

London Borough of Hammersmith and Fulham

**Monitoring Report
April 2015 to March 2016**

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1. Context of the Monitoring Report

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

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

In respect of policy monitoring, the report evaluates the main policies from the borough's Core Strategy and Development Management Local Plan. The document aims to provide headline figures as an update for this particular financial year, focussing specifically on the key areas of housing, growth and the local economy, retailing within the borough, sustainability measures, resources waste management, open spaces and transportation.

Progress on Local Plan

- Meeting the LDS timetable: The MR reports on the status and preparation of borough's planning policy documents (Core Strategy, Development Management Local Plan, Supplementary Planning Documents and Local Plan review). It reports on progress against key milestones relevant to 2015/16 and beyond.
- Duty to co-operate: The MR identifies the wide range of engagement carried out with local authorities and other bodies prescribed for the purposes of Section 110 of the Localism Act 2011 and the National Planning Policy Framework when preparing development plan documents and other plans and strategies.
- Neighbourhood planning: The MR provides a brief statement of the position in LBHF in 2015/16.

2. Introduction

Local Authorities must publish a Monitoring Report at least yearly, the content of which is up to the Monitoring Authority. This is the thirteenth Monitoring Report (MR) produced by Hammersmith and Fulham Council. The report covers the financial year running from 1 April 2015 to the 31 March 2016. The Monitoring Report also provides the following information:

- Details on Neighbourhood Development Plans (Section 3),
- Any action taken under the Duty to Co-operate (Section 3).
- The net additional dwellings or net additional affordable dwellings relevant to any policy mentioning them (Section 4); and
- Details about the Community Infrastructure Levy if any (Section 5).

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

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

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

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

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

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

Policy and Spatial Planning team on 0208 753 1081 or localplan@lbhf.gov.uk

Alternatively, you can use the contact methods below:

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

3. Contextual Information

Overview

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

Population

The population of Hammersmith and Fulham has risen by over 10% from 165,242 in 2001 to 182,500 in 2011. The GLA's 2015 projections estimates the population to be 186,800. The population of the borough is relatively young and ethnically diverse. It is also a highly mobile population with about half of all households having moved in the previous five years. Nearly half of the population (45%) is between the ages of 20 and 40 years old which is significantly higher than in London (32%) and the rest of the country (27%). The borough has a high proportion of single people, the fourth highest proportion (55.9%) in London. Three in ten (29%) of all households consist of one person (Source: 2011 Census).

According to the 2015 GLA Population projections (SHLAA), the borough's population is expected to increase by 11,895 people (6.7%) between 2011 and 2021; this compares to a 9.1% increase in London as a whole. The further projected increase in population between 2021 and 2031 is 8.2%; a similar level as the London average (8.3%). While there will be growth in the borough's population in all age groups, the main growth will occur for people aged 85 and over. The population in that age group is expected to increase by 2,260 by 2031, equivalent to 110%. The population aged 65 to 84 is expected to grow by 61% during the same period, and population aged 50 to 64 to grow by 30%. The main growth in number of households will be in 'one person' households (32% up to 2026), while the number of 'couple' households will decrease by nearly 8%.

Housing

The very high cost of private sector housing in the borough means that it is difficult for households on low to middle incomes to access suitable housing that they can afford in Hammersmith and Fulham. Many households cannot get suitable housing in either the private or social housing sectors and have to move out of the borough when they no longer want to share with others or need a larger house. This lack of affordable homes to rent or buy for low and middle income households is a key challenge for the Local plan.

Approximately one third of Hammersmith and Fulham's housing stock is social rented housing (31%) compared to an average of 24.1% in London. Social rented housing is particularly concentrated in the north of the borough, where over 40% of

the housing is in this tenure. Shared ownership and other intermediate low cost housing only makes up 1.6% of housing stock in the borough (Census 2011).

Another key challenge in relation to housing supply is overcrowding. According to the 2011 Census 13% of dwellings are overcrowded by at least one bedroom. Private rented and social rented households have proportionally more overcrowding (17% each) than owner occupied households (5%). Of the council owned housing, about one third is one bedroom accommodation and about one third is two bedroom. There are over 40 different Private Registered Providers (PRPs) with properties in the borough but most of the PRP properties are owned by a small number of well-established PRPs such as Notting Hill, Peabody, Guinness, Octavia and Shepherds Bush.

The council's housing stock is relatively old and becoming increasingly expensive to maintain to a decent standard and very difficult to improve so that it meets residents' expectations and their changing needs and is resilient to the potential impacts of climate change. All the council owned stock was improved to meet the national decent homes standard but this programme did not address the fundamental issue of an ageing housing stock that is becoming increasingly expensive to repair.

The design of the current social housing stock also makes it difficult to increase the number of dwellings that are accessible to residents who need to use a wheelchair. Of 508 medium-rise mansion or deck access blocks, only 85 (17%) have lift access.

Retrofitting lifts to blocks that were not designed to have such a facility is often difficult, if not impossible, and where it is possible, the cost of installation is prohibitive. Also, access ways into blocks and homes are not wide enough and there are often stairs and raised thresholds which would need to be removed to allow full access.

The way that public housing has been funded in the past means that new housing built over the past 25 years or so has tended to be smaller sized units. This has meant that overcrowding has become an issue as families grow and cannot move on to more suitable accommodation, which can impact on the health and well-being of residents. As a result, there is need for more family sized housing in the borough both from new and existing demand; this also applies across low income households who wish to rent or purchase.

The age of the borough's housing stock also affects the energy efficiency of the housing stock because most of the older stock is of solid wall construction and only 16% having cavity walls. This impacts on the levels of fuel poverty in the borough with over 8,000, or nearly 11% of all households estimated to be fuel poor. Council owned housing has higher energy and environmental performance than private sector housing. Council housing in the borough has an average Standard Assessment Procedure (SAP) rating of 74 as compared to a SAP rating of 53 for private sector housing in the borough¹.

¹ H&F Home Energy Conservation Act Report 2013.

In the private sector, improvements to energy efficiency will be mainly through government legislation and initiatives, for example through the building regulations and programmes such as RE:NEW, the Green Deal and through private investment. Planning policies can help to ensure that new housing is built to meet higher standards of energy efficiency and accessibility.

Deprivation

The borough has high levels of deprivation. According to the 2015 Indices of Deprivation, it is ranked 76th most deprived local authority area in the country (31st in 2010 and 38th in 2007) and there are significant pockets of deprivation, particularly in the north of the borough. Eight (7%) of the borough's Lower Super Output Areas (LSOAs are used by the Office of National Statistics (ONS) to identify local neighbourhoods of about 700 households) are within the top 10% most deprived nationally. These areas comprise major public sector housing estates: Clem Attlee, Edward Woods, White City, Wormholt, Charecroft and Ashcroft Square. A further 15% of the borough's LSOAs are in the 10-20% worst nationally. Most of these areas are in the north of the borough, but also extend into parts of Hammersmith and north Fulham.

Hammersmith and Fulham not only has high levels of deprivation, it is polarised socially and economically. For example, in the last census 41.6% of household heads classified themselves as "managers or professionals", while more than a quarter said they were entirely dependent on benefit. Some 23.9%² of households in Hammersmith and Fulham depend on less than £20,000 per annum compared to 27% for London and 34.9% for Great Britain. Just under 40% of borough households have an unequalised household income between £20k and £50k per year and 21.3% have an income between £50k and £80k per year. 16.2% of households have an income greater than £80k per annum; this is equivalent to nearly 13,000 households.

Until the 1970s, social housing and council estates tended to be occupied by households with a greater mix of incomes than is now the case. The mix of social housing tenants has come to include proportionally more people on lower incomes, some experiencing multiple deprivation. Approximately 53% of households living in social housing in Hammersmith and Fulham are currently workless and dependent on benefits and they make up the largest single group within the estimated 13,150 workless households in the borough (2011 Census). Nearly 2,000 lone parents are dependent on out-of-work benefits and a further 2,800 are claiming Working Tax Credit and/or Child Tax Credit benefits.

Deprivation and low household incomes also impact on health inequalities and result in high levels of child poverty. About 20% of people are in poverty in Hammersmith and Fulham compared to 32% of children in poverty³. Childhood poverty in Hammersmith and Fulham does not follow the general north-south divide, but is much more scattered geographically across the borough. In 2012, over 7,490 children under the age of 16 were living in families receiving means-tested benefits. In 2013 over 30% of primary school children and 23.8% of secondary school children were entitled to free school meals in the borough compared to national figures of

² CACI 2015.

³ Children and Young People's Plan 2008-2011.

15% and 12% respectively. Further details of the health, wellbeing and social care needs of the borough can be found in the Joint Strategic Needs Assessment 2013/14⁴ carried out by the council and NHS Hammersmith and Fulham (now NHS Hammersmith and Fulham Clinical Commissioning Group).

Children and Young People

According to GLA projections, by 2031 the number of 4-10 year-olds (primary sector) is predicted to rise from 13,368 to 16,208. For the age range 11-15 (secondary sector), numbers will rise from 7,337 to 9,875. The projections clearly show that the need for additional secondary places will increase after 2017 at a much faster rate than for primary places. The council uses these projections to help plan future investment in new school places. The council's investment programme will maintain a surplus of primary school places until 2023, however there will be a deficit in secondary provision by 2019-20 without further investment.

Additional primary school places will also be needed to support the projected population growth resulting from proposed development, particularly in the Wood Lane and Earls Court areas. The council will respond to this growth by an assessment of the capacity in existing primary schools, as well as the possible provision of new schools.

Many of the schools in the borough are built on sites with limited outdoor space and therefore it is important to improve access to and provision of sports facilities in order to improve health and to reduce child obesity levels.

Crime

Hammersmith and Fulham had recorded 117.72 crimes per 1000 people, this ranks H&F 28 out of 32 in All London Boroughs. The number of offenses in Hammersmith and Fulham had increased from 114.38 crimes 1000 people in the last period⁵. The borough has a significant number of crime "generators" including shopping areas, transportation hubs, festivals, and sporting events.

Health

Life expectancy for men in Hammersmith and Fulham is 79.7 years and for women it is 84.1 years. The difference in life expectancy between affluent and deprived areas in the borough is 7.9 years in men and 5.4 in women⁶. Variations between the most and the less deprived areas are also important and reducing the health inequalities will be an important challenge facing the borough in the future.

In 2015, wards with the highest SMRs were recorded in Hammersmith Broadway, Fulham Reach and North End while the lowest SMRs were recorded in Wormholt and Palace Riverside.

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

⁴ Joint Strategic Needs Assessment 2013-2014.

⁵ Local government Association, LG Inform, 2017.

⁶ Based on Crime and Disorder statistics England, 2016, Q3.

The Local Economy and Employment

Hammersmith and Fulham has a very successful and diverse economy and it makes a significant contribution to the economies of London and the UK, with its concentration of businesses, retail and tourism uses.

The borough occupies a favourable location in west London and is attractive to a variety of businesses including foreign owned businesses. It has enjoyed significant growth in employment and economic activity over the last three decades with the central Hammersmith area becoming an important sub-regional location for offices. The local economy is the 6th most competitive in the country(9), with an estimated Gross Value Added of £8.1bn(10). There is also a strong visitor economy with 1.25 million visitors each week to our town centres. Westfield London alone attracts approximately 600,000 visitors each week.

The borough has developed as a centre for a range of creative and media industries, due partly to the presence of the BBC in the White City area but also to good transport links. The largest employers in the borough include L'Oreal Ltd, Hammersmith Hospital, Charing Cross Hospital, Metropolitan Police, Mref Tradeco Ltd, Omni Facilities Management and Walt Disney Co Ltd. In recent decades there has been a substantial change in the composition of businesses with a significant decline in traditional manufacturing and increases in retail and leisure activities as well as in emerging markets such as knowledge based industries and life sciences. Over £2billion of public and private sector funding has already been invested over the last five years by developers such as Imperial College who are developing a large life sciences campus in White City.

In Hammersmith and Fulham there are 12,055 registered businesses and over 5,000 self-employed sole traders and VAT exempt enterprises. In 2014, 155,450(11) people worked in the borough. Smaller firms have become much more important to the economy of the borough; 13.3% of employees worked in the borough's 'micro enterprises' (less than 10 employees) and these make up 90% of the total enterprises of the borough. At the other extreme, 58.4% of all employees work in large enterprises with more than 250 or more employees, but account for 0.6% of all enterprises(12). In 2014, B use class property accounted for 37% of all businesses in the borough and 33.5% of employment.

With the development of the Westfield London shopping centre there has been an increase in importance of the retail sector to the local economy, with Westfield London providing approximately 8,000 jobs. The wholesale and retail sector is now the largest sector in the borough with almost 22,000 people working in the sector in the borough. This is a 49% increase from the number working in the sector 5 years ago. There is a footfall of 1.25m per week which equates to a retail spend of more than £1billion across 26 key shopping areas and high streets. Other key sectors include publishing, information services, accommodation and food services, real estate activities, professional scientific and technical activities, administrative and support services, property, arts and culture, entertainment and recreational services.

The council is sensitive to the needs of businesses in the borough, including small local firms. The challenge is to build upon success in delivering workspace for small

and medium enterprises and new start-ups and to continue to ensure that in addition to protecting employment land and premises where justified there is a strong supply of new, relevant space for small businesses. The areas that are most appropriate for growth are those areas with high levels of public transport accessibility. In particular, new flexible business space in the vicinity of transport nodes provide a useful means of stimulating growth within the business community. In regeneration areas it will be important for a balance to be made between employment and housing.

The Local Plan needs to provide the conditions for businesses to thrive to ensure that there is a broad range of employment opportunities and for the qualifications and skills of local people to be improved so that the levels of worklessness can be reduced. The Local Plan aims to improve and maintain the supply of employment land, allocate development sites to accommodate forecasted employment growth and to support the borough's many smaller and younger firms and highly entrepreneurial economy to develop and remain in the borough. The Local Plan policies also need to continue to contribute to London's world city role.

Transport

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

Road traffic is one of the main causes of carbon dioxide (CO₂) emissions, poor air quality and noise pollution in the borough. The A4 and its flyover, as well as being a major source of emissions and noise, form a significant barrier between the north and south of Hammersmith and the borough as a whole.

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

Heritage Assets

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

Green Infrastructure

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

Efficient Resource Management

Hammersmith and Fulham waste collection authority collected 75,395 tonnes of municipal waste in 2015/16. This consisted of household waste and any commercial waste the council collects under contract. In 2014/15 this figure was 74,848. The council's percentage of household waste sent for reuse, recycling or composting over 2015/16 was, 22%.

There has been an improvement in the Council's recycling performance with an increase in the number of community recycling sites, however this cannot be determined by the change in tonnes as a reduction in the weight of recycled waste, as this is due to a combination of several potential factors: the reduced weight of some packaging, online newspapers, the difficulty in communicating waste and recycling messages to highly transient populations, the contamination of recyclables and the end of the recession and recovery in consumer demand.

Climate change

Climate change is, perhaps, the most significant issue for the 21st century
<http://www.keepbritain tidy.org/Documents/Files/Parks/Green%20Flag%20Winners%202014/London.pdf>

Context

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

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

This is an important consideration in planning for future development in the borough. Climate change, leading to more frequent extreme weather events, increases the risk of flooding in Hammersmith and Fulham, particularly from surface water and sewer flooding.

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

4. Progress of Local Plan

The Local Development Scheme (LDS)

This Monitoring Report measures progress against the council's Local Development Scheme (LDS). The LDS sets out a full programme of Development Plan Document preparation and consultation. The LDS was last published in February 2015 and this was further updated in May 2016.

This was the fourth version of the document which originally come into effect in June 2005. In addition to the LDS, the Council's planning web pages have been regularly updated to provide revised details on the preparation of planning policy documents where this has been necessary.

Key milestones of the Local Plan set out below:

Key Milestones	Date	Comment
Statement of Community Involvement (SCI) Review - Consultation	February - April 2015	Achieved
Submission of the Local Plan	February 2017	Targeted
Local plan Examination	June 2017	Targeted
Adoption of the Local Plan	October 2017	Targeted

TABLE 1: Key milestones of the Local Plan.

Duty to Co-operate

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

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

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

The council regularly meets and discusses planning matters with neighbouring boroughs and participates in a number of West London groupings of boroughs and other bodies, e.g. the West London Housing Partnership, West London Alliance and the Westrans and South & West London Transport Conference (SWELTRAC); with other riparian boroughs through the Thames Strategy Kew to Chelsea; and as a partner in the Western Riverside Waste Authority on waste matters.

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

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

The council works closely with many bodies on multi- agency working groups, for example with the Clinical Commissioning Group and the Metropolitan Police. The council has entered into tri-borough (and bi-borough) working with RBKC and Westminster on a number of service areas, e.g. Transport and Technical Services with RBKC and Environment, Leisure and Residents Services with RBKC. The council actively engages with other bodies on a number of cross borough regeneration area initiatives, e.g. the Earls Court and West Kensington Opportunity Area with RBKC and the GLA, and the White City Opportunity Area with the GLA. Both these initiatives have resulted in the publication of regeneration area planning frameworks. Other bodies, such as Transport for London and land owners, are also involved in these areas.

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

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

The council is working closely with the Old Oak and Park Royal Development Corporation (OPDC) in the preparation of their Local Plan for the designated Mayoral Development Corporation Area. As of April 2015, the OPDC is the Planning Authority for a large area of land in the north of Hammersmith and Fulham borough. The council attend regular duty to co- operate meetings with the OPDC and has provided comments on the Old Oak and Park Royal Planning Framework, the emerging Local Plan for the area and associated evidence base documents.

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

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

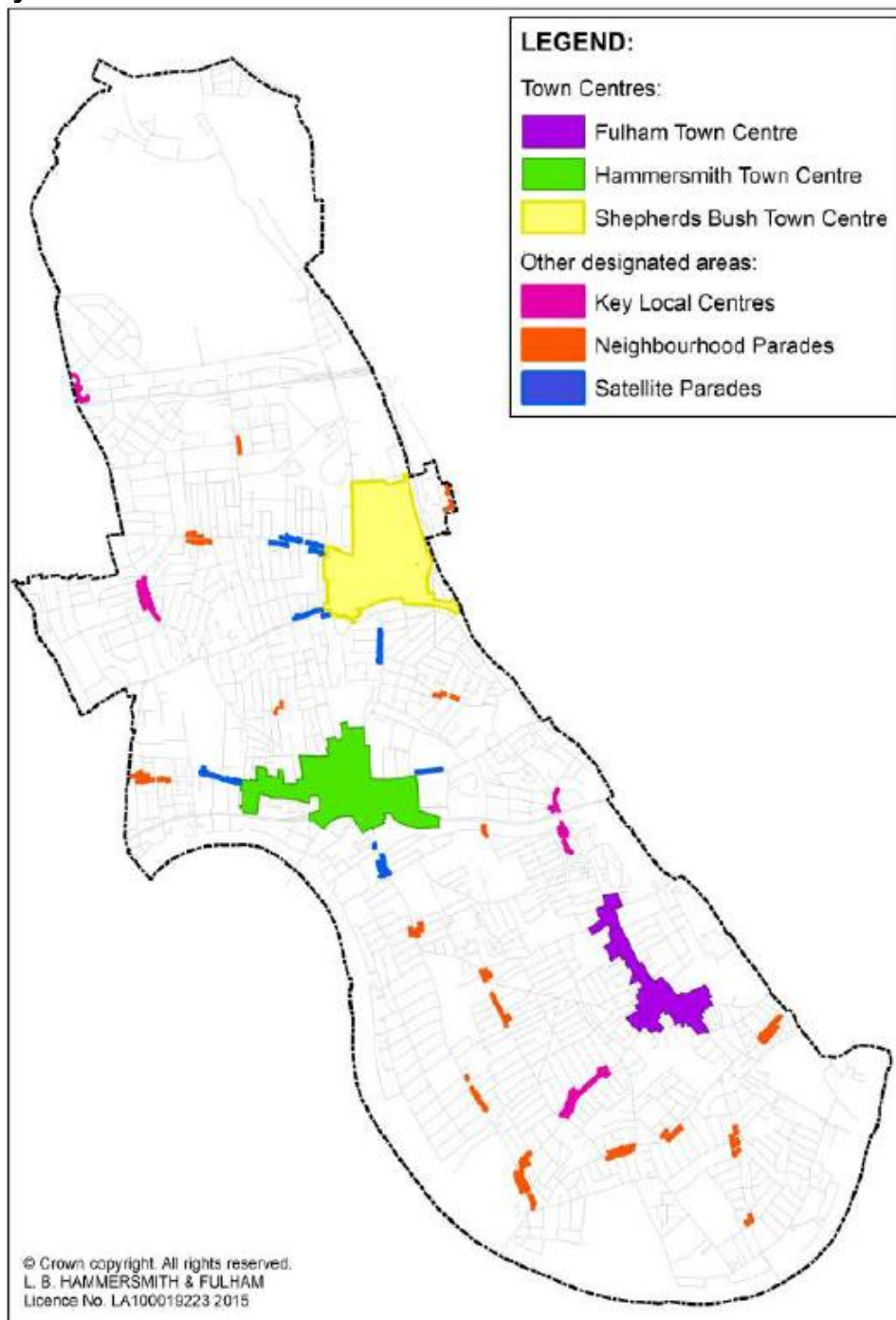
During 2015/2016, although the council received a number of enquiries about neighbourhood planning, there were no applications or approvals of neighbourhood areas, forums or plans in the borough. In addition, the one neighbourhood area in the borough, Brickfields, was not subject to any further neighbourhood planning proposals.

5. Monitoring of Strategic Policies

Planning for Regeneration and Growth

The council has four designated regeneration areas. For each of the regeneration areas the council has set out the overall strategy and vision for the area together with proposals for sites of strategic importance and for housing estate regeneration areas. In April 2015, the Park Royal Opportunity Area was removed from the Council's Authority and carried forward to the Old Oak and Park Royal Development Corporation.

Hierarchy of Town Centres



Map: Town centres and Retail Designated Areas in Hammersmith and Fulham

Hierarchy of Town and Local Centres

- In 2015/2016, the total amount of gross floor space approved for town centre uses in town centres was 33,081 sq.m

- The net figure within town centres was 4,957 sq.m in 2015/16.

A further in depth discussion of the indicator relating to retail has been discussed in the monitoring of borough wide policies below.

6. Monitoring of Borough-Wide Policies

INDICATOR 1: Number of net additional dwellings granted permission/completed in White City Opportunity Area (WCOA), Hammersmith Town Centre (HTC), Fulham Regeneration Area (FRA), South Fulham Regeneration Area (SFR) and Park Royal Opportunity Area (PROA).

Core Strategy policies:

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

OA/RAs	Indicative additional homes (20 years)	Indicative additional homes (Annual)
White City Opportunity Area	5,990	300
Hammersmith Town Centre	2,812	141
Fulham Regeneration Area	7,436	372
South Fulham Regeneration Area	3,330	167
Rest of the Borough	2,028	101

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

Approvals:

In 2015/16, collectively in all areas of the borough 2,314 net additional dwellings were approved within this financial year. Within that there were 323 units approved as affordable units.

- 1481 net dwellings were approved in the WCOA
- 43 net dwellings were approved in HTC
- 47 net dwellings were approved in FRA
- 240 net dwellings were approved in the SFRA
- 503 net dwellings were approved in the rest of the borough

Completions:

The total number of additional dwellings completed in the borough as per completions survey identified 1,073 dwellings. The regeneration/ opportunity areas included:

- 9 net dwellings were completed in the WCOA
- 400 net dwellings were completed in HTC,
- 205 net dwellings were completed in FRA,
- 0 net dwellings were completed in the SFRA.
- There were 459 units completed in the rest of the borough.

Policy comments:

Since the adoption of the Core Strategy, a significant number of dwellings have been approved and completed within the regeneration and opportunity areas of the borough. This confirms a continuing interest by developers and that the indicative target of 21,596 homes is likely to be delivered over the 20 year period.

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

INDICATOR 2: Number of additional jobs granted permission/completed in WCOA, HTC, FRA, SFR and PROA.

Core Strategy policies:

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

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

TABLE 3: Core Strategy targets (jobs) (2012-2021)

Approvals/completions:

In 2015/16, the total amount of gross employment floorspace (B1, B2 & B8) approved equated to approximately 124,555 sqm of floor space. Of this provision of floorspace the equivalent number of jobs are, worked out on the ratio of 1 Employees/9sqm, as per the Council's Employment Land Study (2015). The table below shows, the breakdown, including those areas within regeneration areas and those outside of regeneration areas:

OA/RAs	Indicative new jobs (2015/16)	Floorspace (2015/16)
White City Opportunity Area	8,664	77,979
Fulham Regeneration Area	117.2	1,055
South Fulham RRA	896.5	8,069
Hammersmith Town Centre	3,651	32,859
Rest of the Borough	510.3	4,593
Total	13,839	124,555

TABLE 4: Number of additional jobs approved by regeneration areas 2015/16

Policy comments:

In terms of the number of jobs in the regeneration areas, the overall number of jobs from approvals within the regeneration areas is 13,839 jobs in 2015/16.

New permitted development rights allow changes of use from offices (B1a) to residential (C3) which will lead to a loss of employment floorspace. In 2015/16 the amount of floorspace subject to PD56 applications for changes of use from office to residential resulted in a loss of approximately 17,634 sq.m of B1 floorspace, which would equate to 1,959 jobs.

INDICATOR 3: Total retail floorspace granted permission/completed within defined town centres, key local centres, neighbourhood parades, satellite parades and outside designated centres

London Plan policies:

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

Core Strategy policy:

- Strategic policy C: Hierarchy of Town and Local Centres

Approvals (gross):

- In 2015/16, 3,208 sq.m of retail floorspace (class A1) was approved/completed in the borough, most of it outside of the town centres (Table 6). The net figure was a loss of -2394 sq.m in 2015/16.

Designations	Floorspace (m2) gross	Floorspace (m2) net
Town centres	634	-349
Key local centres	0	-106
Neighbourhood parades	50	-1,403
Satellite parades	6	-297
Outside designated shopping centres	2524	-239
Total retail with planning permission	3208	-2394

TABLE 6: Total retail floorspace granted permission/completed 2015/16
Source: Hammersmith and Fulham Council

INDICATOR 4: Total amount of floorspace for ‘Town centre uses’ permitted/completed in town centres (gross and net).

London Plan policies:

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

Core Strategy policy:

- Strategic policy C: Hierarchy of Town and Local Centres

In 2015/2016, the total amount of gross floorspace approved for town centre uses (including use classes A1, A2, B1, B1(a) and D2) in town centres was 33,081 sq.m. The net figure was 4,957 sq.m in 2015/16.

INDICATOR 5: Proportion of shopping frontages which are vacant in designated Town Centres, Key Local Centres, Neighbourhood Parades, Satellite Parades and outside designated centres

London Plan policies:

Policy 2.15: Town Centres

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

Core Strategy policy:

- Strategic policy C: Hierarchy of Town and Local Centres

Target: No target, but the council wants to improve Town and Local Centres’ viability and vitality.

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

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

TABLE 8: Proportion vacancy by designations,
Source: Hammersmith and Fulham Council Survey data 2014.

Policy comments:

In the monitoring period, 3,208 sqm of retail floorspace was approved/completed, but the net figure was a loss of -2,394 sqm in total. The majority of retail floorspace lost has been approved outside of designated shopping centres. This reflects the permitted development rights that now exist to change from class A1 and the more flexible policy approach to the loss of retail outside of designated centres. The council's Development Management Local Plan policies seek to provide more flexibility of use within the shopping hierarchy to help encourage vacant properties back into use (see Policy DM LP C4).

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

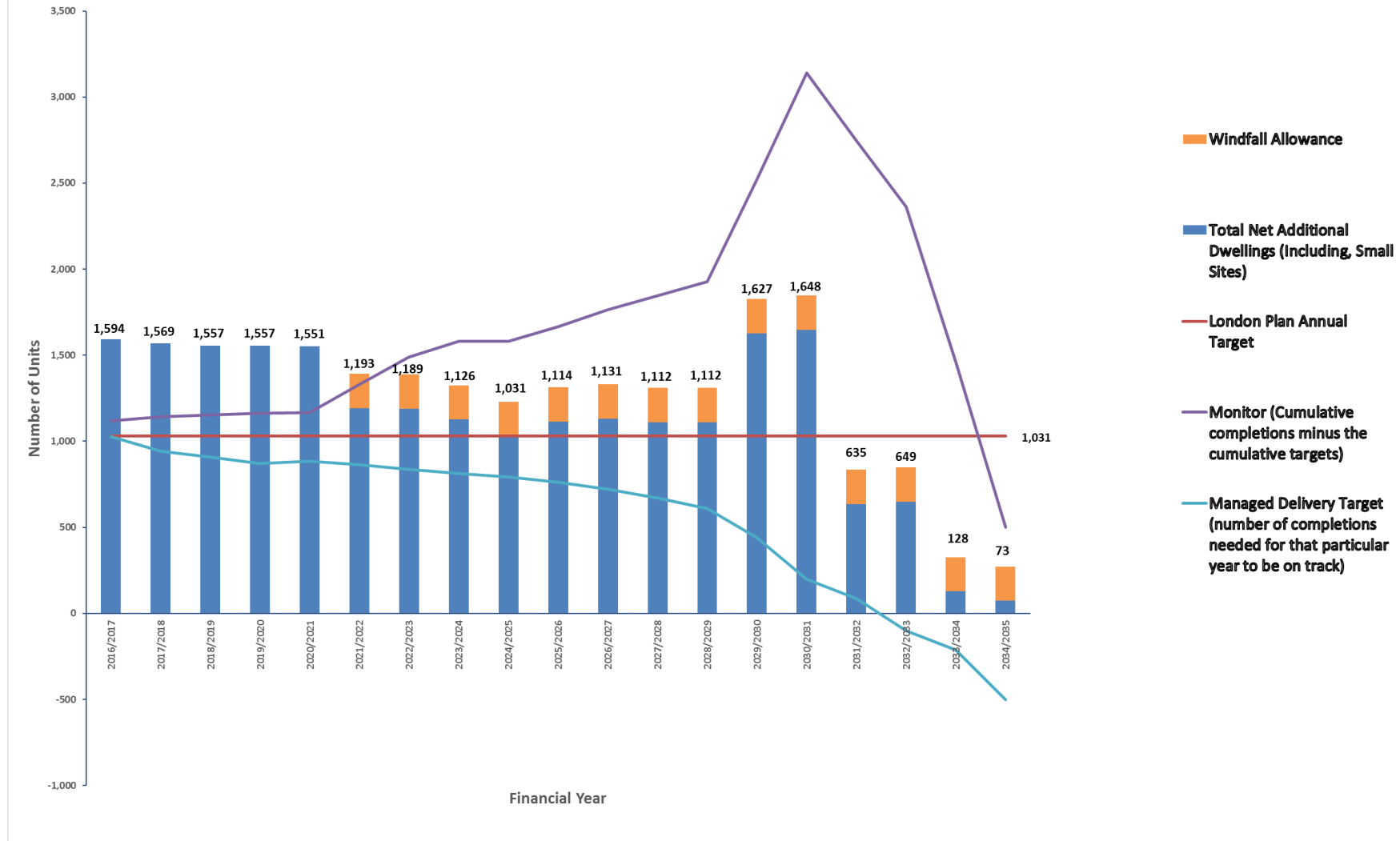
INDICATOR 6: Housing trajectory:

Plan period and housing targets including:

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

Please see the Council's [Housing Trajectory](#) for further information:-

London Borough of Hammersmith and Fulham - Housing Trajectory 2016/2017



Graph 1: Housing Trajectory illustration (February 2017)

INDICATOR 7: Net affordable housing permissions and completions by tenure, by regeneration areas and the rest of borough.

Core Strategy policy:

- Borough-wide Strategic Policy H2: Affordability

Target:

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

Affordable housing permitted:

- In 2015/16, 14% of the approved homes on all sites of more than 10 units were affordable. This compares to 11% in 2014/15.
- In terms of tenure, the majority of affordable homes were discount market sale units.

INDICATOR 8: Proportion of conversions with two or more bedrooms

DM Local Plan:

- policy A1: Housing Supply

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

- 68% of the conversions approved in 2014/15 had 2 or more bedrooms. This compares to 53% with 2 or more bedrooms in 2013/14.
- 36% had 3 or more bedrooms meaning that this indicator is meeting the target defined in the DM LP policy A1.
- Further data on this indicator will be available in the Council's next AMR 2016/17.

INDICATOR 9: Percentage of homes permitted meeting Code for Sustainable Homes level 3, 4, 5 and 6.

Core Strategy:

- Borough-wide strategic policy H3: Housing quality and density

Target: For all major residential developments, at least level 3.

- The Government withdrew the Code for Sustainable Homes in March 2015. This indicator is therefore no longer relevant and it is suggested that it is removed from future AMRs.

INDICATOR 10: Total new build housing completions assessed against the Building for Life criteria.

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

BfL12 comprises 12 questions with four questions in each chapter:

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

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

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

There are no further updates currently on this indicator. A further update will be given in the forthcoming AMR of 2016/2017.

INDICATOR 11: Percentage of homes granted permission achieving the Lifetime Homes standards

Core Strategy:

- Borough-wide strategic policy H4: meeting housing needs

DM Local Plan:

- Policy A4: Accessible housing

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

- Of the new build dwellings approved as part of major developments in 2015/16, 78% were to lifetime homes standard.

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

Core Strategy:

- Borough-wide strategic policy H4: meeting housing needs

DM Local Plan:

- Policy A4: Accessible housing
- Of the total dwellings approved on major developments in 2015/16, 144 dwellings were provided with wheelchair accessibility. This represents approximately 7% of the total units approved and is just short of meeting the 10% target.

INDICATOR 13: Net additional pitches (gypsy and traveller) granted permission/completed

Core Strategy:

- Borough-wide strategic policy H5: Gypsies and travellers accommodation. This is seeking to protect and improve the existing gypsy and traveller site at Westway.

The London Plan

- This does not include detailed policies regarding the provision of pitches for gypsies and travellers and travelling show people. The London Plan considers that meeting these needs is an issue to be addressed by local planning authorities.

Target: No target

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

INDICATOR 14: Net additional student bedrooms granted permission/completed

Core Strategy policy:

- Borough-wide strategic policy H6: Student accommodation

Target: No target

- In 2015/16, 328 student units were permitted.
- Within this financial year there are have been 179 student homes complete from the applications listed below.

Property name/	Address	Description	Units	Status
Favourite Public House	27 St Ann Road	Redevelopment by the erection of a part five, part six storey building comprising 84 student housing studios with ancillary accommodation including internal and external amenity space, and a Class A1 shop unit at ground floor level on the St Ann's Road frontage.	84	Completed FY 2015-2016.
Riverview House	Beavor Lane London W6 9AR	Change of use from offices (Class B1) to student accommodation comprising of 95 self contained units (66 studio units, 20 one bedroom units and 9 two bedroom units); erection of a ground floor front extension, extensions to the fifth and sixth floors and alterations to roof top, new bays to the north elevation and replacement	95	Completed FY 2015-2016.

		windows		
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TABLE 11: Student accommodation in 2015/16.

Source: Hammersmith and Fulham Council

INDICATOR 15: Net change in the number of HMOs/hostels

DM Local Plan:

- Policy A6: Hostels and houses in multiple occupation

Target: No net loss where identified needs

- Two applications involving the loss of hostel were approved in 2015/2016. And none were completed within the period.
- Furthermore, applications resulted in the loss of HMO units and 1 application was completed during this period.
- One application was received involving the change of use from residential into an HMO for 6 occupants.

Policy comments:

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

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

INDICATOR 16: Overall employment rate

Core Strategy:

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

Target: Increase employment rate

- In 2015/16, the employment rate in Hammersmith and Fulham was above the London average and the average for England.
- The employment rate between 2015/16 is 76.1%. This is a decrease from the previous year where the overall employment rate reached 77.3% (office for national Statistics).

INDICATOR 17: Working age people on out-of-work benefits

Core Strategy:

- Strategic Policy A: Planning for regeneration and growth

- Strategic Policy B: Location of employment activities
- Borough-wide Strategic Policy LE1: Local economy and employment

Target: Decrease the number of working age people on out of work benefits

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

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

Target: Decrease the number of working age people claiming out of work benefits in the most deprived areas of the borough

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

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

Target: Increase business stock in the borough

- In 2015, there were registered businesses in the borough.
- Hammersmith and Fulham saw a 8.6% increase in the number of enterprises in the borough between 2014 and 2015 (see Figure 9). Whilst this is higher than the growth rate for England as a whole, it is lower than the London rate. Between 2009 and 2015, the number of active businesses increased by 19%.
- No further updates are available at this time, further information will be presented in the forthcoming AMR for 2016/17.

INDICATOR 20: Employment land available by type

Core Strategy policies:

- Strategic Policy A: Planning for regeneration and growth

- Strategic Policy B: Location of Employment Activities
- Borough-Wide Strategic Policy LE1: Local economy and employment

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

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

Site	Site reference	Description of development	Status
Earl's Court 2, Lillie Bridge depot and adjacent land	FRA Core Strategy Strategic site FRA 1 (part)	Residential use; office (use class B1); retail (use classes A1- A5); hotel and serviced apartments (use class C1); leisure (use class D2), private hospital (use class C2); Education/Health/Community/Culture (use class D1);	Not Started
Land north of Westfield	WCOA Core Strategy Strategic Site WCOA 1 (part)	A comprehensive redevelopment of the site comprising a mixed use scheme up to 61,840 sq.m (GEA) (net increase) retail use (A1) including an anchor department store; up to 8,170 sq.m (GEA) restaurant and café use (A3 - A5); up to 2065 sq.m (GEA) office use (B1); up to 1,600 sq.m (GEA) community/health/cultural use (D1); up to 3500 sq.m (GEA) leisure use (D2); and up to 1,347 residential units (up to 127,216 sq.m(GEA)).	Under Construction

Former BBC TV Centre	WCOA Core Strategy Strategic Site WCOA 1 (part)	A mixed use development providing up to 1,025 residential units and a range of land uses.	Under Construction
BBC media Village	WCOA Core Strategy Strategic Site WCOA 1 (part)	Outstanding approval for offices and music centre as part of the Media Village redevelopment.	
Imperial West	WCOA Core Strategy Strategic Site WCOA 1 (part)	A comprehensive residential led mixed use redevelopment; Phase 1 for student accommodation completed.	Under Construction
Aviva/Former Dairy crest site	WCOA Core Strategy Strategic Site WCOA 1 (part)	Demolition of all existing buildings and structures and outline planning permission for a comprehensive residential led mixed use redevelopment; comprising 11 building plots, with building heights ranging from 8 - 32 storeys (plus basement/podium level); to develop up to a maximum of 1,150 residential units (Class C3); offices and employment uses (Class B1); shops, services, cafes, restaurants, bars and take-aways (Classes A1-A5); health, crèche and multi-purpose community facilities (Class D1); leisure facilities (Class D2);	Not Started

Albert Wharf, Swedish Wharf and Comley's Wharf	South Fulham	Redevelopment of site following demolition of all existing buildings to provide a mixed use scheme consisting of the erection of one five storey building facing Townmead Road, one part five/part six storey building facing Wandsworth Bridge Road, one part eight and part nine storey building around a raised podium and one thirteen storey building providing a total of 237 dwellings (use class C3) and ancillary gymnasium; together with site wide energy centre; 9,875 sq/m Safeguarded Wharf including 8,069 sqm (GIA) of concrete batching plant with ancillary offices (use class B2); 579 sq/m (GIA) of retail/cafe/restaurant/bar floorspace (use classes A1/A2/A3/A4); new Thames Path with associated lift/stair access (to both east and west of the Site); new jetty within the River Thames to serve the wharf; associated hard and soft landscaping; private open space; vehicular access and servicing facilities; car parking and cycle parking; and other works incidental to the proposals.	Approved July 2015
Pillar Hall, Olympia	Rest of borough	Planning application for change of use of Pillar hall for provision of a restaurant on ground floor (use class A3) and offices (+1,683 sq.m) approved.	Not Started
120 King Street	Hammersmith	Change of use of ground floor from public house (Class A4) into office use (Class B1) 698 sqm.	Approved July 2015

642 – 646 King's Road	Hammersmith	Demolition of existing first floor level comprising of offices (Class B1) and the erection of a replacement part one, part two, part three storey extension at first, second and third floor level, in connection with the creation of office space (Class B1) increase of 85 sqm	Application approved July 2015
24 – 40 Goodwin Road	Rest of borough/White City	Erection of a three storey extension plus-basement fronting Goodwin Road with associated external alterations, to increase office (Class B1) floorspace by 326 sqm; alterations to the roof and access to the building.	Approved Oct 2015
212 New King's Road	Rest of borough	Change of use of part of the ground floor from retail (Class A1) into an office 245 sqm (Class B1)	Approved Nov 2015
95 Goldhawk Road	Rest of borough	Erection of a 5 storey block with B1(a) office use (359 sq. m) on the ground floor and 9 residential flats on the upper floors, following demolition of the existing building.	Approved June 2015
Cambridge House, 100 Cambridge Grove	Rest of borough	External works comprising: the introduction of two single storey Class B1 incubator units (8,081 sq m) and an ancillary cafe unit at ground floor level to the south-east; a new ground floor level reception area with an extended canopy to the eastern elevation; replacement full height glazing windows at first floor level of the entrance block to the southern and northern elevations; creation of roof terrace to the entrance block at second floor roof level with screening enclosure; the introduction of new doors at ground floor level; soft and hard landscaping; reduction in car	Approved Nov 2015

		parking spaces to 14 and introduction of additional cycle storage.	
Bechtel House 245 Hammersmith Road		Demolition of the existing building and the redevelopment of the site in the form of a new part 10-storey, part 12-storey office building (net 2,422 sq m), with some retail and/or restaurant floor space at ground/first floor level; related car and cycle parking; and associated landscaping/public realm works, including a new entrance plaza on Hammersmith Road and the landscaping of the podium deck at the rear.	Approved Sept 2015

INDICATOR 21: Amount of permitted/completed employment floorspace, by type, by regeneration areas and the rest of the borough (net and gross B1, B2 & B8)

Core Strategy:

- Borough-wide Strategic Policy LE1: Local economy and employment

Target: Overall increase in office floorspace.

- The gross employment floorspace approved/completed during 2015/16 was 124,555 sq.m representing an increase on last year's figure of 60,468 sq.m in 2014/15.
- The amount of employment floorspace lost has resulted in a net figure of 30,511 sq.m of employment floorspace approved in 2015/16.
- There were 48 PD56 approvals which resulted in the loss of approximately 17,634 sq.m of B1a floorspace in 2015/16. PD56 approvals refer to Prior Approval applications for permitted development from Office (B1) to Residential (C3) use classes.

	B1	B2	B8	TOTAL
Gross employment floorspace (m2)				
Fulham RA	51		1,004	1,055
HTC	32,309		550	32,859
South Fulham RRA		8,069		8,069
WCOA	77,979			77,979
Rest of borough	4,083		510	4,593
TOTAL	114,422	8,069	2,064	124,555
Net employment floorspace (m2)				
Fulham RA	-3,420			-3,420
HTC	10,117			10,117
South Fulham	-408			-408
WCOA	39,446		-323	39,123
Rest of Borough	-14,252		-649	-14,901
TOTAL	31,483	0	-972	30,511

TABLE 14: Employment floorspace, approved (gross and net), 2015/16
Source: Hammersmith and Fulham Council

Policy comments:

Overall, the figures reflect a substantial amount of employment floorspace which was approved, with a net gain of 30,511 sq.m of employment floorspace in 2015/16 across the whole of the borough. The most employment floorspace gained was in the White City Opportunity Area, with a net gain of 39,123 sq.m. The majority of this gain in employment floorspace in the White City Opportunity Area comes from two major approvals. One for the approval of the redevelopment of the former BBC Television Centre which includes the provision of 56,581 sq.m of B1 use floorspace and the other at 80 Woodlands Lane for the provision of 18,771 sq.m of B1 use floorspace.

These figures also reflect the amount of employment floorspace lost through PD56 applications for permitted development rights allowing the change of use from offices (B1a) to residential (C3) which came into force in May 2014. In total, 17,634 sq.m of B1a of office floorspace was lost in the 2015/16 monitoring period through permitted development rights for changes of use from offices to residential.

INDICATOR 22: Number of hotel bedrooms granted permission/completed

London Plan

- Policy 4.5: London's visitor infrastructure.

Core Strategy

- Strategic policy B: Location of Employment activities.

DM Local Plan

- Policy B2: provision for visitor accommodation and facilities.

Targets: No overall target for the borough but the majority of provision should be directed to the identified town centres and opportunity areas in line with London Plan and Core Strategy policy.

- Both the London Plan and the Core Strategy seek at least 10% of bedrooms to be wheelchair accessible.
- In 2015/2016 Four planning applications for C1 use were approved totalling 109 hotel bedrooms. Three of those applications gave rise to wheelchair accessible rooms, that is 17 rooms in total.
- In terms of spatial distribution, two of the applications are located within the Hammersmith Broadway and the two others are within Shepard's Bush Green and Addison.

There were no applications that included hotel bedrooms that had been completed within this financial year.

Policy comments:

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

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

Local economy and employment

INDICATOR 23: Renewable energy generation capacity permitted for installation, by type

Core Strategy:

- Borough-wide Strategic policy CC1: reduce carbon emissions and resource use and adapt to climate change impacts

DM Local Plan:

- Policy H1: Reducing carbon emissions

Target: To increase the renewable energy generation capacity permitted

- Proposals for on-site renewable generation, particularly on major sites have continued during 2015/16. There were also a number of proposals for efficient forms of energy generation such as gas Combined Heat and Power (CHP) units and communal heating systems, which, although not renewable, are considered to be low carbon.
- Small-scale renewable energy generation continues to be promoted as a result of permitted development rights which allow certain renewable energy technologies such as solar PV panels to be installed without the need for planning permission (under certain circumstances). The Government's Feed-in-Tariff and Renewable Heat Initiative, which generate income for small-scale renewable electricity and heat generation, remain in place although the incentives have been reduced over time. However, they still serve to encourage small-scale renewable energy generation by householders. There could be a growing number of these small systems being installed without the council needing to be notified, which makes them difficult to collect any data on.
- The council does not necessarily have a full record of all renewable energy installations or generation capacity in the borough and it is also not possible to calculate the full energy generation capacity of all of the renewable energy systems permitted as it is not always necessary for such information to be supplied with planning applications, particularly for smaller developments. However, an estimate has been made for the 5 largest installations (consisting of Air Source Heat Pump and PV systems).
- This year's figure for renewable energy generation may be lower than in previous years because now there is a greater emphasis on achieving CO₂ reductions through a range of measures whereas in the past, policies focused more on renewable energy generation. Major developments are now more likely to make their biggest CO₂ savings through the use of CHP systems where these are feasible. These are low carbon systems but as they are powered by gas they are not classified as renewable energy use.
- The information currently dates back to 2013/2014. No further updates are available on this since that period of time. Updates will be included in the next monitoring period.

Year	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Generation (MW/hr/yr)	142	1300	640	301	58	551	190	147

TABLE 16: Renewable energy generation capacity, 2008/09 to 2015/16
Source: Hammersmith and Fulham Council Climate change

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

Heating					system installed		
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TABLE 17: Renewable energy implementation by type, 2008/09 to 2015/16
Source: Hammersmith and Fulham Council

Figures to add for 2014/15:

Wind (onshore) - 0
Solar PV - 8
Hydro - 0
Biomass - 0
Heat Pumps - 3
Solar Water Heating - 0

Figures to add for 2015/16:

Wind (onshore) - 0
Solar PV - 10
Hydro - 0
Biomass - 0
Heat Pumps - 7
Solar Water Heating - 2

INDICATOR 24: Reduction in carbon emissions from new developments compared to their baseline emissions

Core Strategy:

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

DM Local Plan:

- Policy H8: Air quality

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

- The average reduction in CO₂ emissions for new major developments compared to building regulation requirements in 2015/16 was 31%, just under the target of 35%. Where the target has not been met on-site, developers are required to make a payment in lieu to the council to help offset CO₂ emissions off-site.

INDICATOR 25: Number of properties connected to decentralised energy systems

Core Strategy:

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

Target: To increase the number of properties connected to decentralised energy systems

- During 2015/16, 466 residential units were approved that were planned for connection to decentralised heating systems.

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

INDICATOR 26: Tonnes of CO2 emissions per capita

Core Strategy:

- Policy CC1: reduce carbon emissions and resource use and adapt to climate change impacts.

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

Year	Emissions (tonnes per capita)
2005	6.2
2006	6.3
2007	6.1
2008	6.1
2009	5.6
2010	5.9
2011	5.3
2012	5.6
2013	5.4
2014	4.5

TABLE 18: Emissions per capita since 2005

Source: Department of Energy and Climate Change

- Data on CO2 emissions per capita is published by the Department of Energy and Climate Change each year, although there is a time lag in the data provided, meaning that the most recent data (published in June 2016) relates to 2014.
- In 2014, CO2 emissions in H&F were 4.5 tonnes per capita.

Policy comments:

Figures by the national monitoring agencies relevant to this indicator are released every two years. The 2014 figure represents a large decrease on 2013 and previous years and is the lowest per capita figure recorded since 2005. Emissions across all sectors – transport, domestic and industrial/commercial have been reducing progressively over recent years.

INDICATOR 27: Number of permissions that include 1 or more sustainable urban drainage systems

Core Strategy:

- Borough-wide Strategic policy CC2: Water and Flooding

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

- 12 major developments integrated some form of sustainable drainage system (SuDS) in 2015/16. Measures proposed include green roofs, permeable paving, water butts and attenuation tanks.

Policy comments:

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

INDICATOR 28: NO2 and PM10 pollution exceedances

Core Strategy:

- Borough-wide Strategic policy CC4: Protecting and Enhancing Environmental Quality

DM Local Plan:

- Policy H8: Air quality

Target: To meet Government air quality objectives by the required target dates

- For the 2015/16 period, there was one real-time air quality monitoring station in place in H&F located at Shepherd's Bush. For 2015/16, there were 23 exceedances of the Nitrogen Dioxide (NO2) hourly target compared to a target of no more than 18 exceedances. The annual mean was 74 µg/m3 compared to the target of no more than 40 µg/m3. Both NO2 targets were therefore exceeded in 2015/16.
- In terms of monitoring Particulate Matter (PM10), The 24-hour and annual mean targets were complied with during 2015/16. There annual mean concentration was 25 µg/m3 compared to the target of 40 µg/m3 and the 50 µg/m3 24-hour target was only exceeded 8 times in the year compared to a target of no more than 35 exceedances.

Policy comments:

Local air quality is determined by a number of factors, including weather conditions and emissions beyond the borough boundary which are outside the council's control. However, Policy CC4 is helping to reduce NO2 and PM10 emissions particularly from new major developments, e.g. by minimising emissions from the demolition and construction process, road transport and combustion based energy plant e.g. CHP units and gas boilers.

INDICATOR 29: The proportion of designated heritage assets at risk.

Core Strategy:

- Borough-wide Strategic Policy BE1: Built Environment

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

- In 2015/16 there were 12 listed buildings on the Historic England Heritage at Risk Register within the Borough which represents an increase from 2014/15 when there were 10. Proportionally, this represents approximately 2.5% of the total number of listed buildings in the Borough.
- Three listed buildings (Tomb of Abraham Smith, Draped Woman Sculpture and St Stephen's Church) were added to the Register in 2015/16.
- One listed building (St Peter's Church, Black Lion Lane) was removed from the Register in 2015/16.
- Half of the listed buildings on the Register consist of funerary monuments or statuary. Historic England has recently funded condition surveys for two listed mausolea at St Mary's Cemetery and grant funded restoration works have commenced at one of them. Conversion and refurbishment work has recently been completed at 34 Black Lion Lane. Future prospects for a reduction in the number of listed buildings at risk in the Borough remain good.
- In 2015/16 one Conservation Area (St. Mary's) in the Borough remained on the Historic England Heritage at Risk Register, which represents 2.3% of the total Conservation Areas in the Borough.

INDICATOR 30: Serious acquisitive crime rate

Core Strategy:

- Borough-wide Strategic Policy BE1: Built Environment

Target: To decrease the serious acquisitive crime rate

- In 2014/15, the number of acquisitive crimes totalled 4,300 offences.
- Between 2013/14 and 2014/15 there was a 1.6% increase in the total number of acquisitive crimes in the borough. The borough has the 10th highest crime rate of all London boroughs.
- There are no further updates at this time.

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

INDICATOR 31: The % of Conservation Areas with up-to-date Conservation Area statements/management plans

Core Strategy:

- Borough-wide Strategic Policy BE1: Built Environment

Target: To increase the % of Conservation Areas with up to-date Conservation Area statements/management plans.

- 0% increase in 2015/16. Work on producing Conservation Area Character Profiles for those Conservation Areas without one has commenced and public consultations on new Conservation Area Character Profiles for Bradmore, Barclay Road and Lakeside/Sinclair/Blythe Road Conservation Areas has been undertaken.

INDICATOR 32: The area of garden land granted permission for development

London Plan:

- Policy 3.5: Quality and design of housing developments

Core Strategy:

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

DM Local Plan:

- Policy E4: Greening the borough

Target: None

- There was only application that was granted permission for this type of development, resulting in 5 net additional units.
- With the completion of 1 unit being within this financial year.

INDICATOR 33: The net change to areas of nature conservation areas

Core Strategy:

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

DM Local Plan:

- Policy E3: Nature Conservation

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

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

INDICATOR 34: The net change in total areas of public open space

Core Strategy

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

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

There was one application which involved development on public open space during the monitoring year 2015/16. This includes: -

- Brook Green (OS16-small local parks & open spaces) erection of new pavilion to replace previously demolished hut (2015/00289/FUL)
Although new pavilion would be slightly larger than the previous hut, the proposal would enhance the open space and would not be detrimental to the openness and functionality of the green with no impact on surrounding trees.

There were five major applications approved in 2015/16 which involve the provision of new public open space. These approvals for the creation of new open space were primarily in the council's regeneration areas and includes the following schemes:-

- Swedish, Comley's & Albert's Wharf (2014/03250/FUL). Provision of new public and private open space including new extension to riverside walk (min of 6m).
- Former BBC TV Centre (2014/02531/COMB) creation of new public and private open space of around 2,242 sqm.
- Woodlands, 80 Wood Lane (2015/01329/FUL). Provision of new public realm and open space, including creation of roof terrace.
- White City One Media Village, Wood Lane (2015/05922/FUL & 2016/00420/FUL). Provision of internal courtyards at each floor, ground to sixth.
- M&S White City, 54 Wood Lane (2014/04726/OUT). Provision of 22,000 sq.m of publicly accessible open space, as well as 3,995 sq.m of semi-private communal gardens and 3,337 of visual amenity space.

Policy comments:

The NPPF, like the London Plan, enables boroughs to resist inappropriate development of residential gardens where justified in light of local circumstances, but does not impose a blanket restriction on such development.

This locally sensitive approach is supported by the NPPF which makes clear that the SHLAA allowances for windfall sites in the 5 year housing supply should not include residential gardens. The Core Strategy reinforces this approach in Policy OS1 and supporting text which protects back garden space and seeks enhancement to front gardens and greening of streets. DM LP policy DM E4 seeks to maximise the provision of gardens, garden space and soft landscaping and to protect back gardens from new development.

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

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

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

Open Space

INDICATOR 35: Net change of use of community facilities and services (D1 class)

Core Strategy

- Borough-wide Strategic policy CF1: Community Facilities and Services

DM Local Plan:

- Policy D1: Enhancement of Community services

Target: No net loss unless in accordance with policy

- In 2015/16 5,365 sq.m of D1 floorspace was approved in the borough. The net figure was a gain of 4,424 sq.m of D1 over the monitoring period 2015/16.

INDICATOR 36: Net change in D2 use class floorspace

DM Local Plan:

- Policy D2: Enhancement of Arts, Culture, Entertainment, Leisure, Recreation and Sport Uses

Target: No net loss unless in accordance with policy

- In 2015/16 7,177 sq.m of D2 floorspace was approved in the borough. The net figure was a gain of 6,730 sq.m of D2 floorspace over the monitoring period 2015/16.

Policy comment:

Protecting viable community facilities and delivering new facilities, in both cases where a need has been identified, is consistent with both Policy DM LP CF1 of the Core Strategy and Policy DM LP D1, in particular protecting premises that remain satisfactory for their purposes and protecting facilities where there is an identified

need. Balancing this with considering alternative uses where there is no identified need and/or the premises are no longer satisfactory helps ensure the council can secure appropriate community facilities in the best locations whilst not hindering development.

INDICATOR 37: Methods of children travelling to school (5-18 years old)

Core Strategy:

- Policy: Borough-wide Strategic policy T1 Transport

LIP2 TARGET: 70% active travel to school by 2030 (baseline 42% in 2004/5; currently 48%).

- 2015/16 data survey shows that the modal split of trips to and from school in the borough was: 13% by car, 48% active travel (walking, cycling & scooting), 39% by public and LEA transport.
- Between the baseline 2004/5 surveys and the most recent surveys, there has been a 7% cut in car use and a 6% rise in active travel.

INDICATOR 38: Private car usage

Core Strategy:

- Borough-wide Strategic policy T1: Transport

No target

- In 2015/6 there were an average of 0.5 trips by car per person per day in the borough. This compares to 1.3 walking/cycling trips per person per day in the borough.
- In 2015/6 the active travel modal share for cars in the borough was 19% and the active travel modal share for walking and cycling in the borough was 45%.
- In 2015/6 an average of 0.5 cars were owned per household in the borough.

Source: TfL, Travel In London report 9 2016.

INDICATOR 39: Number of planning permissions involving Transport Impact Assessments (TIAs)

SPD Transport Policy 1:Transport Impact Assessments

Target: Depends on the nature of schemes coming forward.

- 4 TIA's were produced in 2015/2016. This compares to 8 TIAs that were produced in 2014/15, 18 in 2013/14, 18 in 2012/13, 14 in 2011/12, 9 in 2010/11 and 12 in 2009/10.

INDICATOR 40: Parking provision in all schemes

London Plan:

- Policy 6.13: parking

DM Local Plan:

- Policy J2: Vehicle Parking Standards
- In 2015/2016, 2,796 spaces were approved overall in all types of schemes. This is compared to 1,656 additional spaces in 2014/2015.

INDICATOR 41: Cycle parking provision in all schemes

London Plan:

- Policy 6.13: parking

DM Local Plan:

- Policy J5: Increasing the opportunities for cycling and walking

Target: Increase in provision

- In 2015/2016, 3,937 net cycle parking spaces were approved in the borough. This compares to 6,690 net cycle parking spaces were approved in the borough in 2014/2015.

INDICATOR 42: Parking provision for disabled people in all schemes

London Plan:

- Policy 6.13: parking

DM Local Plan:

- Policy J4: Disabled Person's Parking (Blue Badge)

Target: Increase

- In 2015/2016 there were 48 spaces approved for disabled parking, which compares to 294 car spaces in 2014/15.

Policy comment:

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

INDICATOR 43: The length of riverside walk

Core Strategy:

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

Target: To increase the length of the riverside walk.

- At the start of the monitoring period, the total length of the existing riverside walk was 7,747metres.
- During 2015/16 there was no increase in the total length of the riverside walk as a result of completed development.

INDICATOR 44: Net change in potential capacity of existing waste management facilities

Core Strategy:

- Borough-wide Strategic Policy CC3: Waste Management

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

No new waste management facilities were permitted or constructed in LBHF in 2015/16. Since April 2015, the two large waste sites (Powerday & EMR) and other smaller waste sites previously within LBHF, now fall within the boundary of the Old Oak and Park Royal Development Corporation (OPDC). OPDC's draft Local Plan identifies and is seeking to safeguard the Powerday site, but OPDC is not proposing to safeguard the remaining waste sites (including the EMR). Whilst the EMR site is likely to remain in waste use for the short to medium term, OPDC are proposing to redevelop the site to facilitate regeneration of the Old Oak area. In accordance with the London Plan, OPDC will be required to re-provide these waste sites, including the EMR in a suitable location.

In 2015/16, the overall waste capacity in LBHF was 2,270,305 tonnes. This figure is based on the permitted capacity of each of the waste sites within LBHF (OPDC) listed in Table 19 below and identified on the GLA London Waste Map and in the Council's Waste Background Paper.

Table 19 Waste sites in Hammersmith and Fulham (Hammersmith and Fulham Waste Background Paper)

Waste site	Address	Facility type	Site Area (ha)	Total tonnes of waste received (2015)	Permitted capacity
Powerday PLC (Old Oak Sidings)	Old Oak Sidings, Scrubs Lane, Willesden	Material Recycling Facility	3.9	347,448	1,600,000
EMR (Mayer Parry Recycling Ltd)	106 Scrubs Lane, Willesden	Metal Recycling Facility	4.4	150,132	419,000
Orpin Jane Motorcycles	145 Goldhawk Rd, Shepherds Bush	Car/motorcycle breaker/ vehicle end of life	unknown	unknown	unknown
UK Tyre Exporters Ltd	108 Scrubs Lane, Willesden	Non hazardous waste transfer	0.32	33,305	244,305
O'Donovan Waste Disposal	Scrubs Lane, Willesden	Material Recycling Facility	0.27	unknown	unknown
Capital Waste Ltd	104 Scrubs Lane	Metals Recycling Facility	0.26	unknown	unknown

INDICATOR 45: The number of planning permissions granted where Health and Safety Executive (HSE) objected

Core Strategy:

- Borough-wide Strategic policy HS1: Hazardous Substances

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

- No planning applications were permitted where HSE has objected.
Other borough-wide policies
- Further updates will be presented in the forthcoming AMR for 2016/17.

7. Delivery and Implementation of the Core Strategy

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

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

The Mayor of London published a CIL Charging Schedule for Greater London commencing from 1st April 2012 for which a charge of £50/m² is levied in Hammersmith and Fulham, although health and education uses have a zero or nil charge (£0/m²).

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

INDICATOR 46: The delivery of infrastructure identified in the draft Infrastructure Schedule in accordance with the timescales set out in this Schedule and monitoring progress of the delivery of these items of infrastructure.

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

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

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

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

INDICATOR 47: CIL Regulations 62(4):

(a) Total CIL receipts for the reported year.

(b) Total CIL expenditure for the reported year.

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

-the items of infrastructure to which CIL (including land payments) has been applied;

-the amount of CIL expenditure on each item;

-the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part); and

-the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.

(d) Total amount of CIL receipts retained at the end of the reported year See also the Town and Country Planning (Local Planning) (England) Regulations 2012 34(5).

- The Local Planning Regulations only require this reporting information to be included in AMRs where the authority has prepared a CIL monitoring report as per the CIL regulations. The total CIL receipts for the reported year of 2015/2016 was £148,607.68.
- The Council became a collecting authority for the Mayor of London's CIL on 1st April 2012, however, Mayoral CIL receipts are not reported in this AMR because: CIL regulation 62(2) makes it clear that the reporting requirement does not apply where an authority collects CIL on behalf of another charging authority.