

London Borough of Hammersmith and Fulham
Proposed Submission Local Plan

Background Paper:

Five-Year Housing Land Supply

June 2017

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National Planning Policy Framework (NPPF)

- 1.1 On 27 March 2012, the government published the National Planning Policy Framework (NPPF) replacing previous planning policy guidance. The NPPF paragraph 159, states that Local Planning Authorities (LPA) should have a clear understanding of housing needs in the areas specifically in terms of the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- 1.2 The housing delivery policies in the NPPF also state that Local Plans will only be considered up-to-date when there is a demonstrable five-year housing *supply* of deliverable sites, in order to reduce the gap between housing need and supply.
- 1.3 The NPPF states that LPA's should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under-delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply.
- 1.4 The NPPF also states that for sites to be considered deliverable they need to be available, offer a suitable location for development, and be achievable with a realistic prospect that the housing will be delivered on the site within five years. The NPPF also outlines that viability is a key consideration in assessing a site. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years (i.e. sites are not viable or there is no longer a demand for the type of units).

Hammersmith and Fulham housing targets

- 1.5 The London Plan (2016) requires Hammersmith and Fulham to meet an annual housing target of 1,031 additional dwellings. Previously, 615 target was specified in the 2011 London Plan and subsequently adopted in the existing adopted Core Strategy (2011). The new target is equivalent to 10,312 additional dwellings between the years of 2015-2035.
- 1.6 The figure of 1,031 additional homes was developed through collaborative working with the Mayor of London on the London Housing Capacity Study 2013 and through further work on the council's and London's Strategic Housing Land Availability Assessment. However, it should be noted that the figure of 1,031 pre-dates the establishment of the Old Oak and Park Royal Development Corporation and that a new housing target for the borough will need to be set by the Mayor in the proposed review of the London Plan due to begin in 2016.
- 1.7 In accordance with a recent Strategic Housing Market Assessment conducted by the London Borough of Hammersmith and Fulham, there is an estimated need for 2,104 intermediate units per year and 283 social/affordable rent units per year.

Completions and the London Borough of Hammersmith and Fulham record of delivery: Key Findings

- 1.8 In the financial year 2014/2015 the total number of units completed was 974. In 2015/2016, the total net figure was 1,073.157 of those units in the year 2015/2016 were affordable.
- 1.9 Statistically, the Council can successfully demonstrate that there has been a positive record of delivering the targets identified in past iterations of the London Plan. As identified in the NPPF, where councils can demonstrate a record of persistent delivery the buffer within the five-year land supply remains at 5 % rather than the 20%. The table below utilises data collated from completion surveys from the last 10 financial years, and shows the total number of units that have been completed. Overall, the table shows a strong rate of delivery. Between the years 2011- /2013the council fell marginally below the given targets. This was a recovery period following the 2008 housing market crash, which was likely to have had a major impact on the appetite for investors generally and not only within Hammersmith and Fulham as an isolated

borough.

Table 1: Hammersmith and Fulham Completions 2006-2016

Year	2015/2016	2014/2015	2014/2013	2013/2012	2012/2011	2011/2010	2010/2009	2008/2009	2007/2008	2006/2005
Total numbers of units completed	1073	974	1155	422	474	446	871	581	615	507
Annual Target	1031	1031	615	615	615	615	615	450	450	400
Difference between target and actual housing provision	39	116	540	-193	-141	-169	256	131	165	170

Source: London Borough of Hammersmith and Fulham Completions Survey of 2015/2016.

The Five Year Land Supply and Housing Trajectory

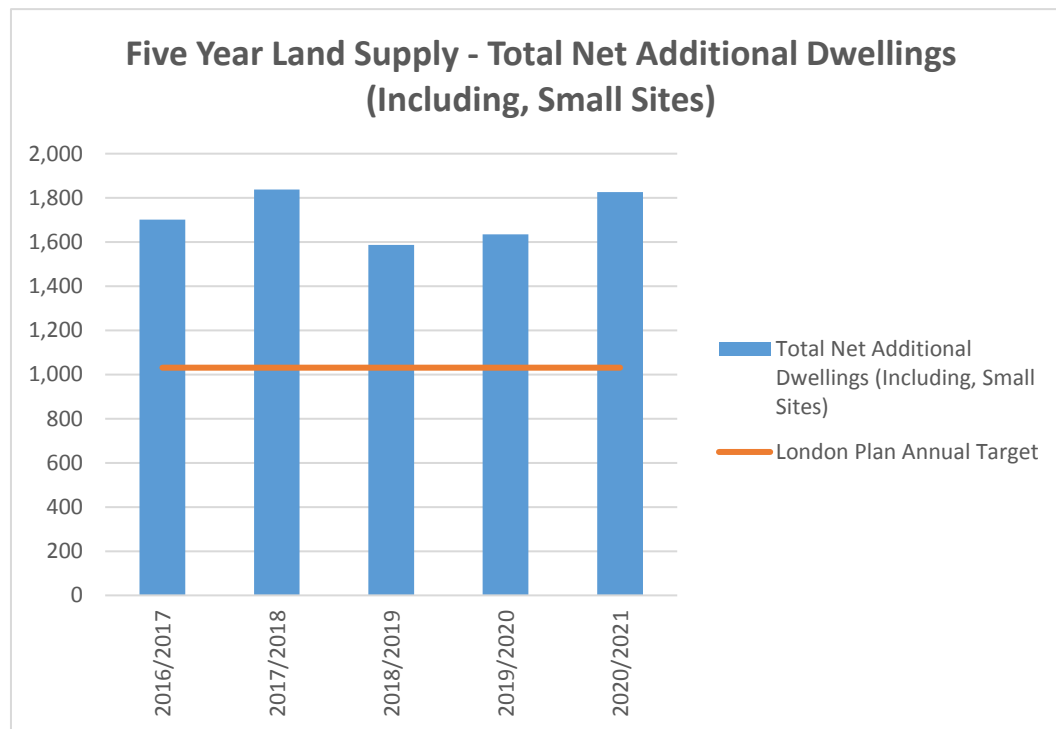
- 1.10 The housing trajectory of 2016/2017 demonstrates that the council has a five year land supply that equates to 8,586 units, resulting in an average of 1,348 units per year. This total five year provision is greater than the requirement of 5,155 units over the five year period, which is stated as a conventional target in the London Plan (to be provided through new build, change of use and conversion). This 8,586 figure also successfully meets the housing target and the 5% buffer. This is important to ensure that there is choice and competition in the market for land. Hammersmith and Fulham has a record of delivery for the past three years as shown in the table below (table 1).
- 1.11 The council's five year land supply is shown below in Table 2, Figure 1 and in more detail at Appendix 1. The projected figure for the five year land supply would sufficiently meet the housing number requirements set out by the London Plan in order to meet housing need in Hammersmith and Fulham as discussed in the above paragraph. The council's provision includes small sites within the first phase that have been granted planning permission and have not yet been built out. The London SHLAA allocates a windfall figure for boroughs, for Hammersmith and Fulham this is 199 units per year. This windfall apportionment has only been factored in to the second, third and fourth phases of the Housing Trajectory.

Table 2: Five-year housing supply 2016/17 to 2020/21.

		Total units permitted (Net)	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
London Plan Annual Target		5,155	1,031	1,031	1,031	1,031	1,031	1,031
5% Buffer		2,578		516	516	516	516	516
Total Net Requirement with 5% Buffer		7,733	1,031	1,547	1,547	1,547	1,547	1,547
Cumulative Annualised Planning Target				1,547	3,093	4,640	6,186	7,733
Table 7 Overall Trajectory Totals Across All Areas (Net)				Phase 1 Years 1 to 5				
Small Sites (under 10 Units)		156		22	45	78	2	9
Total Net Additional Dwellings (Including, Small Sites)		8,586		1,701	1,837	1,587	1,635	1,826
Total Net Additional Dwellings per Phase				8,586				
Windfall Projections		0		0	0	0	0	0

Source: Hammersmith and Fulham, Housing Trajectory for the five-year land supply 2016/2017 to 2020/2021.

Figure 1: Five-year housing supply in Hammersmith and Fulham, 2016/2017 to 2020/2021



Source: Illustration showing the five-year land supply between financial years 2016/2017- 2020/2021.

Appendix 1: Five-Year Housing Land Supply in Hammersmith and Fulham.

Address	Regeneration Area	Total units permitted (Net)	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Table 1 White City Regeneration Area/ Opportunity Area				Phase 1 (Years 1 to 5)				
Imperial College, 80 Wood Lane, W12 0TT	White City	288		96	96	96		
Shepherd's Bush Market, Peabody And Broadway Centre, Nos.1 - 14 Market Lane, Former Laundry Site Rear Of Nos.9 - 61 Pennard Road, Land Adjoining Former Shepherd's Bush Library And Nos.30 - 52 Goldhawk Road W12	White City	197					197	
Former Dairy Crest Site Land Beneath And Bounded By Westway And West London Railway Line And Adjoining 58 Wood Lane London W12	White City	1,150						115
Land North Of Westfield Shopping Centre Ariel Way London	White City	1,347						449
M&S White City Site 54 Wood Lane London W12 7RQ	White City	1,465					488	733
Unit 2H Woodstock Studios 36 Woodstock Grove London W12 8LE	White City	1		1				
White City RA Total (Net without windfall- By Year)		2,271	0	97	96	96	685	1,297
White City RA Total (Net without windfall-By Phase)				2,271				
Table 2 Hammersmith Town Centre				Phase 1 (Years 1 to 5)				
160 King Street London W6 0QU	Hammersmith TC	1			1			
50A Fulham Palace Road London W6 9PH	Hammersmith TC	1			1			
The William Morris 2 - 4 King Street London W6 0QA	Hammersmith TC	9			9			
137 - 139 King Street London W6 9JG	Hammersmith TC	18				18		
3 Black's Road, W6 9DT	Hammersmith TC	24		24				
39/43 King Street (above boots)	Hammersmith TC	24				24		
27/37 King Street (above m&S)	Hammersmith TC	25				25		
181 - 187 King Street Town Hall Extension Town Hall Frontage And Land West Of Nigel Playfair Avenue (West) London W6	Hammersmith TC	196		196				
Kings Mall Car Park Glenthorne Road And 45 Beadon Road London W6	Hammersmith TC	418		209	105	104		
Hammersmith Town Centre Total RA (Net without windfall)		716	0	429	116	171	0	0
Hammersmith Town Centre Total (Net without windfall-By Phase)				716				

Table 3 Fulham Regeneration Area				Phase 1 (Years 1 to 5)				
6 Tournay Road London SW6 7UF	Fulham	1		1				
98A Lillie Road, SW6 7SR	Fulham	2		2				
36 Harwood Road London SW6 4PH	Fulham	2						2
563 Fulham Road London SW6 1ES	Fulham	4		4				
Broadway Mansions Effie Road London SW6 1EL	Fulham	5			5			
309 - 311 North End Road London W14 9NS	Fulham	-6				6		
322 - 324 North End Road London SW6 1NF	Fulham	6				7		
313-321 North End Road, SW6 1NN	Fulham	15		15				
1 - 9 Lillie Road, Part Of Diary House, Roxby Place And Land Adjacent To The Railway Tracks, London SW6	Fulham	130		65	65			
Empress State Building Empress Approach London SW6 1TR	Fulham	342			100	142	100	
Car, Coach And Lorry Park And 20 Seagrave Road, Diary House And Adjoining Electricity Substation Roxby Place London SW6	Fulham	808	180	245	245			
Fulham RA Total (Net without windfall - By Year)		1,004	180	332	415	155	100	2
Fulham Regeneration Area Total (Net without windfall-By Phase)				1,004				
Table 4 South Fulham Riverside				Phase 1 (Years 1 to 5)				
50 Sullivan Road, SW6 3DX	South Fulham	12		12				
Big Yellow Storage, 71 townmead road	South Fulham	75				75		
Baltic Sawmills, 26 and 92-116 Sullivan road, Carnwath Road	South Fulham	149		149				
Albert Wharf, Swedish Wharf And Comley's Wharf Wandsworth Bridge Road London SW6 2TY	South Fulham	233			233			
Currys and PC World Hurlingham Retail Park, 362 Wandsworth Bridge Road And 1 - 3 Carnwath Road London SW6	South Fulham	234			234			
Chelsea Creek	South Fulham	489		97	97	97	97	101
National Grid Land, Imperial Road	South Fulham	1,500			475	475	275	275
South Fulham Riverside RA Total (Net without windfall- By Year)		2,692	0	258	1,039	647	372	376
South Fulham Riverside RA Total (Net without windfall- By Phase)				2,692				
Table 5 Rest of the Borough (Outside of Regeneration Areas)				Phase 1 (Years 1 to 5)				
Riverside Studios And Queens Wharf Crisp Road London W6	Outside Regeneration Areas	165		165				
164 Shepherd's Bush Road London W6 7PB	Outside Regeneration Areas	1		1				

89 And 91 Sulgrave Road London W6 7QH	Outside Regeneration Areas	-1		-1				
158 Shepherd's Bush Road London W6 7PB	Outside Regeneration Areas	-1		-1				
120 Blythe Road London W14 0HD	Outside Regeneration Areas	1		1				
Duke Of Edinburgh 1 Richmond Way, W12 8LW	Outside Regeneration Areas	5		5				
Rear of 63-65 Gayford Road, W12 9BY	Outside Regeneration Areas	3		3				
85 Askew Road London W12 9AH	Outside Regeneration Areas	2		2				
168 Goldhawk Road London W12 8HJ	Outside Regeneration Areas	2		2				
11 Findon Road London W12 9PZ	Outside Regeneration Areas	0		0				
176-182 Goldhawk Road, W12 9NS	Outside Regeneration Areas	10		10				
26 North End Crescent, London, W14 8TD	Outside Regeneration Areas	1		1				
35 Fitzjames Avenue London W14 0RR	Outside Regeneration Areas	1		1				
4 Addison Bridge Place London W14 8XP	Outside Regeneration Areas	-1		-1				
1 Southcombe Street London W14 0RA	Outside Regeneration Areas	1		1				
York House Avonmore Place London W14 8RW	Outside Regeneration Areas	8			8			
Spring Vale Estate Ceylon Road London W14 0PY	Outside Regeneration Areas	10		10				

Barons Keep Gliddon Road London W14 9AT	Outside Regeneration Areas	11			11			
Leigh Court Avonmore Road London W14 8RJ	Outside Regeneration Areas	-13		-13				
Warwick Building Kensington Village Avonmore Road London W14 8HQ	Outside Regeneration Areas	25		25				
6 - 12 Gorleston Street London W14 8XS	Outside Regeneration Areas	28		28				
Samuel Lewis Trust Dwellings Lisgar Terrace London W14 8SE	Outside Regeneration Areas	38		38				
Olympia Multistorey Car Park, Maclise Road	Outside Regeneration Areas	150						
Unit 5 Waldo Works Waldo Road London NW10 6AW	Outside Regeneration Areas	1		1				
863 - 865 Harrow Road London NW10 5NG	Outside Regeneration Areas	1		1				
Land Adjacent To 1 Sedlescombe Road London	Outside Regeneration Areas	1		1				
249 Lillie Road London SW6 7LN	Outside Regeneration Areas	1		1				
Rear Of 10 - 14 Rylston Road London SW6 7HJ	Outside Regeneration Areas	1		1				
249 Lillie Road London SW6 7LN	Outside Regeneration Areas	1		1				
21 Epirus Road London SW6 7UR	Outside Regeneration Areas	1			1			
Apartment 2 Mitford Building 10 Dawes Road London SW6 7EW	Outside Regeneration Areas	1			1			
5th Floor 72 Farm Lane London SW6 1QA	Outside Regeneration Areas	2				2		

12 And 13 Salisbury Pavement Dawes Road London SW6 7HT	Outside Regeneration Areas	2				2		
15 Seagrave Road London SW6 1RP	Outside Regeneration Areas	2			2			
Vacant Building Rear Of 18 Farm Lane London	Outside Regeneration Areas	6				6		
West Lodge Hammersmith Cemetery Margravine Road London W6 8HA	Outside Regeneration Areas	1			1			
2 Everington Street London W6 8DU	Outside Regeneration Areas	1			1			
1 Petley Road London W6 9SU	Outside Regeneration Areas	1			1			
194 Fulham Palace Road London W6 9PA	Outside Regeneration Areas	1			1			
George House Brecon Road London W6 8PY	Outside Regeneration Areas	0				0		
70 Colwith Road London W6 9EY	Outside Regeneration Areas	1				1		
Flat A 36 Margravine Gardens London W6 8RH	Outside Regeneration Areas	2				2		
8 Margravine Gardens London W6 8RH	Outside Regeneration Areas	1				1		
3 - 5 Greyhound Road London W6 8NH	Outside Regeneration Areas	4				4		
Palace Wharf Rainville Road London W6 9HN	Outside Regeneration Areas	26				26		
Thames Wharf Rainville Road London W6 9HA	Outside Regeneration Areas	57				57		
140 Hammersmith Grove London W6 7HE	Outside Regeneration Areas	-1			-1			

179 Hammersmith Grove London W6 0NJ	Outside Regeneration Areas	1			1			
10 Studland Street London W6 0JS	Outside Regeneration Areas	2			2			
116 King Street London W6 0QP	Outside Regeneration Areas	-5			-5			
22 and 17 Bute Gardens and Wolverton Gardens, W6 &HN	Outside Regeneration Areas	51		51				
248 or 87-9 Hammersmith Grove or Goldhawk Road, W6 7EP.	Outside Regeneration Areas	48		48				
271-281 King Street	Outside Regeneration Areas	55						55
77 - 89 Glenthorne Road London	Outside Regeneration Areas	52				52		
113 Munster Road London SW6 6DH	Outside Regeneration Areas	1				1		
205 Munster Road London SW6 6BX	Outside Regeneration Areas	1				1		
Flat A 191 Munster Road London SW6 6BY	Outside Regeneration Areas	1				1		
225 Munster Road London SW6 6BU	Outside Regeneration Areas	1				1		
223 Munster Road London SW6 6BU	Outside Regeneration Areas	1			1			
115 Munster Road London SW6 6DH	Outside Regeneration Areas	3						3
282 - 284 Munster Road London SW6 6BQ	Outside Regeneration Areas	5			5			
26 Fairholme Road,W14 9JX	Outside Regeneration Areas	1				1		

197 - 199 North End Road London W14 9NL	Outside Regeneration Areas	1				1		
23 Baron's Court Road London W14 9DY	Outside Regeneration Areas	2				2		
43 Chesson Road London W14 9QR	Outside Regeneration Areas	1						1
14 Bramber Road London W14 9PB	Outside Regeneration Areas	2			2			
34 Lillie Road London SW6 1TN	Outside Regeneration Areas	1				1		
102 North End Road London W14 9EX	Outside Regeneration Areas	1			1			
226 North End Road London W14 9NU	Outside Regeneration Areas	2			2			
57 Kenyon Street London SW6 6LA	Outside Regeneration Areas	1				1		
105 Langthorne Street London SW6 6JU	Outside Regeneration Areas	-1				-1		
13 Langthorne Street London SW6 6JT	Outside Regeneration Areas	1			1			
37 Harbord Street London SW6 6PL	Outside Regeneration Areas	1			1			
Sunberry Day Centre 147 Stevenage Road London SW6 6PB	Outside Regeneration Areas	9				9		
84 - 90B Fulham High Street London	Outside Regeneration Areas	58					58	
263 New King's Road London SW6 4RB	Outside Regeneration Areas	1				1		
265 And 267 New King's Road London SW6 4RB	Outside Regeneration Areas	1				1		

40 Bovingdon Road London SW6 2AP	Outside Regeneration Areas	1				1		
134 Wandsworth Bridge Road London SW6 2UL	Outside Regeneration Areas	1				1		
Eel Brook Studios 125 Moore Park Road London SW6 4PS	Outside Regeneration Areas	4		4				
84 Wandsworth Bridge Road London SW6 2TF	Outside Regeneration Areas	3		3				
642 - 646 King's Road London SW6 2DU	Outside Regeneration Areas	5				5		
73 - 77 Britannia Road London SW6 2JR	Outside Regeneration Areas	11		11				
123 Dawes Road London SW6 7DU	Outside Regeneration Areas	1				1		
Cressy Court, W6 0ES	Outside Regeneration Areas	1				1		
63 And 65 Dalling Road London W6 0JD	Outside Regeneration Areas	2				2		
14 Wellesley Avenue London W6 0UP	Outside Regeneration Areas	0				0		
2a Brackenbury Road, W6 0BA	Outside Regeneration Areas	0				0		
Riverview House Beavor Lane London W6 9AR	Outside Regeneration Areas	95					95	
Land Adjacent To South Side Of Chelsea Creek Chelsea Harbour Drive Chelsea Harbour London (Lots Road)	Outside Regeneration Areas	297		75	75	74	73	
1B Breer Street London SW6 3HE	Outside Regeneration Areas	1				1		
105 Stephendale Road London SW6 2PS	Outside Regeneration Areas	1						1

348A Wandsworth Bridge Road London SW6 2TZ	Outside Regeneration Areas	1						1
Dymock Street, SW6 3ET	Outside Regeneration Areas	1						1
121 Stephendale Road London SW6 2PS	Outside Regeneration Areas	2			2			
Parsons Green Club Broomhouse Lane London SW6 3DP	Outside Regeneration Areas	29		29				
Tent Site, Land bounded by Harbour Avenue and Chelsea harbour	Outside Regeneration Areas	89						89
2 - 4 Thornfield Road London W12 8JG	Outside Regeneration Areas	1					1	
38 Armingher Road London W12 7BB	Outside Regeneration Areas	-1					-1	
Rear Of 73 Uxbridge Road London W12 8NR	Outside Regeneration Areas	1					1	
The Goldhawk, 122-124 Goldhawk Road, W12 8HH	Outside Regeneration Areas	6				6		
5 Lettice Street London SW6 4EH	Outside Regeneration Areas	0				0		
917A Fulham Road London SW6 5HU	Outside Regeneration Areas	1				1		
12 Munster Road, SW6 4EN	Outside Regeneration Areas	1				1		
363 New King's Road,SW6 4RJ	Outside Regeneration Areas	1			1			
792 Fulham Road London SW6 5SL	Outside Regeneration Areas	1					1	
583 Fulham Road London SW6 5UA	Outside Regeneration Areas	3				3		

45 Dawes Road, SW6 7DT	Outside Regeneration Areas	2				2		
659 Fulham Road London SW6 5PY	Outside Regeneration Areas	1				1		
Units 1, 2, 5 And 8 Filmer Road Studios 75 Filmer Road London SW6 7JF	Outside Regeneration Areas	1				1		
London House, 100 New King's Road, SW6 4LX	Outside Regeneration Areas	25		25				
Hammersmith Embankment Site Known As 'Fulham Reach' Land Bounded By Chancellor's Road, Distillery Road And Winslow Road, Including Sections Of Thames Path, River Thames, Frank Banfield Park And Highway Land London W6	Outside Regeneration Areas	744		56	56	244	250	
Total for Sites outside of RA/ OA (Net without windfall- By Year)		1,903	0	585	171	518	478	151
Total for Sites outside of RA/ OA (Net without windfall- By Phase)				1,903				

Table 6 Requirements of the Borough	Phase 1 Years 1 to 5
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	Total units permitted (Net)	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
London Plan Annual Target	5,155	1,031	1,031	1,031	1,031	1,031	1,031
5% Buffer	2,578		516	516	516	516	516
Total Net Requirement with 5% Buffer	7,733	1,031	1,547	1,547	1,547	1,547	1,547
Cumulative Annualised Planning Target			1,547	3,093	4,640	6,186	7,733

Table 7 Overall Trajectory Totals Across All Areas (Net)	Phase 1 Years 1 to 5
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Small Sites (under 10 Units)		156		22	45	78	2	9
Total Net Additional Dwellings (Including Small Sites)		8,586		1,701	1,837	1,587	1,635	1,826

Total Net Additional Dwellings per Phase				8,586				
Windfall Projections		0		0	0	0	0	0

Source: London Borough of Hammersmith and Fulham Housing Trajectory 2016/2017.