period. The growth of floorspace was due mainly to the completion of the mixed use scheme at the former dairy depot in Parsons Green Lane that included 7,848sq.m. of B1/B2 floorspace.

The table also shows how the changes in employment floorspace during the period have impacted on designated planning areas including town centres and SILs. This no longer shows locally designated employment zones which expired before this monitoring period.

A small amount of the new B1(a) office development was within the designated town centre of Shepherd's Bush. There was no change in Hammersmith and an overall loss in Fulham. The majority of the new office floorspace continues to be outside the three town centres where the overall net increase is reduced by loss of floorspace in many small schemes.

There was no development activity in the SILs in Hythe Road or Wood Lane. These areas are also within wider Opportunity Areas identified in the London Plan.

There was a similar picture outside of the designated town centres and strategic industrial locations reflecting the lack of activity in the designated areas. The increase in floorspace continues to be greater than the loss of floorspace although the losses are mainly on small sites involving smaller premises and the gain comprises mainly a few larger schemes. Altogether 21 completions involved a change into or out of Class B use. The losses were predominantly to residential use and the gains have been on sites not previously in Class B use or were previously sui generis. A few schemes involved mixed use with some replacement floorspace. Altogether 17 schemes were completed during the monitoring period that involved the complete or partial loss of employment floorspace. These schemes involved the loss of 3,076 sq.m. of floorspace and 0.17ha of employment land (0.15ha to residential use and 0.02ha to non-residential uses). Table 8 below illustrates the number of schemes and the floorspace change involved.

Table 8 – Losses of employment floorspace

Existing use	Number of schemes	Proposed use	Employment floorspace lost (sq.m.)
B1a	9	C3	2015
B1a/C3	2	C3	114
B2	1	C3	41
B2	2	C3/B1	94 (net)
B8	1	C3/B1	120 (net)
A2/B1	1	A3/C3	380
B1	1	C1	312

Indicators by Sector

Core Output Indicator BD2: Total amount of employment floorspace built on previously developed land (PDL) by type

Table 9 shows that in Hammersmith and Fulham all of the employment-generating developments completed during the 2008/9 period were on previously developed land, as in the previous four financial years.

Table 9 - Total amount of employment floorspace built on previously developed land by type

	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (sq.m.)	7,107			1430		8,537
Percent on PDL	100%			100%		100%

Core Output Indicator BD3: Employment land available by type

Table 10 identifies the sites allocated for employment uses in the UDP and related supplementary guidance at March 2009. This includes six sites retained as site allocations in the UDP for uses including employment; the White City Masterplan area the subject of adopted Supplementary Planning Guidance; and Hurlingham Wharf a 0.5ha vacant site that is safeguarded for uses involving the transhipment of freight by river. Apart from Hurlingham Wharf, all sites are for B1 employment uses and most are allocated for employment uses as part of major mixed use schemes. Sites 32 and 47 comprise the major Imperial Wharf mixed use scheme where approximately 13 hectares of former employment land is being developed to include 15,564 sq. m. of B1(a) office floorspace. This figure has been subject to subsequent variations through change of use. Two town centre sites, Site 27 and Site F, are allocated for mixed use schemes and together they have a total of 45,888 sq.m. permitted B1(a) office floorspace on 0.84ha. These two sites are within Hammersmith town centre. The White City masterplan area is a 18ha site which will include significant B1 as part of a housing led regeneration of the area. It is estimated that the land available for employment purposes as part of sites allocated in the UDP and including part of the White City Opportunity Area is 8.5 hectares. This is unchanged from last year.

Table 10 - Employment land availability. Sites allocated for employment uses in Development Plan documents as at 31/03/2009

Site	Planning classification	Type of development possible	Site area (ha)	Comment
Site policy 23 - 41-45 Lillie Road	Site proposal retained - Outside designated areas	Residential or B1 use	0.11	Planning application for an extension to neighbouring hotel approved awaiting

Indicators by Sector

Site	Planning classification	Type of development possible	Site area (ha)	Comment
				S106 agreement. No B1 included in the scheme.
Site policy 32	Site proposal retained but EZ Townmead Road/Imperial road expired 09/07	Mix of employment uses, riverside public open space, housing and associated facilities.	7.95	Phase 1 under construction. Includes 15,564sqm of B1a use but this is subject to variation through subsequent approvals.
Site policy 47 - Imperial Road site	Site proposal retained but EZ Townmead Road/Imperial road expired 09/07	Mixed use B1-B8 inc., open storage and recycling industries	4.72	Final phases of Imperial Wharf major housing led mixed use scheme. Outline permission includes B1(a) as shown above. Revised application anticipated.
Hurlingham Wharf	Safeguarded wharf. Both EZ and site policy Site B expired 09/07	TN31: Safeguarded for re-instatement of riverside wharf use	0.5	Vacant wharf subject to strategic direction for re-instatement of wharf use. No planning permission
Site policy 27 H'smith & City Line Station Car park	Site proposal - Town Centre Hammersmith	Site 27 Mixed use including retail/B1(a) and community services	0.6	Planning permission for office led mixed use scheme including 39,141 sq.m. B1(a) not yet started
Site F Hammersmith Palais, Shepherd's Bush Road	Site Proposal -Town Centre Hammersmith	Site F Leisure uses with or without other town centre uses	0.24	Planning permission for mixed scheme including 6,747 sq.m. B1(a) not yet started. Alternative scheme for leisure and student accommodation anticipated.
White City Opportunity Area – masterplan area	SIL Employment zone classification expired 09/07	SPG encourages comprehensive development for a mix of uses including employment and housing	18	Revised SPG in preparation. No planning permission.

Note: This table has been compiled on a different basis starting with the 2007/8 AMR This means that comparable time series data is not possible. The change in methodology reflects the deletion of employment zones within the UDP and therefore removes some sites from inclusion, but also includes sites allocated in the UDP and supplementary documents rather than vacant employment land as previously.

Indicators by Sector

Land available for employment purposes as part of permitted schemes not included above is 8.14 hectares. If implemented, these schemes would provide a total of 110,670sq.m. of B1 gross floorspace, and 3,268 sq.m. of B8 gross floorspace. The largest permitted schemes are the Hammersmith Embankment site (48,496 sq.m.), the BBC site at 201 Wood Lane (19,534sq.m.), Hammersmith Island site phase IV (9,000 sq.m) and Bedford House 69/79 Fulham High Street (15,044 sq.m gross).

Local Indicator 6: Promotion of Class B in designated SIL

This indicator relates to London Plan policy 3B.4 that seeks to promote, manage and protect the designated Strategic Industrial Locations. Two areas are currently identified within this borough - the Hythe Road area and part of the Wood Lane area. The target for this indicator is that no development decisions were made contrary to London Plan policy. During the period there were no major development decisions made within these areas. Within the Hythe Road SIL 3 permissions were granted. One to rebuild 4 industrial units on the Mitre Bridge Industrial estate to provide for 7 units. Another permitted the loss of an underused office unit to provide for a local fitness facility and the third provided for the intensification of use of a site in Scrubs Lane for B2 use from sui generis. The fitness facility was justified as providing a small scale complementary facility. There were no permissions for the Wood Lane SIL during the period reflecting the lack of development activity pending development of the White City Opportunity Area.

Local Indicator 7: Managing the stock of B class uses outside of SIL

This indicator relates to London Plan policies that require the management of industrial and commercial premises including 3A.2, 3B.2 and 3B.4 that allow for the management and where appropriate the release of surplus industrial and commercial sites. The target for this indicator is that applications should be granted for change of use only where the circumstances of the site or building merit it and that approval should be permitted in appropriate locations for additional floorspace. Major schemes should be directed to the town centres or Opportunity Areas. During the monitoring period there were 51 approvals involving industrial or commercial sites. Over half of these applications (33) involved the loss of premises to an alternative non Class B use including 24 to a C3 residential use and 7 schemes involved the loss of small scale B1 within the three town centres. The remaining 18 involved new or replacement Class B or were for mixed use schemes. The losses were justified mainly on the basis of length of vacancy and of failure for the premises to let following marketing over a reasonable period. They involve a potential loss of 16,055 sq.m. should all schemes be implemented. However, there is an overall potential net gain from approvals of 12,732 sq.m. mainly due to three schemes including at Imperial Wharf (2564 sq.m.) Bedford House, Fulham High Street (5048 sq.m. net increase), and at White City Centre (6725 sq.m.) The latter is within the designated town centre and within the wider Opportunity Area.

During the period there were 9 refusals involving employment sites or floorspace. These were refused using London Plan policies as the relevant policies including 3A.2, 3B.2 and 3B.4 either solely or alongside other reasons for refusal. They were refused because there was an unacceptable loss of employment floorspace. Two of these refusals were appealed both of them were dismissed (only one of these falling within the monitoring period).

Indicators by Sector

Local Indicator 8: Hotel development

This indicator relates to UDP policy E11, which permits hotel development in accordance with the policy criterion. The target for this indicator is that hotel schemes should be permitted where the criterion is satisfactorily met including a preference for town centre locations. During the monitoring period four approvals were given for the development or expansion of hotel use. These involved approval for an additional 130 bedrooms during the period. Two involved the extension of existing hotels providing for 37 additional bedrooms. Approval was given for two new hotels both in or adjacent to a town centre including approval for a 74 bedroomed hotel in Fulham town centre that involved the loss of A1. The other approval for a smaller scheme involved the loss of B1 on the edge of Shepherd's Bush town centre. There were no refusals during the period for hotel development.

During the period there was the loss of one Bed and Breakfast establishment to C3. Policy E11 does not oppose the loss of hotels or similar uses.

Town Centres

There are three designated Town Centres in the Borough, namely Hammersmith, Fulham and Shepherd's Bush. Hammersmith and Fulham Town centres are classified as major centres and Shepherd's Bush is classified as a district centre within the London Plan; although since the opening of Westfield London in October 2008, Shepherds Bush has been operating as a metropolitan centre. Further protected shopping areas in the borough include a network of nineteen key local shopping centres and 12 shopping parades and clusters.

Borough Objectives

A key objective of the Borough's UDP is to provide an adequate range of convenient and environmentally sustainable shopping facilities available to all sections of the community. The focus for major retail, office and leisure uses will be the town centres. The following national (Core), regional and local indicators can be used to help monitor the success of this objective.

The Council's Core Strategy Options document seeks to ensure that there is a satisfactory quantity and distribution of shopping and local services in the borough that contribute to ensuring we have decent neighbourhoods. Major development of town centre uses will be directed to major regeneration areas and the town centres.

Core Output indicator BD4: Total amount of completed floorspace for Town centre uses

Table 11 shows the amount of town centre use floorspace completed in the borough in the review year and Table 12 shows the significant retail developments (greater than 100 sq.m) that contributed to these figures.

Indicators by Sector

Table 11 - Completed floorspace for town centre uses in the borough

Use Class	Floorspace (sq.m)	Net gain (sq.m)
B1 (a)	7107	4286
A1	111,375	110,575
A2	166	230
D2	13,860	13,860

Table 12 - Significant retail, office and leisure developments completed during 2008/9 (greater than 300 sq.m)

Site	Use Class	Location	Floorspace (sq.m)	Description
Westfield London	A1	Within Town Centre	110775	Shopping mall
Westfield London	D2	Within Town Centre	13860	Shopping mall
70/74 and 80/82 Parsons Green Lane	A1	Outside of Town Centre	361	Mixed Use Redevelopment of former milk depot
70/74 and 80/82 Parsons Green Lane	B1	Outside of Town Centre	6418	Mixed use development including C3,A1 and B2 (1430 sq.m.)

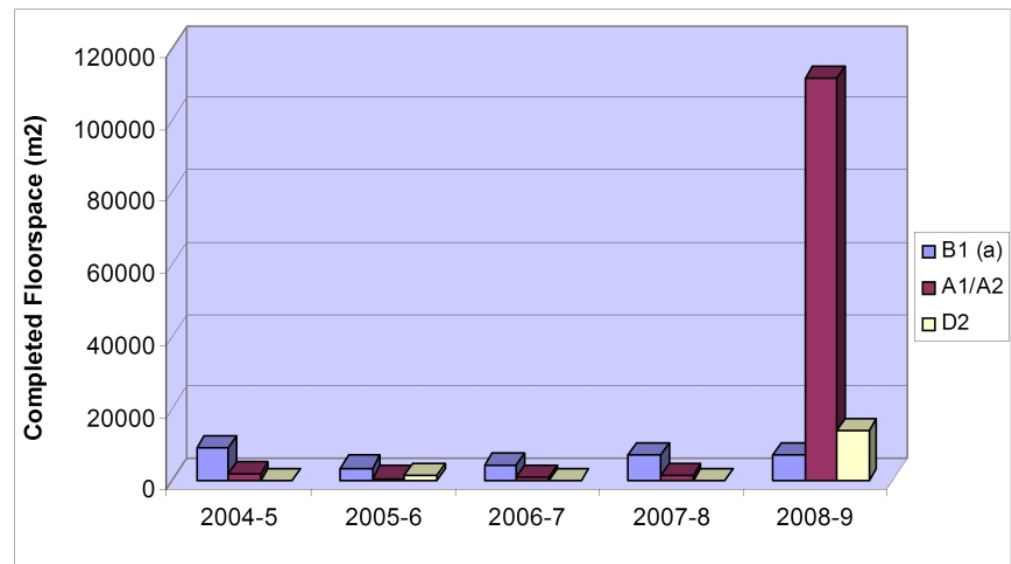
The Council adopted the town centre first principle outlined in PPS6 with regard to applications for town centre uses, but the completed scheme outside of a town centre in this period was considered to be acceptable in accordance with the parameters of PPS6 due to the previous use and accessibility of the site.

A major retail and leisure development completed in the period 2008-9 took place in Shepherd's Bush town centre. The completion of Westfield shopping mall represents 94% of completed retail, office and leisure development during this period.

Figure 7 shows time series information for completed floorspace by town centre use.

Indicators by Sector

Figure 7 - Completed floorspace by town centre use



Local Indicator 9: Key Local Shopping frontages in non-A1 use/ and in (pre 2005 Use Classes Order) A3 use (now A3-5)

UDP Policy SH3 (Key Local Shopping centres) seeks to provide a network of convenient and environmentally sustainable neighbourhood centres available to all of the community to meet retail and small-scale service needs. The target for this indicator is that no more than 33% of the frontage in the centre or individual street block in non A1 use and no more than 20% of an individual street block is in A3-5 uses. Table 13 shows the percentage of each key local centre frontage in A1 use.

An in-house survey undertaken in November 2008 by the Council, together with March 2009 completion data, indicates the usage and vacancy of units within the designated Key Local Shopping Centres for the period up to March 2009.

Table 13 - Percentage of Key Local Shopping Centre frontage in retail (Class A1) April 2005 - March 2009

	Percentage of Class A1				
Key Local Shopping centre	2005/6	2006/7	2007/8	2008/9	Change
East Acton	62	63	63	63	+1%
Bloemfontein Road	78	78	71	67	-11%
Uxbridge Road West	63	60	63	66	+3%
Uxbridge Road East	66	66	65	64	-2%
Edwoods Estate	68	68	68	73	+5%
Askew Road	55	51	52	49	-6%
Goldhawk Road	56	61	62	57	+1%

Indicators by Sector

		Percentage of Class A1			
Key Local Shopping centre	2005/6	2006/7	2007/8	2008/9	Change
Shepherds Bush Road	69	69	69	72	+3%
Blythe Road	69	65	65	53	-16%
Baron's Court	86	86	86	86	0%
West Kensington	58	58	61	55	-3%
Greyhound Road	66	66	64	55	-11%
Munster Road	73	73	73	65	-8%
Fulham Palace Road	68	68	68	71	+3%
Fulham Road West	89	89	80	74	-9%
Fulham Road Central	58	57	58	57	-1%
Parsons Green	76	76	72	65	-11%
Wandsworth Bridge Road North	83	84	84	75	-8%
Wandsworth Bridge Road South	92	92	92	92	0%

The overall health of the key local shopping centres in the borough was considered to be diminishing, with only 9 out of 19 centres meeting the indicator of having more than two thirds of the overall frontage in A1 use. The variance data above shows that the proportion of retail units has grown in some locations with 6 centres showing a rise in frontage since 2005, however 10 centres have seen a decline in A1 retail frontage since 2005.

Table 14 shows the total number of street blocks in each key local centre which have exceeded the frontage quotas for non A1 and A3-5 uses from April 2005-March 2009.

Table 14 - Number of street blocks which exceed non-A1 and A3-5 Quota

		No. of street blocks which exceed non-A1 Quota (one third)					No. of street blocks which exceed A3-5 Quota (20% max)			
Year	2005/6	2006/7	2007/8	2008/9	Change	2005/6	2006/7	2007/8	2008/9	Change
Total	35	38	37	45	+10	26	29	27	33	+7

The health of the individual street blocks within the centres reveals that although the health of the centres was good, there were some individual blocks that failed to meet the quotas. Indeed, 45 out of 79 individual street blocks exceeded the non-A1 quota for the period.

The concentration of A3-5 uses was high with 33 out of 79 street blocks in the period 2007-8 having exceeded the 20% quota. In centres where this was most apparent controlled release from A1 uses was considered acceptable where there was an existing quota infringement or high vacancy rates.

Indicators by Sector

The health of the centres is considered to be faltering and monitoring reveals that differences in meeting policy criteria exist within and between centres. Such information has assisted in developing new options and the definition of these centres and the quotas will be reviewed as part of the emerging Local Development Framework (LDF) for the borough. A new shopping hierarchy, including the re-designation of certain centres, could emerge in the LDF.

Local Indicator 10: Percentage of frontages outside of town centres and Key Local Shopping Centres in non-A1 class use/ percentage of frontages in (pre 2005 Use Classes Order) A3 use (now A3-5).

More than half of the borough’s shops are to be found outside of the town centres and key local shopping centres including 12 protected shopping parades and clusters together with a large number of small retail units.

UDP Policy SH3A seeks to protect parades and other retail premises, outside designated areas, which continue to provide a local shopping function. The target for this is 50% non-A1 (maximum) and 33% A3-5 (maximum) frontage in a centre. Table 15 below shows the change in A class frontages in these parades and clusters over the last three years.

An in-house survey undertaken in November 2008 by the Council, together with March 2009 completion data, indicates the usage and vacancy of units within the designated Protected Parades and Clusters for the period up to March 2009.

Table 15 - Percentage of protected parade frontage in retail (Class A1) and food and drink use (Classes A3-5) April 2005- March 2009.

Parade and Cluster	Class A1				Class A3-5			
	2005/6	2006/7	2007/8	Change	2005/6	2006/7	2007/8	Change
Brackenbury	47	59	59	+12%	41	41	41	0%
King Street West	42	42	43	+1%	25	23	24	-1%
Ravenscourt (King St)	39	41	41	+2%	23	23	23	0%
Latymer Ct (Ham Road)	68	69	64	-4%	5	5	5	0%
Fulham Palace Road North	51	50	46	-5%	22	24	26	+4%
Fulham Cross	67	67	73	+6%	6	6	6	0%
Lillie Road	81	78	78	-3%	0	0	0	0%
Dawes Road	59	59	63	+4%	3	3	3	0%
Fulham Road East	66	63	63	-3%	9	11	11	+2%

Indicators by Sector

	Class A1				Class A3-5			
Fulham High Street	51	54	53	+2%	13	14	14	+1%
New Kings Road	70	69	69	-1%	14	16	16	+2%
Kings Road	83	83	83	0%	16	16	16	0%

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

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

Local Indicator 11: Location of any major permitted new shopping schemes

UDP Policy SH9 expired in September 2007 and does not form part of the monitoring for this period.

Environmental Quality

Borough Objectives

The Council applies the principles of sustainable development through its planning policies, with particular regard to issues such as enhancing environmental quality and biodiversity, reducing pollution, controlling waste and promoting energy and resource conservation. Policy G3 in the Unitary Development Plan outlines the Council's ambitions to address wider environmental issues such as the sustainability of development and growth, global warming, and resource and energy conservation. The development of sustainable buildings, which integrate energy efficiency and renewable energy measures is also of increasing importance to help mitigate climate change impacts. The Council's Core Strategy Options document 2009 puts forward options that seek to reduce and mitigate the local causes of global warming and climate change, mitigate flood risk and improve the sustainability of new development. Objective 6 of the Mayor's London Plan supports these objectives, stating that London should become an exemplary world city in mitigating and adapting to climate change.

Indicators by Sector

Core Output Indicator E1: Number of applications granted contrary to Environment Agency advice on flooding and water quality grounds

A total of eight developments were approved by the council contrary to advice from the Environment Agency in 2008/09.

The EA objected in principle to three applications which related to separate residential units being built at basement level in Flood Zone 3. These were approved by the council as we did not have a policy that would support the refusal of planning permission on flood risk grounds alone and did not consider such objections from the EA to be sufficient grounds to refuse planning permission. There were five other applications where objections were raised because:

- 1. no flood risk assessment was provided as required
- 2. a Flood Risk Assessment was submitted but deemed to be inadequate by the EA
- 3. 3 applications were accepted by the EA subject to conditions being imposed to restrict the use of basement level residential units

All five applications were granted planning permission without amendment.

Table 16 - Applications granted contrary to the advice of the Environment Agency

Year	2004/05	2005/06	2006/07	2007/08	2008/09
Figure	0	0	0	0	8

Core Output Indicator E2: Change in areas of biodiversity importance

There have been no significant changes (losses or additions of areas of biodiversity importance) during the review year. A new site, the Westfield Nature Reserve is expected to open in the near future to compensate for the loss of UDP Site B1.3 (the White City Woodland) in 2007.

Table 17 - Changes in areas of biodiversity importance

Year	2004/05	2005/06	2006/07	2007/08	2008/09
Figure	0	0	Loss of 0.8ha - White City Woodland	0	0

Core Output Indicator E3: Renewable energy generation

Renewable energy systems are starting to be installed in the borough and proposals continue to come forward, particularly for the larger developments. Solar panels and solar water heating systems are also being retrofitted on single dwellings by residents.

Indicators by Sector

Table 18 - Renewable energy implementation, by type

Renewable Energy Type	Installations in 2007/08	Installations in 2008/09
Wind:Onshore	None	1 development site (6 turbines)
Solar Photovoltaics	84 Panels installed on town hall roof in March 2008	12 developments with PV panel installations ranging from small (single panels) to large (1,000sqm)
Hydro	None	None
The following categories of Biomass: <ul style="list-style-type: none">Landfill GasSewage Sludge digestionMunicipal (and Industrial) solid waste combustionCo-firing of biomass with fossil fuelsAnimal biomassPlant biomass	<ul style="list-style-type: none">NoneNoneNoneNoneNoneNone	<ul style="list-style-type: none">NoneNoneNoneNoneNone1 (wood pellet fired)

Also, one site had a ground source heat pump system installed and seven used solar water heating units in the review year.

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

Table 19 - Renewable energy implementation over the last five years

Year	2004/05	2005/06	2006/07	2007/08	2008/09
Figure	None	None	None	1.375 Megawatt hours (estimated)	142 Megawatt hours (estimated)

Core Output Indicator M1: Production of primary land won aggregates by minerals planning authority.

Core Output Indicator M2: Production of secondary and recycled aggregates by mineral planning authority.

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

Indicators by Sector

Local Indicator 12: Percentage of homes meeting the Code for Sustainable Homes level 3 or higher

No developments meeting level 3 were approved in 2008/09.

Local Indicator 13: Pollution exceedences

This indicator looks at the number of days in a year that the level of pollution exceeds the guide limits for particulates (PM10) and Nitrogen Dioxide (NO2). Table 20 shows the number of pollution exceedences per annum in the last four years.

The Hammersmith Broadway air quality monitoring station which is used to report on exceedences of the PM10 and NO2 objectives was closed part-way through the 2009 reporting period. Therefore the 2009 reported results suffer from low data capture rates and may not be representative of actual levels.

Table 20 - Pollution exceedences over the last four years

AMR Year	2004/05	2005/06	2006/07	2007/08	2008/09
PM10 exceedances	26*	39	33	26*	0*
NO2 exceedances	21*	32	38	88	6*

* Indicates less than 90% data capture rate.

The PM10 objective is that there are no more than 35 days a year exceeding 50ug/m3 (micrograms per cubic metre of air). This target was exceeded in the 2005/06 financial year. The NO2 objective is that there are no more than 18 days above 200ug/m3. This figure has been exceeded in all years but for the reporting year.

Local Indicator 14: Tonnes of CO2 emissions per capita

There is currently a two year lag in DEFRA supplying the figures on this indicator and the most recently released figure (in September 2009) are for 2007. Table 21 shows the information currently available on tonnes of carbon dioxide emissions per capita in Hammersmith and Fulham.

Table 21 - Tonnes of CO2 emissions per capita in Hammersmith and Fulham

AMR Year	2004/05	2005/06	2006/07	2007/08	2008/09
Figure	6,400	6,600	6,100	tbc	Tbc

Indicators by Sector

Local Indicator 15: Number of applications that include sustainable urban drainage

No large-scale sustainable drainage schemes were installed in developments in 2008/09. However, it is hoped that as developments are designed to the higher standards required by the Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method, that sustainable drainage measures will be integrated into major developments as a standard feature.

Waste

Borough Objectives

The key objectives for this topic area follow the national strategy of promoting the waste management hierarchy to reduce, re-use and recycle and to reduce the amount of waste sent to landfill. London Plan and UDP policy and our emerging Core Strategy Options document seek to implement this strategy and to deal with waste in a sustainable manner in accordance with regional self-sufficiency and proximity principles. Waste management facilities should be retained and new facilities established where necessary to meet the tonnages set out in the London Plan for each borough.

Core Output Indicator W1: Capacity of new waste management facilities by waste planning authority

There were no new waste management facilities that commenced operation during the period within Hammersmith and Fulham. The 1.6 million tonne waste management facility at Old Oak Sidings which started operations during the year 2006/7 has continued to develop its capacity for construction and municipal waste streams.

Core Output Indicator W2: Amount of municipal waste arising, and managed by management type

During 2008/9 the amount of municipal waste arising within Hammersmith and Fulham was 82,590 tonnes down from 85,857 tonnes in 2007/8. The amount of this municipal waste that went to landfill was 65,200 tonnes, a decline from 69,132 tonnes or 80.5% during 2007/8. Table 22 shows how all municipal waste was managed by management type.

Table 22 - Municipal Waste Management 2008-9

Management type	Tonnes	% in 2008/09	% in 2007/8
Landfill	65,200	78.9	80.5
Recycling	16,232	19.7	19.4

Indicators by Sector

Management type	Tonnes	% in 2008/09	% in 2007/8
Composting	1,072	0.2	
High temperature incineration	86	0.1	0.1
TOTAL	82,590	100.0	100.0

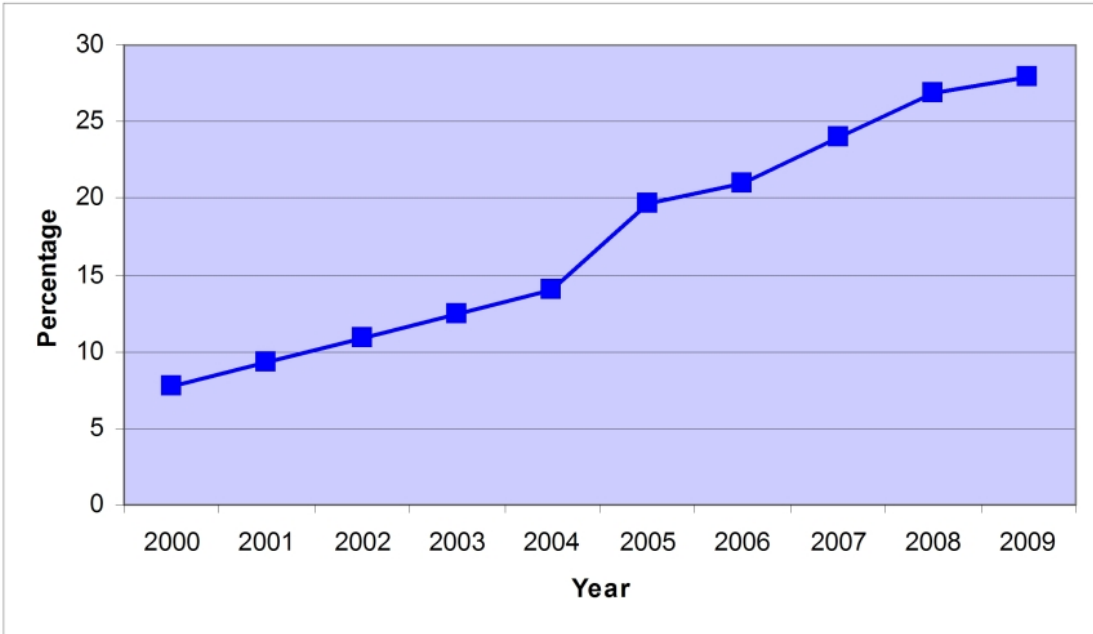
Local Indicator 16 - Monitoring for national indicators

There are three national indicators that provide useful contextual information that can be read alongside Core Output Indicators W1 and W2.

- NI 191 Residual household waste per household
- NI 192 Percentage of household waste sent for reuse, recycling and composting
- NI 193 Percentage of municipal waste land filled.

Residual household waste per household is now calculated for the first time. In Hammersmith and Fulham during 2008/9 it was 330.1Kg per household. The percentage of household waste sent for reuse, recycling and composting was 27.87% increased from 26.89% in 2007/8. The percentage of municipal waste land filled was 78.4%, down from 80.5% in 2007/08 and 82.5% in 2006/7. Figure 8 below shows the change in the percentage of household waste sent for reuse, recycling and composting since 2000.

Figure 8 - Percentage of household waste sent for reuse, recycling and composting 2000-2009



Indicators by Sector

Transport and Accessibility

Borough Objectives

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

The council's Core Strategy Options document Objective 19 seeks to ensure that there is a high quality transport infrastructure, including a Crossrail station and a High Speed 2 rail hub to support development in the borough and improve transport accessibility and reduce traffic congestion and the need to travel.

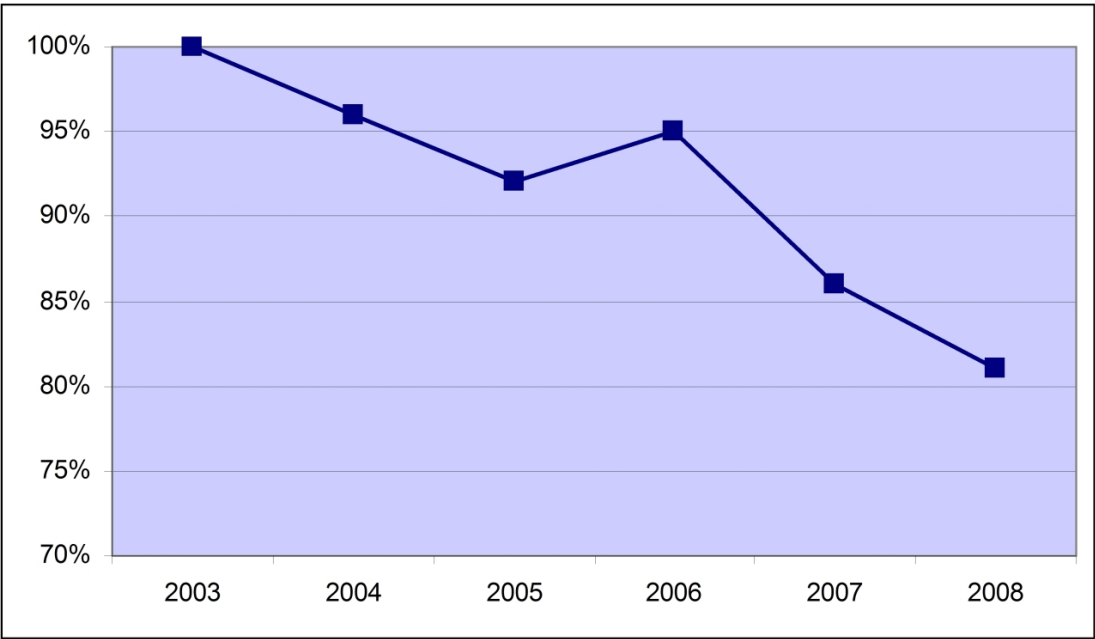
Regional Indicator 2 - Reducing private car usage

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

The National Road Traffic Survey shows that vehicle kilometres in Hammersmith and Fulham have increased by 1.6% over the 2001/04 period. Hammersmith and Fulham Council's own traffic counts for cars and taxis show a 19.3% reduction in car traffic between 2003 and 2008, and a decrease of 4.3% between 2007 and 2008. Figure 9 illustrates the decrease in car traffic in the borough over the last five years.

Indicators by Sector

Figure 9 - Car and taxi traffic counts compared to 2003 figures



Local Indicator 17 - Number of Transport Impact Assessments produced

This indicator relates to UDP policy TN13 which requests, where a development is expected to generate more than a specific number of trips per day, or during peak hours, the submission of a Transport Impact Assessment. The purpose of this is to help assess the contribution a development will have make to traffic generation, and whether there is spare capacity available on the public transport network to cope with the increased demand. No specific target has been identified within the UDP policy as it depends on the nature of schemes coming forward.

There were 10 Transport Impact Assessments produced in the review year.

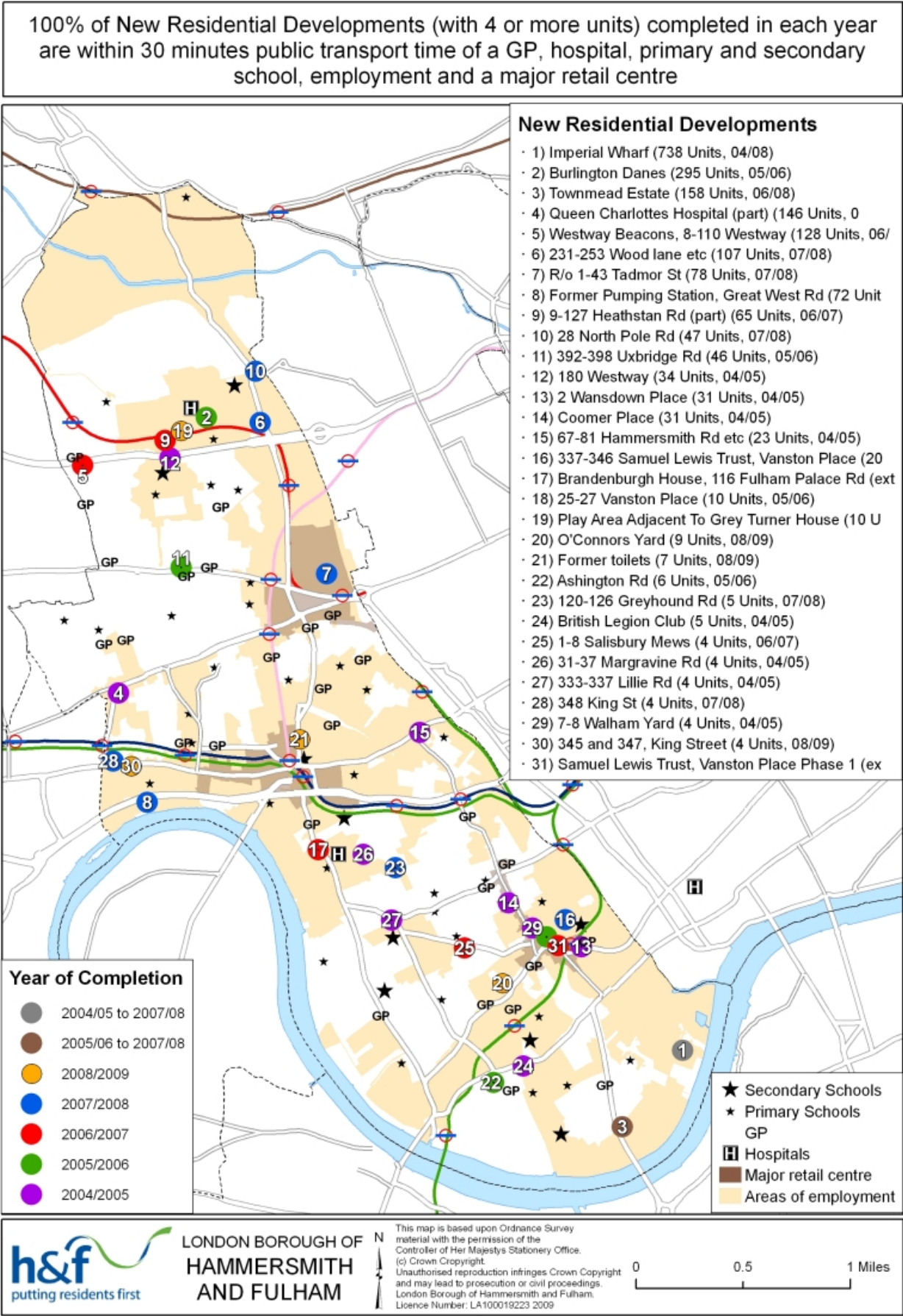
Local Indicator 18 - Accessibility of new developments to key facilities

This indicator relates to the old national indicator 3b, which looked at the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre

All residential developments providing a net gain of 4 or more units have been monitored. All new residential developments completed during 2008/2009 were within 30 minutes public transport travel time of these facilities. Figure 10 illustrates the location and names of the residential schemes, as well as all monitored new developments over the previous three years. ‘Major retail centre’ is taken to mean the borough’s three Town Centres. ‘Areas of employment’ refers to super output areas with 500 or more jobs within them. Journey times were checked via the London Transport Journey Planner in the TfL website.

Indicators by Sector

Figure 10 - New residential developments providing 4 or more residential units



Indicators by Sector

Community Services and Open Space

Community Facilities

Borough Objectives

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

The council's Core Strategy Options document identifies new objectives relating to community facilities, which include:

- Ensure that both existing and new residents, and visitors to the borough have access to a range of high quality facilities and services, including retail, recreation, arts, entertainment, health, education and training and other community services
- Ensure that the schools in the borough match the needs and aspirations of local parents and their children.

Local Indicator 19: Net change of use of ACE land/buildings

UDP Policy CS1 seeks to retain arts, cultural and entertainment (ACE) use of buildings and sites and the replacement of accommodation where redevelopment is proposed. Where continued ACE use is not appropriate or viable, the policy seeks provision of recreation facilities. Alternative uses will only be considered where there are no viable or appropriate recreation uses. The target for this policy is no net loss except in accordance with policy. There were no permissions granted during 2008-9 which resulted in a loss in arts, culture and entertainment space in the borough.

Local Indicator 20: Net change of use of recreational land/buildings

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

Significant Losses of Recreation facilities (Class D2) During 2008-9

Site	Description	Loss of recreation floorspace
Imperial Wharf	Change of use application involving the loss of health and fitness floorspace (Class D2) from 3,437 sq.m to 772 sq.m	2,665 sq.m

Indicators by Sector

Site	Description	Loss of recreation floorspace
Westfield	Change of use of existing floorspace (3188m2) at roof level (leisure space north) to create a business unit (Class B1).	6,725 sq.m
First And Second Floor 84 - 86 King Street	Change of use of first and second floor at No.84 from part of amusement arcade (Sui Generis) to a bar (Class A4). Change of use of first and second floor at No.86 from snooker club/bar (Class D2) to a bar (Class A4) in connection with number 84	224 sq.m

Net change of use of land/buildings 2008/9

Use	loss	Gain	Net
D2	10,594sq.m	3,138sq.m	-7,456sq.m

Several applications were assessed against policy CS2 in 2008/09 with an overall loss of 7,456 sq.m of D2 floorspace. The loss of such a large amount of D2 floorspace was accepted against policy on the basis that virtually all the lost floorspace had never been operational D2 floorspace in the mixed use Imperial Wharf and Westfield developments. For example, the application related to the change of use of floorspace at Imperial Wharf was approved because a user for the health and fitness use had never been secured. The loss of floorspace was high (2,665 sq.m) because of the large amount that was applied for in the original application.

Local Indicator 21: Location of any major permitted schemes

UDP Policy CS2A expired in September 2007 and does not form part of the monitoring for this period.

Open Spaces

Borough Objectives

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

The council's Core Strategy Options document identifies new objectives relating to open space, including the need to protect and enhance the borough's open green spaces, promote biodiversity and protect private gardens.

Indicators by Sector

Local Indicator 22: No net loss of open space of Borough-wide importance

UDP policy EN22 seeks to prevent the loss of public or private open space of borough-wide importance. The target for achieving this is no net loss. In this period there has been one case where a minor loss of designated open space has been allowed. This involved the building of a small (1.2 m wide and 1.3 m high) monument within Ravenscourt Park and limited impact on the public's use of or value of the park or the provision of open space. It was also considered to add a point of interest which would enhance the park as a recreational facility which justified the small loss of open space and was compatible in this respect with policy EN22.

Local Indicator 23: No net loss of open spaces of local importance

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

In the monitoring period (2008/9) there was an overall loss of 659 sqm of open space. All of the losses were at Schools where the play areas and incidental open space within the grounds were used to extend and improve school facilities. The proposals were approved on the basis that there was only a marginal loss of open space at each school and that there was to be a qualitative gain for the community as a result of the developments.

The most significant loss of Open Space of local importance was permitted at Fulham Cross school in November 2008. The proposal involved the loss of 458 sq metres of existing paved play area within the school for new school classrooms. In this case the additional classrooms provided by the scheme were deemed to improve existing facilities for pupils attending the school and also provide added benefits to the borough by offering after hours classes. It was decided therefore that the proposal would result in a qualitative gain for borough residents. In addition the proposed building had sustainable features, such as a sedum roof and rainwater harvesting which could contribute to local biodiversity. In these circumstances it was concluded that the overall benefit of the proposal would compensate for the loss of the open space.

Local Indicator 24: Net increase in total area of open space in connection with new development.

UDP Policy EN23 requires all new development to provide amenity space to meet the needs of its occupiers and users. On-site provision is sought, although in certain circumstances it may be as a contribution to off-site provision may be acceptable. Standards for open space provision in residential development are provided. The policy also seeks to increase open space beyond that needed by a development in certain locations, such as areas of open space deficiency. There is no specific target for this as it depends on schemes coming forward.

In the monitoring period (2008/9) no officer's reports made reference to policy EN23.

Indicators by Sector

Results of Monitoring and Evaluation

Results of Monitoring and Evaluation

The preparation of the AMR over the last few years has led to an improvement in the systems for policy monitoring in Hammersmith & Fulham. It has also led to an enhanced understanding of the amount and type of new development, change of use and conversion to and from uses throughout the borough. Improvements to the monitoring of environmental and sustainability indicators, such as renewable energy capacity, have also been made, although there is room for improvement in this area.

The monitoring of how well our 2003 UDP policies have been working, together with consideration of changes in national or regional policy, has assisted in identifying the issues facing the borough. A variety of studies have also been undertaken or set up in 2008/09 to assist in policy monitoring, evaluation and review, including our strategic housing land availability assessment (SHLAA), a strategic flood risk assessment (SFRA) and an update of our residents survey of users of parks and open spaces. In addition, the assessment of the DCLG's core output indicators as well as contextual indicators has been important in assessing whether policies are on track.

The consultation on the Core Strategy Options in June 2009 and the Generic Development Management Policies in November 2009 provided valuable additional information on the issues facing the borough and how these are perceived by our stakeholders and the community. This public consultation and other exercises to gather the communities views on issues facing the borough helped the Council in establishing its strategic objectives and in fine tuning its approach to a number of policy options to be included in the Core Strategy

Results of Monitoring and Evaluation

Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	2008/09 Value	Comments
National Indicator (NI) 116 proportion of children in poverty	-	Definition is still in discussion and no baseline data has yet been released by Department for Work and Pensions
NI 140 Fair treatment by local services	74.3%	Place Survey. Respondents answering "all of the time" or "most of the time". London outturn was 67.2%.
NI 120f All age, all cause directly age standardised mortality rate for females (per 100,000 population)	424.4	New Performance Indicator. Local Area Agreement Target of 409
NI 120m All age, all cause directly age standardised mortality rate for males (per 100,000 population)	701.37	New Performance Indicator. Local Area Agreement target of 624
NI 56d Children in Year 6 with height and weight recorded who are obese	22.8%	New PI
NI 57 Children and Young peoples participation in high quality PE and sport	-	This is split into two parts; see below:
NI 57a Children and Young peoples participation in high quality PE and sport – 5-16 year-olds	-	This indicator to be collected from 09/10
NI 57b Children and Young peoples participation in high quality PE and sport – 16-19 year-olds	-	This indicator to be collected from 09/10

Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	2008/09 Value	Comments
NI 8 Adult participation in sport	-	Full 2008/09 outturn will not be available until December 2009.
NI 75 Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths	55.6%	Not improving. Previous year 57 and LAA target 58
NI 154 Net additional homes provided	581	Previous year 701, LAA target 500
NI 155 Number of affordable homes delivered	448	Provisional data at 7 September 2009. Final data not available from CLG until 2010.
NI 158 % Council homes that are non-decent	17.7%	Improving. Previous year 25.4, LAA target 18.5
%age of homes built to wheelchair standards and % built to lifetime homes standards.	Wheelchair accessible – 1% Lifetime Homes – 8%	First year of data collection. Wheelchair accessible target – 10%
%age homes meeting the Code for Sustainable Homes Level 3 or above	0	No schemes were granted permission in the review year that were considered to have attained the Code for Sustainable Homes Level 3 or above.
NI 2 % of people who feel they belong to their neighbourhood	49.6%	Place Survey. Respondents answering "very satisfied" or "fairly satisfied". London outturn was 52.0%.
NI 5 Overall/general satisfaction with local area	80.9%+	Place Survey. Respondents answering "very satisfied" or "fairly satisfied". London outturn was 74.9%.
NI 16 Serious acquisitive crime rate (crimes per 1000 population)	30.11	Improving. Previous year was 36.52, target is 35.4

Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	2008/09 Value	Comments
NI 17 perceptions of anti-social behaviour	26.2	Improving. Previous year was 31, LAA target is 28
NI 151 Overall employment rate	-	Data released with an 8-month time lag and so not due until December.
NI 152 Working age people on out of work benefits	12.4%	Improving. Previous year 13.3, LAA target is 13.
NI 153 Working age people claiming out of work benefits in the worst performing neighbourhoods	25.41%	Increases expected in the next few quarters – figures based on rolling 4 quarters. This includes just one quarter in official recession.
NI 197 Improved local biodiversity- active management of local sites	21%	
NI 196 Improved street and environmental cleanliness- fly tipping	7,905 (196a- number of incidents of fly-tipping)	Improving. Previous year 9781, LAA target 9618
Number of times the level of pollution exceeds the guide limits for PM10 and NO2	NO2 hourly exceedences above 200ug/m ³ : 6 (target – no more than 18) PM10 24-hour exceedences above 50ug/m ³ : 0 (target – no more than 35)	Results taken from Hammersmith Broadway AQ monitoring station which was closed part-way through the reporting period and therefore the reported results suffer from low data capture rates. Data not yet fully ratified
Percentage amount of new residential development within 30 minutes public transport time of a GP hospital, primary and secondary school, employment and a major retail centre.	100%	Measured using Transport for London's Journey Planner.
NI 198 methods of children travelling to school (5-16 year olds)	See below	Please see below. This is a multi-part indicator.

Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	2008/09 Value	Comments
NI198a1 5-10 year-olds who travel to school by cars including vans and taxis (%)	13.7	
NI198a2 5-10 year-olds who travel to school by car share (%)	1.4	
NI198a3 5-10 year-olds who travel to school by public transport (%)	23.5	
NI198a4 5-10 year-olds who travel to school by walking (%)	55.8	
NI198a5 5-10 year-olds who travel to school by cycling (%)	2	
NI198a6 5-10 year-olds who travel to school by other means (%)	0	
NI198b1 11-16 year-olds who travel to school by cars including vans and taxis (%)	8	
NI198b2 11-16 year-olds who travel to school by car share (%)	2	
NI198b3 11-16 year-olds who travel to school by public transport (%)	71	
NI198b4 11-16 year-olds who travel to school by walking (%)	17	
NI198b5 11-16 year-olds who travel to school by cycling (%)	2	
NI198b6 11-16 year-olds who travel to school by other means (%)	0	

Appendix 1 - Sustainability and Significant Effects Indicators

Sustainability Indicator	2008/09 Value	Comments
Modes of transport using annual traffic count data.	Data not available for this year.	The figures in the previous five years had shown an annual drop off in traffic levels from the 2003 levels.
NI 192 Household waste recycled and composted	27.87%	Last year 26.89% and LAA target is 28%.
NI 186 per capita CO2 emissions in the LA area	6,100	New PI measured by DEFRA.
Renewable Energy Capacity Installed by type	<ul style="list-style-type: none">• 6 wind turbines• 12 developments with PV panel installations• 1 site with wood pellet fired biomass heater	The previous year saw 84 solar panels installed, providing 1.375 Megawatt hours of energy.
Number of planning applications that include sustainable drainage	None	
NI 172 VAT registration rate	9,450 registrations	NI172 does not measure the VAT registration rate. Latest data held corporately is from December 2007, drawn from the Community Strategy annual report, and relates to the number of VAT registrations.
NI 174 Skills gap in the current workforce reported by employers	-	Final full data for 2008/09 will be available in February 2010.

Appendix 1 - Sustainability and Significant Effects Indicators

Appendix 2 - Contextual Indicators

Appendix 2 - Contextual Indicators

Population and Demography

The borough has the second highest proportion (54.7%) of any local authority in England & Wales of single people in the adult population. Four in ten (40.3%) of all households consist of just one person (Source: 2001 Census).

The borough population is expected to grow by approximately 12% between 2011 and 2031. (Source: 2008 Round of GLA Demographic Projections).

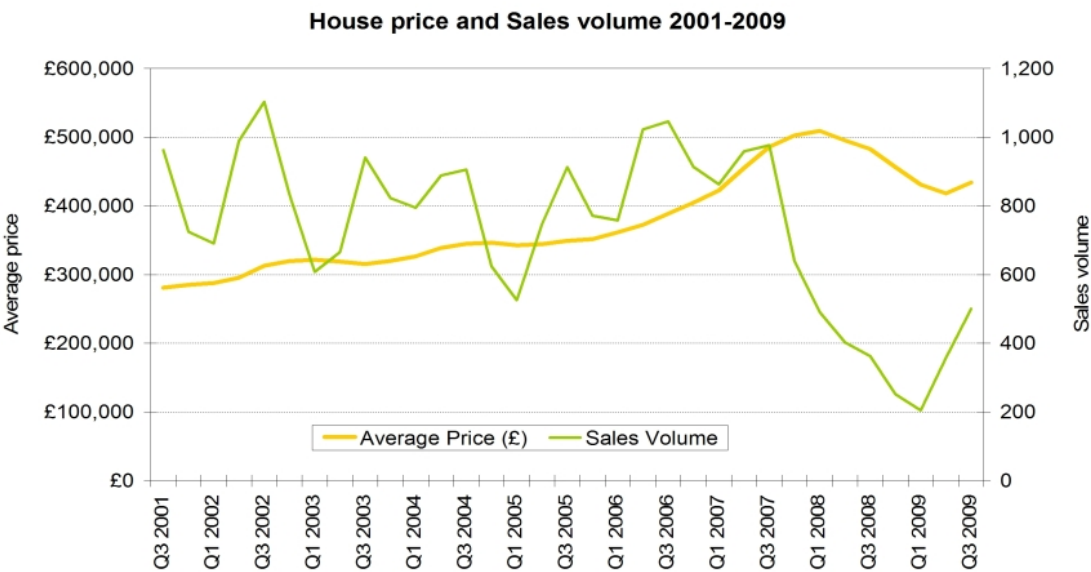
The elderly, very young, disabled and people on low incomes have higher levels of dependence on public transport, walking and cycling. In 2001, 14% of the population were identified as having a limiting long-term illness. 50% of households had incomes under £19,500. 10.5% of the population was over 65, while 6% was under 5.

Housing

Affordability

Figure 11 shows that the average house prices within Hammersmith & Fulham have decreased by 14% since January 2008 (Source: Land Registry September 2009).

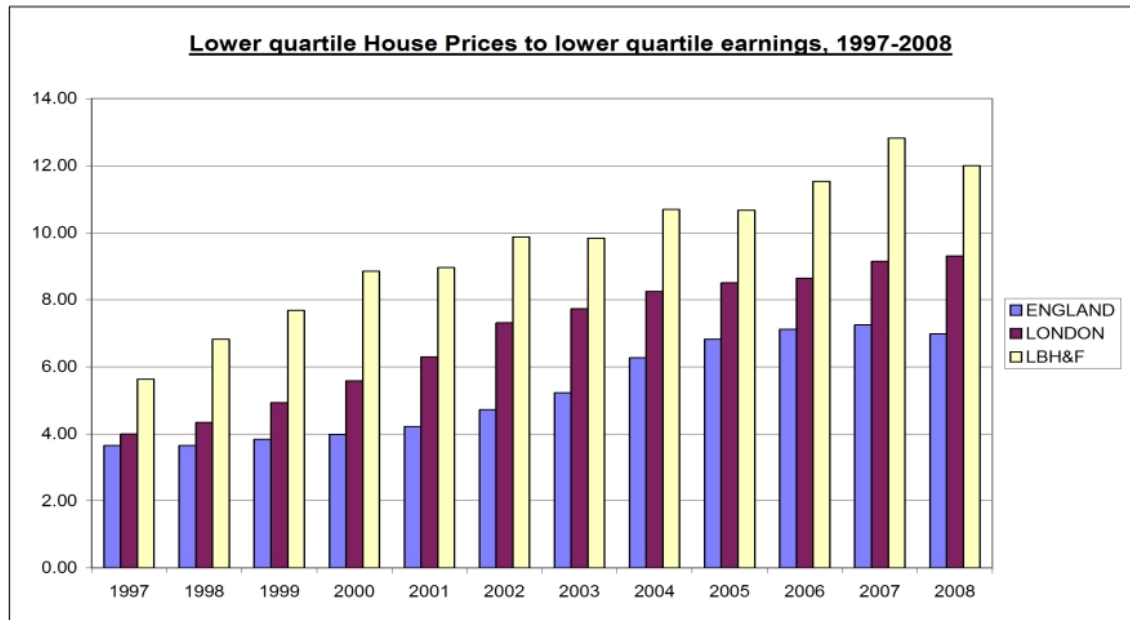
Figure 11 - House price and sales volume 2001-09



Housing is less affordable to lower-income households in LBHF than either London or England. The DCLG figures published in January 2009 show that the lower quartile house prices were 12 times higher than lower quartile incomes in 2008, compared to 9.31(London) and 6.98 (England).

Appendix 2 - Contextual Indicators

Figure XX - Lower Quartile House Prices to Lower Quartile Earnings 1997-2008



Source: Table 576, CLG Live Housing Statistics (HSSA): 01/09

The 2004 housing needs survey estimated the average (mean) gross earned household income (including non-housing benefits) to be £30,266. The equivalent average (mean) figure for 2007 is estimated to be £41,326; an increase of 36.5%. This level of increase is a result of general wage inflation, but also demographic changes since the time of the last survey (accounted for by the re-weighting of the data). (Source: Housing Needs Study).

Tenure

In 1981, 30% of households owned their own homes, in 1991 it was 41.9% and in 2001 it was 44.0% The Council has a target of increasing the percentage of households that own their own homes to 50% by 2014 (Source: Censuses and the Community Strategy 2007-2014).

Business and Employment

Local businesses

The number of employees in local businesses was 111,500 in 2004 and 111,500 in 2007 (Annual Business Inquiry). The most noticeable change between 2004 and 2007 was the rise of real estate, renting and business activities from 27% to 32%. For other industries it was mostly a stable period, though health and social work declined by over 5,000 from 15% to 10% of the total. This decline may not be an actual decline but due to the way the data is classified.

Table 24 - Annual Business Inquiry figures 2004-07

Industrial structure of employment	2004	Percentage	2007	Percentage
Manufacturing	6,890	6.2	5,697	5.1

Appendix 2 - Contextual Indicators

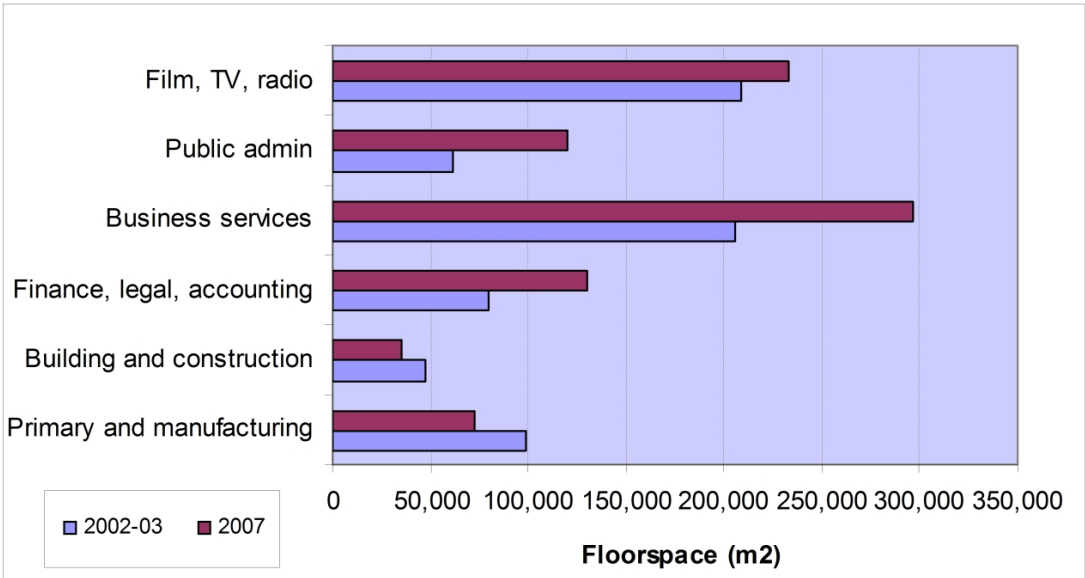
Industrial structure of employment	2004	Percentage	2007	Percentage
Construction	1,408	1.3	1,185	1.1
Wholesale/retail trade	13,808	12.4	14,498	13.0
Hotels and restaurants	8,169	7.3	7,542	6.8
Transport, storage and communication	5,433	4.9	4,947	4.4
Real estate, renting, business activities	28,581	25.6	35,266	31.6
Public admin/defence, social security	3,819	3.4	4,207	3.8
Education	7,086	6.4	6,114	5.5
Health and social work	16,575	14.9	11,313	10.1
Community, social and personal services	19,691	17.7	20,722	18.6
Other	37	0.0	55	0.0
Total	111,497	100.0	111,546	100.0

Source: Annual Business Enquiry

Offices are the main employment generating uses in the borough. The largest office sectors are business services, the media sector, primary and manufacturing sector (mainly head offices) and finance/ legal/ accounting.

Appendix 2 - Contextual Indicators

Figure 12 - Floorspace changes in selective industrial groupings in the office sector



Source: *Land Use Changes in Hammersmith and Fulham 1992-2007*.

Unemployment

Jobseekers Allowance (JSA) recipients is one part of the overall picture of unemployment. In April 2004, the percentage of working age population in receipt of JSA was 3.5% compared to the UK rate of 2.4% and the London rate of 3.4%. Between April 2004 and April 2008 the rate in the Borough fell to 2.6% although it has risen sharply since then to its highest rate in a decade of 4.5% (Source: DWP October 2009).

In 2009, JSA claimant rates were higher in the most deprived areas of the borough: the wards with the highest rates were Wormholt and WhiteCity (6.8%) and College Park and Old Oak (6.4%) (Source: DWP October 2009).

Unemployment by ethnicity for the Borough shows that the JSA rate is highest among Black Other (16.5%), Black Caribbean (13.9%) and Black African (11.9%) ethnic groups. These rates were around four times the rate for White and Asian ethnic groups.

Long-term unemployment is defined as those people who have been claiming for longer than six months; in Hammersmith & Fulham this represents 34% of all claimants. This is relatively higher than the London average (32.5 %), but at the same level as the UK average.

Vacant Commercial Floorspace

Office vacancy in 2007 was 10.4%, down from 19% in 2002/3, with much of this decrease due to occupation of the Empress State Building, in Fulham, which was undergoing refurbishment in 2002/03. In 2007 the Ark, in Hammersmith town centre, was still vacant and refurbishment to enable sub-division of the floorspace was nearing completion. In 2007, 9% of storage floorspace and 6% of retail floorspace was vacant (Source: *Land Use Changes in Hammersmith and Fulham 1992-2007*).

Appendix 2 - Contextual Indicators

Shopping

Distribution of retail

In 2007 there was 663,600 square metres of retail floorspace in the borough, up from 580,100 in 2003. In 2007, 33% of retail floorspace was within the three town centres, compared to 31% in 2002/03, and 9% was within 12 key local shopping centres, compared with 12% in 2002/03. (Source: Land Use Changes in Hammersmith and Fulham 1992-2007).

In October 2008, 132,300 metres of additional retail floorspace was opened at Westfield London in Shepherds Bush.

Retail floorspace

Table 25 shows the change in retail floorspace between 2003 and 2007. Between 2003 and 2007 total retail floorspace grew by 14%, but food retailing only grew by 10%. By 2007, food retailing accounted for a smaller proportion of the overall floorspace (14% in 2007 compared to 15% in 2003).

Floorspace occupied by pubs and restaurants and non-food retail has increased. However, the most noticeable change is the increase in car or vehicle showrooms which grew by 68% between 2003 and 2007; this increase in floorspace is concentrated at a number of sites in Hythe Road. (Source: Land Use Changes in Hammersmith and Fulham 1992-2007). See table below for floorspace changes.

Table 25 - Change in retail floorspace 2003-2007

	2003(sqm)	2003 % of total	2007(sqm)	2007 % of total	% proportionment change 2003-2007	% real change 2003-2007
Food retail	86,504	15	95,190	15	0	10
Pubs and restaurants	153,799	27	169,194	26	-1	10
Non-food retail	203,994	35	213,576	33	-3	5
Retail services	53,789	9	53,659	8	-1	0
Car or vehicle showrooms	41,116	7	69,078	11	4	68
Vacant	40,929	7	39,347	6	-1	-4
Total retail floorspace	580,131	10	640,044	0	0	10

Shopping Catchments

Appendix 2 - Contextual Indicators

Available comparison goods expenditure per person (per annum) is higher than both the UK average and West London average. (Source: West London Retail Needs Study 2006).

The three town centres and the retail warehousing outside the town centres capture 31% of the borough residents comparison goods expenditure, 29% goes to the competing centres of the West End, Kensington, Chelsea, Kingston, Brent Cross, Richmond, Harrow and Uxbridge and the remaining 40% of comparison goods expenditure is directed towards other small scale retail provision in the borough, retail warehouse provision and other competing centres beyond the borough not already mentioned above. (Source: West London Retail Needs Study 2006).

Spend per capita for convenience goods is higher than both the UK and West London average. Convenience goods floorspace within the borough captures 57.9% of available borough residents convenience goods expenditure. The remaining expenditure leaves the borough as leakage. (Source: West London Retail Needs Study 2006).

Transport and Accessibility

Accessibility of the Built Environment

In 2004/5, 34% of all council buildings open to the public were accessible to disabled people. This is higher than the London average of 29%. (Source: Hammersmith & Fulham Council's Corporate (Best Value) Performance Plan 2005/6)

Congestion

Data on traffic flow is available for a cross-section of roads in the borough. There was a 7% reduction in traffic levels in 2004, possibly due to the central London congestion charge. (Source: LDF Sustainability Appraisal baseline data).

In Hammersmith & Fulham, 26% of residents think that the level of traffic congestion in their local area in the last 3 years has got better or stayed the same compared to 32% nationally. (Source: CLG, Best Value General Survey 2003/04 in Audit Commission Quality of Life Indicators 2008).

Journey Time

Average journey time to work in 2001 was 40 minutes. (Source: Urban Audit, <http://www.statistics.gov.uk/urbanaudit>, Labour Force Survey, ONS)

Public Transport

In Hammersmith & Fulham, 77% of residents think that for their local area, over the past three years, public transport has got better or stayed the same. (Source: CLG, Best Value General Survey 2003/04 in Audit Commission Quality of Life Indicators 2008).

Road safety

Over the past decade there has been an overall reduction in the number of road accident casualties in the borough. Between 2003/2004 and 2004/2005, the number of people killed or seriously injured dropped by 8%, but between 2004/2005 and 2005/2006 there was no change. The number of minor injuries rose slightly by 1.5%.

Appendix 2 - Contextual Indicators

The number of children killed or seriously injured has increased from 5 to 9 children. The number of minor injuries reduced slightly by 4.4%. (Source: Hammersmith and Fulham Council's Corporate (Best Value) Performance Plan 2006/2007).

Travel modes

The proportion of people travelling to work by public transport (52%) and bike (5%) rose between 1991 and 2001. Over the same period, the proportion of people walking (12%) or using a private vehicle (21%) fell. Source: 2001 Census.

Community Services and Living

Access to and quality of open space

It is estimated that 32% of residents are more than 400m from a public open space over 2ha in size (a "local park"). (Source: Council's 2005 audit of open spaces).

Borough resident's satisfaction with parks and other facilities is 74%.compared to 67% (2006). The Council's target is 75% in 2010 (Source: Community Strategy 2007-2014).

In the review year three of the borough's parks were awarded the Green Flag Award - Ravenscourt Park, Frank Banfield Park and Margravine Cemetery.

Sports and Leisure Facilities

Between 2001 and 2006 the council and its partners invested over £17 million into sports and sports facilities across the borough. Every major sports and leisure centre in the borough has either been rebuilt or fully refurbished. In addition, three large all-weather sports pitches and four five-a-side pitches have been constructed, all of which are open to the public. Seven multi-use games areas have been provided in primary and secondary schools in the borough. These innovations go a long way to make up for the lack of open space in the borough. (Source: Hammersmith & Fulham Sport & Physical Activity Strategy 2006).

In 2008, 50% of residents were satisfied with local sport and leisure facilities (34% in 2003/04); 63% were satisfied with local libraries (50% in 2003/04); 27% were satisfied with local museums (23% in 2003/04); 43% were satisfied with theatres and concert halls (40% in 2003/04). (Source: Hammersmith and Fulham Council's Annual Residents Survey 2008).

Education and Learning

Table 26 shows education attainment in Hammersmith and Fulham compared to Greater London and Great Britain. In 2009 the proportion of children that received free school meals in H&F was 35%. In 2009, a larger proportion of children in H&F schools achieved five A* to C grades at GCSE than in London or Great Britain.

Table 26 - Education in Hammersmith and Fulham

	Hammersmith and Fulham	Greater London	Great Britain
Percentage achieving five A* to C GCSE - 2006	81.6	70.3	62.9

Appendix 2 - Contextual Indicators

	Hammersmith and Fulham	Greater London	Great Britain
Percentage achieving five A* to C GCSE - 2006 (including english and maths)	62.9	53.3	49
Percentage receiving free school meals	35	Unknown	Unknown

Source: Department for Children, Schools and Families (DSCF)

The Building Schools for the Future Programme is a Government initiative to invest in school buildings; the Hammersmith & Fulham share of the funding is £175 million. The Council’s aim is to improve secondary school provision by:

- Enhancing post-16 provision across the borough;
- Expanding Lady Margaret School by one form of entry thereby increasing the school to four Forms of Entry;
- Expanding Sacred Heart High School by one form of entry at the age of eleven, thereby increasing the school from five to six Forms of Entry; and extending the age range by establishing a sixth-form at the school;
- Changing the age range of Queensmill from 3-11 to 3-19;
- Bringing Henry Compton and Fulham Cross Girls together as one new 11-19 school (Fulham College) ideally with Trust status.

Health and Social Care

There are 30 GP Practices within Hammersmith and Fulham and three main hospitals, namely Charing Cross Hospital, Hammersmith Hospital and a specialist maternity hospital, Queen Charlotte’s and Chelsea Hospital. In addition, Chelsea and Westminster Hospital is close to the borough boundary, and was utilised by 28% of Hammersmith and Fulham patients attending hospital in 2007, particularly by patients living in the south of the borough (over 60% of patients from the south attending hospital attended Chelsea and Westminster Hospital). There are two walk in centres and 31 dentists offering NHS treatment. (Source: Annual Public Health Report 2007 to 2008, NHS Hammersmith & Fulham).

Appendix 3 - Five Year Supply Sites

Appendix 3 - Five Year Supply Sites

The following sites consist of all development sites providing a net residential gain of five or more units, not including conversions.

2009/10

Current Status	Site Address	Ward	2010/11	Area (ha)	Deliverability
Under Construction	Prestolite Site, Larden Road	Askew	315	2.42	Under construction
Under Construction	Rear of 134-150 Percy Road	Askew	8	0.19	Under construction
Under Construction	Imperial Wharf	Sands End	73	0.3	Under construction
			396	2.91	

2010/11

Current Status	Site Address	Ward	2010/11	Area (ha)	Deliverability
Under Construction	2 Fulham High Street	Palace Riverside	5	0.11	Under construction
Under Construction	731-761 Harrow Road	College Park & Old Oak	78	0.30	Under construction
Under Construction	Former Chelsea College Site, 90 Bagley's Lane	Sands End	109	0.74	Under construction
Planning Permission Not Yet Started	10-12 Wendell Road	Askew	9	0.01	No implementation date but a number of planning permissions have been secured for the site and other sites in the vicinity
			201	1.16	

2011/12

Current Status	Site Address	Ward	2011/12	Area (ha)	Deliverability
Planning Permission Not Yet Started	366 North End Road, London, SW6 1LY	Fulham Broadway	5	0.03	Planning permission has been secured but as yet there is no definitive implementation date
Planning Permission Not Yet Started	Land between 105 Devonport Rd and 99 St Stephen's Avenue	Shepherds Bush Green	5	0.07	Planning permission secured. Another application has been submitted for a similar development on the site
Planning Permission Not Yet Started	28 Peterborough Road (& Abbey House, 26A Peterborough Road)	Sands End	8	1.50	Planning permission has been secured but as yet there is no definitive implementation date
Planning Permission Not Yet Started	The Cottage, 21 Colehill Lane	Munster	9	0.05	Planning permission recently secured and due to the lack of viability of the current use (a public house), it is expected that redevelopment will start imminently
Planning Permission Not Yet Started	Palace Mansions, Earsby Street	Avonmore & Brook Green	11	0.05	Planning permission has been secured but as yet there is no definitive implementation date
Planning Permission Not Yet Started	King House, Du Cane Road	College Park & Old Oak	22	0.60	Planning permission has been secured but as yet there is no definitive implementation date. The section 106 agreement has recently been signed off.
Planning Permission Not Yet Started	156, 160, 162 & 164 Du Cane Road	College Park & Old Oak	31	0.12	Planning permission has been secured but as yet there is no definitive implementation date
Planning Permission Not Yet Started	Janet Adegoke Leisure Centre, 56 Bloemfontein Road	Wormholt & White City	175	0.69	Development expected to commence imminently
Current Application	233-245 Dawes Road	Munster	8	0.05	The application has been approved but the Section 106 agreement has not been signed
Current Application	Normand Croft School, Lillie Rd	North End	9	0.40	The application has been approved but the Section 106 agreement has not been signed
			283	3.56	

Appendix 3 - Five Year Supply Sites

2012/13

Current Status	Site Address	Ward	2012/13	Area (ha)	Deliverability
Planning Permission Not Yet Started	Barons Keep, Gliddon Road	Avonmore & Brook Green	11	1.00	Intended to be implemented
Planning Permission Not Yet Started	Lots Road (Land adj to Chelsea Creek)	Sands End	128	3.63	Site cleared. Construction expected to commence at start of 2010
Planning Permission Not Yet Started	King House, Du Cane Road	College Park & Old Oak	20	0.60	Planning permission has been secured but as yet there is no definitive implementation date. The section 106 agreement has recently been signed off.
Planning Permission Not Yet Started	Goldhawk Industrial Estate 2A Breckenbury Road W6 0BA	Ravenscourt Park	57	0.63	Site recently granted planning permission. Construction expected to commence upon expiry of leases of occupying premises
Planning Permission Not Yet Started	Norland, Poynter and Stebbing Houses, Edward Woods Estate	Shepherds Bush Green	12	0.18	Planning permission has been secured but as yet there is no definitive implementation date. Council owned site.
Current Application	Former Job Centre, Wyfold Road, SW6 6SH	Munster	21	0.48	Section 106 agreement recently signed.
Current Application	Land to rear of 39-61 Gwendwr Road, Trevanion Rd	Avonmore & Brook Green	14	0.16	Current application. The site is currently vacant. If application granted there are unlikely to be an issues other than current market conditions preventing construction.
Current Application	Land adjacent to 13 Waldo Road	College Park & Old Oak	6	0.07	Current application. The site is currently vacant. If application granted there are unlikely to be an issues other than current market conditions preventing construction.
Current Application	Kelvin House, 63-75 Glenlithorne Road, Hammersmith (part I)	Hammersmith Broadway	40	0.20	Current application. The scheme has been submitted with a detailed financial assessment. If granted permission the scheme should therefore not be impacted upon by current economic conditions.
Current Application	9a Purcell Crescent	Fulham Reach	6	0.02	The application has been approved but the decision has not yet been issued or printed.
Current Application	St. Andrew's Church, Greyhound Road	North End	10	0.13	Current application. The residential development isfunding renovations to the church and therefore the delivery of the scheme is imperative.
			325	7.1	

Appendix 3 - Five Year Supply Sites

2013/14

Current Status	Site Address	Ward	2013/14	Area (ha)	Deliverability
Planning Permission Not Yet Started	Imperial wharf with PP, not under construction	Sands End	100	0.00	This relates to Imperial Wharf Block D. Detailed planning permission for the block has now been secured and the development of the block is expected to be started next year.
Planning Permission Not Yet Started	Lots Road (Land adj to Chelsea Creek) (Part I)	Sands End	127	3.63	The site has been cleared. Construction is expected to start next year.
Current Application	212 New Kings Road, Fulham	Town Ward	56	0.19	Current application. The scheme has been submitted with a detailed financial assessment. If granted permission the scheme should therefore not be impacted upon by current economic conditions.
Current Application	Riverbank House, 1 Putney Bridge Approach	Palace Riverside	10	0.10	The proposal involves the erection of additional storeys to an existing building. The viability of the scheme is therefore only likely to be affected by current economic conditions.
Current Application	Kelvin House, 63-75 Glenthorne Road, Hammersmith (Part II)	Hammersmith Broadway	41	0.20	Current application. The scheme has been submitted with a detailed financial assessment. If granted permission the scheme should therefore not be impacted upon by current economic conditions.
Current Application	Lisgar Estate, Lisgar Terrace	North End	38	1.20	The application is pending a decision. The application is by a RSL for a RSL site and it is anticipated that the scheme will progress regardless of current economic conditions.
Current Application	Imperial Wharf Phase 3 (Part I)	Sands End	250	1.90	Current application. The scheme has been submitted with a detailed financial assessment. If granted permission the scheme should therefore not be impacted upon by current economic conditions.
Current Application	Palace Wharf Rainville Road London W6 9HN	Palace Riverside	22	0.19	Current application. The scheme has been submitted with a detailed financial assessment. If granted permission the scheme should therefore not be impacted upon by current economic conditions.
			644	7.41	

2014/15

Current Status	Site Address	Ward	2014/15	Area (ha)	Deliverability
Planning Permission Not Yet Started	Hammersmith Embankment Phase 2	Fulham Reach	30	4.80	The site has been cleared. The current economic climate is affecting the schemes viability but as the economy recovers it is anticipated that construction will start on the site.
Planning Permission Not Yet Started	Lots Road (Land adj to Chelsea Creek) (Part II)	Sands End	127	3.63	The site has been cleared. Construction is expected to start next year.
Planning Permission Not Yet Started	Imperial wharf with PP, not under construction	Sands End	89	0.00	This relates to Imperial Wharf Block D. Detailed planning permission for the block has now been secured and the development of the block is expected to be started next year.
Current Application	Imperial Wharf Phase 3 (Part II)	Sands End	250	1.90	Current application. The scheme has been submitted with a detailed financial assessment. If granted permission the scheme should therefore not be impacted upon by current economic conditions.
Pre-App	282 - 288 Goldhawk Road and Elizabeth Finn House	Ravenscourt Park	67	0.41	Council owned site with a commitment to submit a planning application and develop the site.
Speculative	Land Adjacent to Hammersmith Town Hall, King Street	Hammersmith Broadway	100	1.33	Council owned site with a commitment to submit a planning application and develop the site.
			663	12.07	

Appendix 3 - Five Year Supply Sites

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Albanian

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