

LONDON BOROUGH OF HAMMERSMITH AND FULHAM ANNUAL MONITORING REPORT (April 2020 to March 2021)

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INTRODUCTION

PURPOSE OF THE REPORT

In consideration of the Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8 (Authorities' Monitoring Reports) the following Annual Report has been compiled for the financial year 2020-2021. The plans that are currently being monitored for the purpose of this report are the following:

1. Local Plan (2018)

LOCAL DEVELOPMENT SCHEME TIMETABLE

Within the above quoted legislation there is a requirement to report on the most recent local development scheme timetable, see the following link.

https://www.lbhf.gov.uk/sites/default/files/section_attachments/lds_revised_may_2016.pdf

CHANGES TO THE PLANNING SYSTEM

The government published [the Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020](#), which came into force in September 2020. The changes that were made can be seen on the table below. As this came in to force partway through the financial year, the table below has been included here in order to show what use classes were revoked replaced and split. A cross-comparison can also be made of the Adopted local plan policies alongside the Annual Monitoring Report Indicators.

Description of Current Use	Previous Use Class	New Use Class	Indicator Reference	Relevant Local Plan Policy
Shops < 280m ² and no other ≤1,000m radius	A1	Class F2- Local community uses		
A1- Revoked and now E Class				
Shops, Supermarkets, Post Offices, Travel Agencies, Sandwich Bars, Hairdressers/Barbers, Funeral Directors/ Undertakers, Retail Warehouses, Domestic Hire Shops, Dry Cleaners, Locations to receive items for cleaning or repair and Internet Cafés.	A1	Class E- Commercial, Business and Service	Indicator 20, 21, 22.	TLC1, TLC2, TLC3, TLC4
A2- Revoked and now E Class				
Banks and Building Societies and Estate Agents or Employment Agencies.	A2			
A3- Revoked and now E Class				
Restaurants and Cafés	A3			
A4- Revoked and now covered by SG				

Public Houses/Wine Bars etc. where no or little food is served and Drinking Establishments with expanded food provision	A4	Sui Generis- In a class of their own		
A5- Revoked and now covered by SG				
Hot Food Takeaways	A5	Sui Generis- In a class of their own		
B1- Revoked Now E (G) Class				
Offices, Research and Development of products and processes, and Light Industrial appropriate in a residential area.	B1(a); B1(b) and B(C).	Class E- Commercial, Business and Service	Indicator 14, 15, 16, 17, 18.	E2
Other B and C uses				
General Industrial	B2	Class B2 (no change)		
Storage and Distribution	B8	Class B8 (no change)		
Hotels	C1	Class C1 (no change)	Indicator 19	E3
Residential Institutions	C2	Class C2 (no change)	Indicator 10	HO7
Secure Residential Institutions	C2A	Class C2A (no change)		
Houses and Flats	C3	Class C3 (no change)	Indicator 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 30.	HO1, HO2, HO3, HO4, HO5, HO6, HO10, DC2
HMOs (between 3 & 6 residents)	C4	Class C4 (no change)	Indicator 11	HO8
D1 - Revoked and split and replaced by the new Classes E (e-f) and F1.				
Doctors, Clinics and Health Centres, Acupuncture Clinics etc. (except where linked to the residence of the practitioner)	D1	Class E	Indicator 23 and 24.	CF1, CF2
Crèches, Day Nurseries or Day Centres		Commercial, Business and Service		
Schools	D1	Class F1	Indicator 42	T1
Galleries		Learning and non-residential institutions		

Museums				
Libraries				
Public Halls (except local)				
Churches etc.				
D2 - Revoked and split and replaced by the new Classes E(d) and F2 (c-d) as well as some uses now under SG.				
Cinemas	D2	Sui Generis	Indicator 25	CF3
Music and Concert Halls		In a class of their own		
Bingo Halls				
Dance Halls (not nightclubs)				
Gymnasiums	D2	Class E		
Indoor Sports and Recreation (except where motorsports or firearms are used)		Commercial, Business and Service		
Halls or Meeting Places for principal use of the local community	D2	Class F2		
Swimming Pools		Local community uses		
Skating rinks				
Outdoor Sports and Recreation (except where motorsports or firearms are used)			Indicator 28 and 29.	OS5, RTC1
Sui Generis				
Theatres, Betting Offices, Payday Loan Shops,	Sui Generis	Sui Generis (no change)		

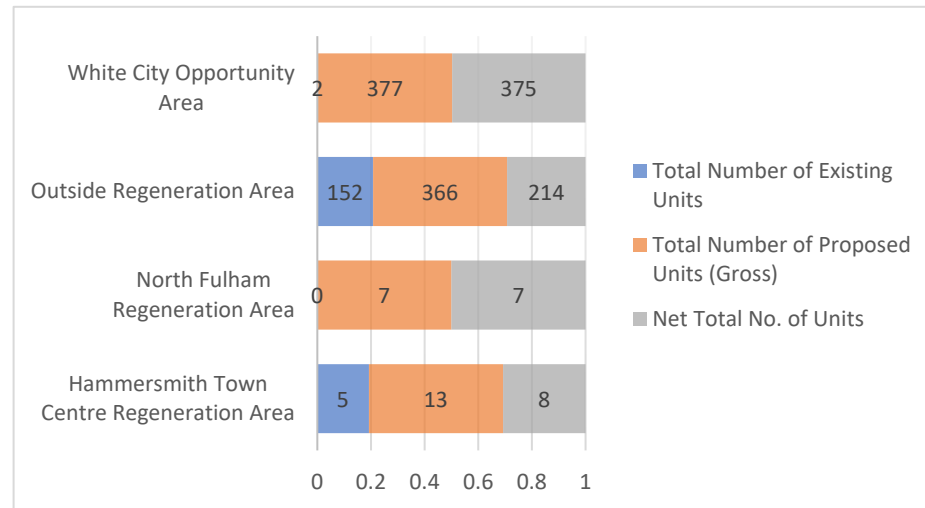
<p>Funfairs, Large Houses in multiple occupation (seven or more), 'Alkali Works', Hostels providing no significant element of care, Scrap Yards, Yards for the Storage/Distribution of Minerals, Yards for the Breaking of Motor Vehicles, Fuel Stations, Shops selling and/or displaying Motor Vehicles, Retail Warehouse Clubs, Nightclubs, Launderettes, Police Stations, Taxi Businesses, Car Hire locations, Amusement Arcades and Centres, Casinos, Tattoo Parlours, Beauticians, Massage Parlours, Nail Bars, Landfill Sites, Motor Sport Arenas, Firearms Ranges</p>			<p>Indicator 11, and 12.</p>	<p>HO8, HO9.</p>
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KEY FACTS ON ANNUAL TARGET

MONITORING INDICATOR	LOCAL PLAN POLICY	TARGET CHECKER	RESULTS FOR HAMMERSMITH AND FULHAM FY 2020/2021								
<p>INDICATOR 1: Housing Trajectory</p>	<p>HO1: Housing Supply</p>	<p>GREEN</p>	<p>The council have sought to work with partner organisations and landowners to exceed the London Plan (2016) minimum target of 1,609 additional dwellings a year up to 2025 and to continue to seek at least 1,031 additional dwellings a year in the period up to 2035.</p> <p>The Council are responsible for meeting this need via both market and affordable tenure housing. Sites that have prospect in relation to their developability and deliverability have been identified in the following Five-year land supply document. This document can be seen within the appendices.</p>								
<p>INDICATOR 2: Number of net additional dwellings granted permission and completed (total, regeneration areas and rest of borough) for current year and since the policy was first published,</p>	<p>HO1: Housing Supply</p>	<p>AMBER</p>	<p>Approvals</p> <p>The Council has estimated targets of the likely increases in new housing in different parts of the borough. The estimates are based on identified sites for within regeneration areas and for areas outside regeneration areas estimates were non-specific to sites.</p> <p>The number of net additional dwellings approved during this financial year was 604 net additional units. The breakdown of the total net additional dwellings gained are as follows.</p> <table border="1" data-bbox="857 1169 2047 1347"> <thead> <tr> <th data-bbox="857 1169 1547 1214">Area</th> <th data-bbox="1547 1169 2047 1214">Sum of Net Residential Gain</th> </tr> </thead> <tbody> <tr> <td data-bbox="857 1214 1547 1259">Hammersmith Town Centre</td> <td data-bbox="1547 1214 2047 1259">8</td> </tr> <tr> <td data-bbox="857 1259 1547 1303">North Fulham Regeneration Area</td> <td data-bbox="1547 1259 2047 1303">7</td> </tr> <tr> <td data-bbox="857 1303 1547 1347">Rest of the Borough</td> <td data-bbox="1547 1303 2047 1347">214</td> </tr> </tbody> </table>	Area	Sum of Net Residential Gain	Hammersmith Town Centre	8	North Fulham Regeneration Area	7	Rest of the Borough	214
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adopted, or approved.

South Fulham Riverside Regeneration Area	0
White City Opportunity Area	375
Total	604



(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)

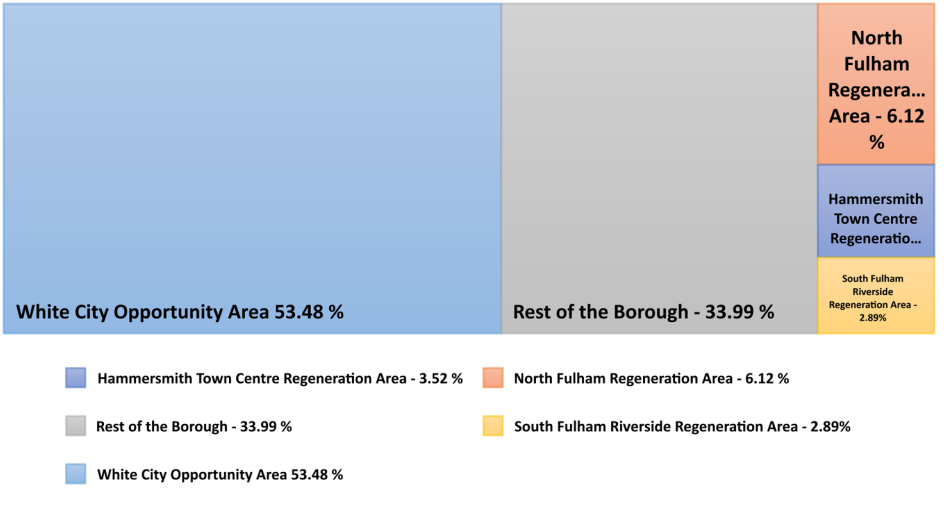
Monitoring reports 16-17, 17-18, 18-19, 19-20 and 20-21 show that the total number of approved homes across the borough were 7997 homes. Although, there have been a lower number of approvals for the current financial year, the overall number of units that have come forward and those that are being built out are above the target for the five years as set out in the Local Plan Policy HO1 and the London Plan (of 6311 units).

Completions

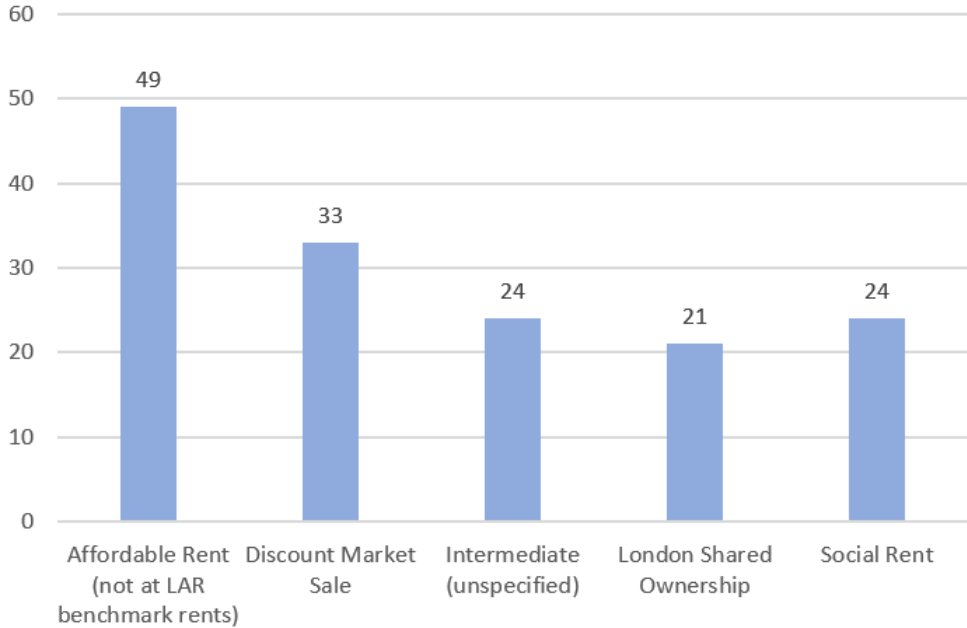
In order to ensure that residential development that has been approved is being built out, the Council monitors annually the completion of dwellings across the borough.

The numeric achievements on development completions this year have been calculated and the net total completions by area are as below. The council has identified a total of 1421 completed units this financial year. This meets the targets set by the GLA set in the London Plan, which is 1031 units per year.

Location	Sum of Net Residential Gain
Hammersmith Town Centre Regeneration Area	50
North Fulham Regeneration Area	87
Rest of the Borough	483
South Fulham Riverside Regeneration Area	41
White City Opportunity Area	760
Total	1421

			<p style="text-align: center;">Illustration of the spatial distribution of Net Additional Dwellings across the Borough (Completions)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Area</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>White City Opportunity Area</td> <td>53.48 %</td> </tr> <tr> <td>Rest of the Borough</td> <td>33.99 %</td> </tr> <tr> <td>North Fulham Regeneration Area</td> <td>6.12 %</td> </tr> <tr> <td>Hammersmith Town Centre Regeneration Area</td> <td>3.52 %</td> </tr> <tr> <td>South Fulham Riverside Regeneration Area</td> <td>2.89 %</td> </tr> </tbody> </table> <p style="text-align: center;">(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>	Area	Percentage	White City Opportunity Area	53.48 %	Rest of the Borough	33.99 %	North Fulham Regeneration Area	6.12 %	Hammersmith Town Centre Regeneration Area	3.52 %	South Fulham Riverside Regeneration Area	2.89 %
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<p>INDICATOR 3: Proposed units from conversions with 2 or more bedrooms.</p>	<p>HO2: Housing Conversion & Retention</p>	<p>GREEN</p>	<p>Policy HO2 requires residential conversions that result in an increase in the number of high-quality family size dwellings to be supported. A total of 53 % of conversions approved had 2 or more bedrooms (a total of 14 units), thus meeting the requirements of part of this policy.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>												
<p>INDICATOR 4: Net additional affordable</p>	<p>HO3: Affordable Housing</p>	<p>AMBER</p>	<p>Local Plan Policy HO3 states that housing development should increase the supply and improve the mix of affordable housing to help achieve more sustainable communities in the borough.</p> <p>Approved Affordable Housing</p>												

<p>homes permitted and completed by tenure for current year and since the policy was first published, adopted or approved.</p>			<p>The total number of affordable housing units granted this were 188 units. The breakdown per tenure were as below:</p> <ul style="list-style-type: none"> • Social Rent – 16 • Affordable Rent – 9 • Intermediate – 27 • Shared Ownership – 5 • Key Worker - 131 <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p> <p>This total number affordable units equate to 18 % of housing units approved overall this year. With most units being provided as Key Worker units which were 70% of all affordable housing provision.</p> <p>Completed Affordable Housing</p> <p>The total number of units that were completed this financial year was 151 units. This is of the 1421 completed units equates to 11%. The breakdown in tenure was as follows:</p> <ul style="list-style-type: none"> • Social Rent - 24 • Intermediate – 24 • Affordable Rent – 49 • Shared Ownership – 21 • Discount Market Sales- 33
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			<p style="text-align: center;">Tenure of Completed Affordable Housing Units</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Tenure Type</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Affordable Rent (not at LAR benchmark rents)</td> <td>49</td> </tr> <tr> <td>Discount Market Sale</td> <td>33</td> </tr> <tr> <td>Intermediate (unspecified)</td> <td>24</td> </tr> <tr> <td>London Shared Ownership</td> <td>21</td> </tr> <tr> <td>Social Rent</td> <td>24</td> </tr> </tbody> </table> <p style="text-align: center;">(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p> <p>The greater proportion of provision of affordable tenure within the borough has been in Affordable Rent following closely by DMS and Intermediate.</p>	Tenure Type	Count	Affordable Rent (not at LAR benchmark rents)	49	Discount Market Sale	33	Intermediate (unspecified)	24	London Shared Ownership	21	Social Rent	24
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<p>INDICATOR 5: Total sum of commuted payments</p>	<p>HO3: Affordable Housing</p>	<p>GREEN</p>	<p>During this financial year a total of 152 units off site contributions which equate to a total of total £325mn, of commuted payments were received. This was proposed to for the contribution towards Affordable Housing.</p>												

<p>approved for affordable housing.</p>			<p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>														
<p>INDICATOR 6: Average density of residential permissions.</p>	<p>HO4: Housing Quality & Density</p>	<p>GREEN</p>	<p>Although the most recent London Plan does not include the residential density matrix, understanding the number of units per hectare does provide an indication of the quality of development taking place within the borough. On average, developments that have come forward within the borough are situated within the PTAL ratings of between 3 and 6b.</p> <div data-bbox="1003 596 1964 1174" data-label="Figure"> <table border="1"> <caption>Residential Development (Approved)</caption> <thead> <tr> <th>PTAL Rating</th> <th>Total Applications Approved</th> </tr> </thead> <tbody> <tr> <td>1a-1b</td> <td>2</td> </tr> <tr> <td>2</td> <td>20</td> </tr> <tr> <td>3</td> <td>36</td> </tr> <tr> <td>4</td> <td>18</td> </tr> <tr> <td>5</td> <td>26</td> </tr> <tr> <td>6-6b</td> <td>41</td> </tr> </tbody> </table> </div> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p> <p>Analysis of approvals this year shows that 37 % were within the average density range and 55% were below the density range that the earlier iteration of the London Plan sets out. This shows that the development coming forward across the borough are not overcrowded and provide quality accommodation for future occupiers and thereby suitably meet the guidance set by the former London Plan Density Matrix.</p>	PTAL Rating	Total Applications Approved	1a-1b	2	2	20	3	36	4	18	5	26	6-6b	41
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<p>INDICATOR 7: Type and size of all new dwellings.</p>	<p>HO5: Housing Mix</p>	<p>GREEN</p>	<p>The net additional dwellings as reported above that were approved was a total of 604 dwellings. However, the proposed gross total this year was a total of 763 units. If looking at the breakdown of the new units proposed accommodation across the borough this year, the following types were achieved:</p> <table border="1" data-bbox="860 547 1498 895"> <thead> <tr> <th>Type of Accommodation</th> <th>Total Number Achieved</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Market Units</td> <td>416</td> <td>69 %</td> </tr> <tr> <td>Social Rent units</td> <td>16</td> <td>3 %</td> </tr> <tr> <td>Intermediate units</td> <td>27</td> <td>4 %</td> </tr> <tr> <td>Key Worker units</td> <td>131</td> <td>22 %</td> </tr> <tr> <td>Affordable Rent</td> <td>9</td> <td>1 %</td> </tr> <tr> <td>Shared Ownership</td> <td>5</td> <td>1 %</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>604 (Net)</td> <td>100 %</td> </tr> </tbody> </table> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p> <p>The general mix of units that was achieved is as follows:</p> <table border="1" data-bbox="860 1066 1742 1364"> <thead> <tr> <th rowspan="2">Type</th> <th colspan="5">Size</th> <th rowspan="2">Total</th> </tr> <tr> <th>1-bed Studio</th> <th>1-bed</th> <th>2-bed</th> <th>3-bed</th> <th>4-bed</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>75</td> <td>152</td> <td>261</td> <td>72</td> <td>15</td> <td>575 (Gross)</td> </tr> <tr> <td>Affordable</td> <td>0</td> <td>158</td> <td>16</td> <td>13</td> <td>1</td> <td>188 (Gross)</td> </tr> <tr> <td>Total</td> <td>73</td> <td>310</td> <td>277</td> <td>85</td> <td>16</td> <td>763 (Gross)</td> </tr> <tr> <td></td> <td>10 %</td> <td>41 %</td> <td>36 %</td> <td>11 %</td> <td>27%</td> <td>100 %</td> </tr> </tbody> </table>	Type of Accommodation	Total Number Achieved	Percentage	Market Units	416	69 %	Social Rent units	16	3 %	Intermediate units	27	4 %	Key Worker units	131	22 %	Affordable Rent	9	1 %	Shared Ownership	5	1 %				Total	604 (Net)	100 %	Type	Size					Total	1-bed Studio	1-bed	2-bed	3-bed	4-bed	Market	75	152	261	72	15	575 (Gross)	Affordable	0	158	16	13	1	188 (Gross)	Total	73	310	277	85	16	763 (Gross)		10 %	41 %	36 %	11 %	27%	100 %
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			<p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>  <p>The chart displays the unit mix of approved schemes for 2020/2021. The y-axis represents the number of units, ranging from 0 to 350. The x-axis lists five categories: 1-bed Studio, 1-bed, 2-bed, 3-bed, and 4-bed. Each bar is stacked with Market units (blue) at the bottom and Affordable units (grey) on top. The total number of units for each category is indicated above the bars.</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1-bed Studio</td> <td>75</td> <td>0</td> <td>75</td> </tr> <tr> <td>1-bed</td> <td>152</td> <td>158</td> <td>310</td> </tr> <tr> <td>2-bed</td> <td>261</td> <td>16</td> <td>277</td> </tr> <tr> <td>3-bed</td> <td>72</td> <td>13</td> <td>85</td> </tr> <tr> <td>4-bed</td> <td>15</td> <td>1</td> <td>16</td> </tr> </tbody> </table> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>	Category	Market	Affordable	Total	1-bed Studio	75	0	75	1-bed	152	158	310	2-bed	261	16	277	3-bed	72	13	85	4-bed	15	1	16
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<p>INDICATOR 8: Number and % of homes granted permission that meet Building Regulations requirement M4(2) 'accessible</p>	<p>HO6: Accessible Housing</p>	<p>GREEN</p>	<p>The total number of new build homes that were granted permission that meet the Building Regulations M4(2) were 61. Of all permissions this year this is 10 %.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>																								

and adaptable dwellings'			
INDICATOR 9: Number and % of homes granted permission that meet Building Regulation Requirement M4(3) 'wheelchair user dwellings	HO6: Accessible Housing	RED	A total of 47 M4(3) compliant units were approved this year, that is 8 %. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)
INDICATOR 10: Net change in the number of special units permitted and completed.	HO7: Meeting Needs of People who Need Care & Support	AMBER	No units were approved which made provision for people who need care and support this financial year. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)
INDICATOR 11: Net change in the number of HMOs and hostels.	HO8: Hostels & Houses in Multiple Occupation	GREEN	The total number of net HMO bedrooms for approved was 42. There was a net gain of 49 bedrooms in hostel use approved within this financial year. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)

<p>INDICATOR 12: Net additional student bedrooms granted permission/completions</p>	<p>HO9: Student Accommodation</p>	<p>GREEN</p>	<p>There were no applications which were granted or completed for the development of student accommodation units this financial year. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>
<p>INDICATOR 13: Net additional pitches granted permission/completed.</p>	<p>HO10: Gypsy & Traveller</p>	<p>AMBER</p>	<p>No new pitches were either granted or completed within this financial year. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>
<p>INDICATOR 14: Overall employment rate.</p>	<p>E2: Land & Premises for Employment Use</p>	<p>AMBER</p>	<p>The total population amounted to 183,544 according to projections taken in 2020. 72 % of those are working age people (16-64). Data shows that of the working age population within Hammersmith and Fulham 83.4% are economically active. This is an increase on the figures from last year which was 77%. (2020 Central-Upper projections, GLA and ONS Economic Activity by Gender, April 2022).</p>
<p>INDICATOR 15: Working age people on out of work benefits.</p>	<p>E2: Land & Premises for Employment Use</p>	<p>AMBER</p>	<p>The total numbers of people of a working age receiving out of work benefits was a total of 10,970 (8.5 %). (April 2022, Labour Market Profile, Nomis data)</p>

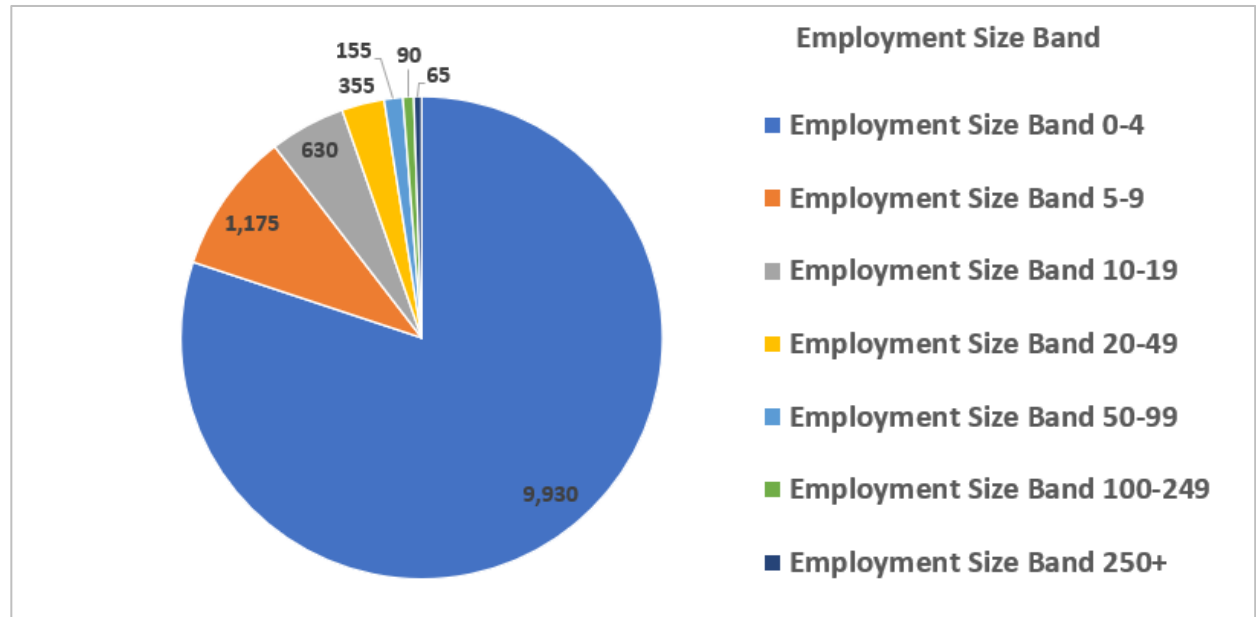
<p>INDICATOR 16: The business stock</p>	<p>E2: Land & Premises for Employment Use</p>	<p>AMBER</p>	<p>There was a total of 26,440 businesses within Hammersmith and Fulham. The following table shows a breakdown of the count of Businesses by type, with the prevalent types of businesses being Micro and Small Enterprises and Local Units.</p> <table border="1" data-bbox="857 453 1538 1008"> <thead> <tr> <th>Count of Businesses by type</th> <th>Number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Enterprises</td> <td></td> <td></td> </tr> <tr> <td>Micro (0 to 9)</td> <td>10,980</td> <td>89.3</td> </tr> <tr> <td>Small (10 to 49)</td> <td>1,005</td> <td>8.2</td> </tr> <tr> <td>Medium (50 to 249)</td> <td>235</td> <td>1.9</td> </tr> <tr> <td>Large (250+)</td> <td>70</td> <td>0.6</td> </tr> <tr> <td>Total</td> <td>12,290</td> <td>100</td> </tr> <tr> <td>Local Units</td> <td></td> <td></td> </tr> <tr> <td>Micro (0 to 9)</td> <td>12,100</td> <td>85.5</td> </tr> <tr> <td>Small (10 to 49)</td> <td>1,650</td> <td>11.7</td> </tr> <tr> <td>Medium (50 to 249)</td> <td>335</td> <td>2.4</td> </tr> <tr> <td>Large (250+)</td> <td>65</td> <td>0.5</td> </tr> <tr> <td>Total</td> <td>14,150</td> <td>100</td> </tr> </tbody> </table> <p>(Inter Departmental Business Register 2021, ONS & Hammersmith & Fulham Labour Market Profile 2022, Nomis)</p> <p>Analyses of VAT and/ or PAYE based enterprises and Local units are shown below. The main industry that are prevalent within the borough are <i>Professional, Scientific, and Technical</i> as well as the <i>Information and Communication</i> sector. However, as compared to the last financial year the most notable increases have been within the retail and finance and insurance industries.</p>	Count of Businesses by type	Number	%	Enterprises			Micro (0 to 9)	10,980	89.3	Small (10 to 49)	1,005	8.2	Medium (50 to 249)	235	1.9	Large (250+)	70	0.6	Total	12,290	100	Local Units			Micro (0 to 9)	12,100	85.5	Small (10 to 49)	1,650	11.7	Medium (50 to 249)	335	2.4	Large (250+)	65	0.5	Total	14,150	100
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The illustration below shows the Employment Band size. From this we can see that the Borough is largely made up of businesses of small-scale of up to 4 employees. This is then followed by a table which shows that many of these businesses have a turnover between that bracket of £100,000-£249,000 per annum.

Description	Count 20/21	Count 19/20	Difference
Agriculture, forestry & fishing	10	count 19/20	-10
Production	365	20	5
Construction	795	360	-35
Motor trades	120	830	5
Wholesale	490	115	5
Retail	1,035	485	105
Transport & Storage (inc. postal)	180	930	-10
Accommodation & food services	645	190	-15
Information & communication	1,705	660	-105
Finance & insurance	325	1,810	25
Property	590	300	20
Professional, scientific & technical	3,100	570	-240
Business administration & support services	1,335	3,340	-30
Public administration & defence	0	1,365	0
Education	265		15

Health	390	250	-25
Arts, entertainment, recreation & other services	1,050	415	-50
Total	12,400	1,100	

(Inter Departmental Business Register (IDBR), ONS, Local Units by Broad Industry Group, dated October 2022)



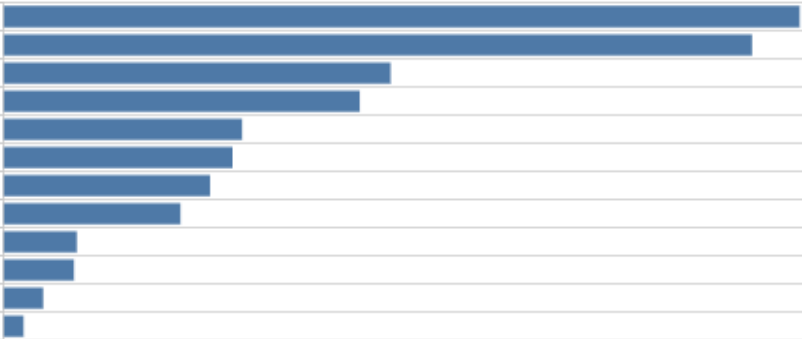
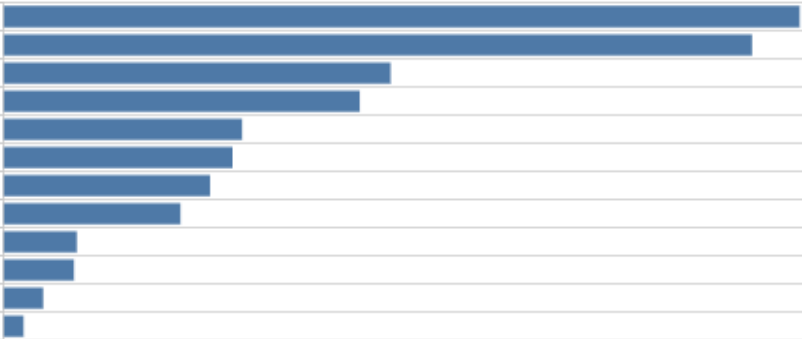
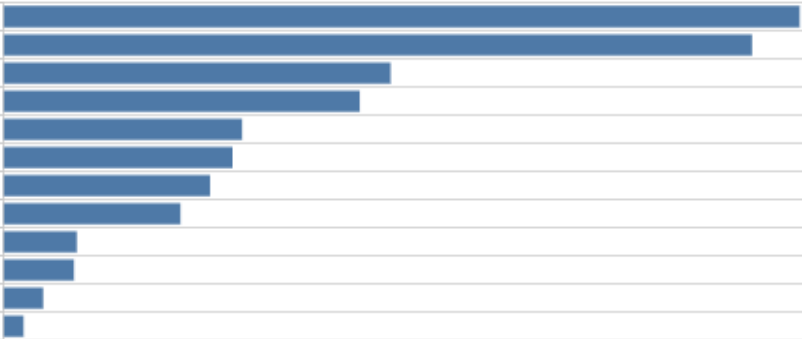
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INDICATOR 17: Employment land supply	E2: Land & Premises for Employment Use	GREEN	<p>The total employment land supply (approvals of use classes B1, B2 and B8 use classes) equate to a total of 383,478 sqm. 7 schemes (of 18) are a part of mixed use and flexible use schemes.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>																																																									
INDICATOR 18: Amount of permitted and completed employment floorspace (by type and regeneration areas and rest of the borough).	E2: Land & Premises for Employment Use	GREEN	<p>The following table below shows the permitted and completed employment floorspace. This also contains some mixed-use schemes.</p> <table border="1"> <thead> <tr> <th>Regeneration Area</th> <th>Approvals Totals</th> <th>B1</th> <th>B2</th> <th>B8</th> </tr> </thead> <tbody> <tr> <td>White City Opportunity Area</td> <td>351,532</td> <td>345,701</td> <td>0</td> <td>0</td> </tr> <tr> <td>Outside Regeneration Area</td> <td>22,648</td> <td>21,490</td> <td>0</td> <td>117</td> </tr> <tr> <td>North Fulham Regeneration Area</td> <td>1,557</td> <td>0</td> <td>0</td> <td>143</td> </tr> </tbody> </table>	Regeneration Area	Approvals Totals	B1	B2	B8	White City Opportunity Area	351,532	345,701	0	0	Outside Regeneration Area	22,648	21,490	0	117	North Fulham Regeneration Area	1,557	0	0	143																																					
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INDICATOR 19: Number of hotel bedrooms	E3: Visitor Accommodation & Facilities	GREEN	<p>A total of 240 hotel bedrooms were approved this year, with a total of 42 rooms being accessible for wheelchair users. 47 hotel bedrooms were completed, 5 of which were wheelchair accessible.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>																																																							

<p>granted permission and completed (including wheelchair accessible bedrooms).</p>																			
<p>INDICATOR 20: Percentage of frontage in A1, and other use classes in the prime and non-prime frontage areas.</p>	<p>TLC2: Town Centres</p>	<p>GREEN</p>	<table border="1" data-bbox="857 533 1518 815"> <thead> <tr> <th>Town Centre</th> <th>% Prime Frontage in A1</th> <th>% Prime Frontage in non A1</th> <th>% non- prime frontage in A1 use</th> </tr> </thead> <tbody> <tr> <td>Hammersmith</td> <td>78%</td> <td>22%</td> <td>28%</td> </tr> <tr> <td>Fulham</td> <td>67%</td> <td>33%</td> <td>42%</td> </tr> <tr> <td>Shepherd's Bush</td> <td>48%</td> <td>52%</td> <td>39%</td> </tr> </tbody> </table> <p>(Source: Town and Local Retail Survey August 2018)</p> <p>Target- no more than 40% of the Prime Retail Frontage to change to non A1 class uses.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>	Town Centre	% Prime Frontage in A1	% Prime Frontage in non A1	% non- prime frontage in A1 use	Hammersmith	78%	22%	28%	Fulham	67%	33%	42%	Shepherd's Bush	48%	52%	39%
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<p>INDICATOR 21: Percentage of frontages in non-A1 use; percentage in A3, A4 and A5 uses in frontages identified in policy TLC3.</p>	<p>TLC3: Local Centres</p>	<p>GREEN</p>	<table border="1" data-bbox="857 1031 1576 1326"> <thead> <tr> <th>Key Local Centre (No more than 50% in non A1 use)</th> <th>% Frontage in non A1 use</th> <th>% Frontage in A3, A4 and A5 use</th> </tr> </thead> <tbody> <tr> <td>East Acton</td> <td>31%</td> <td>12%</td> </tr> <tr> <td>Askew Road</td> <td>44%</td> <td>18%</td> </tr> <tr> <td>North End Road</td> <td>40%</td> <td>18%</td> </tr> <tr> <td>Fulham Road</td> <td>38%</td> <td>22%</td> </tr> </tbody> </table>	Key Local Centre (No more than 50% in non A1 use)	% Frontage in non A1 use	% Frontage in A3, A4 and A5 use	East Acton	31%	12%	Askew Road	44%	18%	North End Road	40%	18%	Fulham Road	38%	22%	
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			Wandsworth Bridge Road South	8%	8%
			Wandsworth Bridge Road North	25%	22%
			Neighbourhood Parade (No more than 40 % in non A1 use)	% Frontage in non A1 use	% Frontage in A3, A4 and A5 use
			Bloemfontein Road	19%	10%
			Uxbridge Road West	36%	24%
			Edward Woods Estate	6%	0%
			Brackenbury Village	37%	27%
			Blythe Road	35%	20%
			Baron's Court	22%	14%
			Fulham Palace Road North (Previously Greyhound Road)	33%	15%
			Fulham Cross	35%	31%
			Munster Road	29%	26%
			Fulham Palace Road South	41%	14%
			King's Road	16%	15%

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<p>INDICATOR 22: Percentage of frontage in A1 use; percentage in</p>	<p>TLC4: Small Non Designated Parades, Clusters & Corner Shops</p>	<p>GREEN</p>	<p>Data on centres outside the designated Town centres does not currently get collated.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>																																	

A3, A4 and A5 uses.																																							
<p>INDICATOR 23: Net change of use of communities facilities and services.</p>	<p>CF1: Supporting Community Facilities & Services</p>	<p>GREEN</p>	<p>2,799 sqm of D1 use class space was granted. Of this amount, 216 sqm was granted as either mixed use or a flexible use.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022).</p>																																				
<p>INDICATOR 24: Number of total offences in the borough.</p>	<p>CF1: Supporting Community Facilities & Services</p>	<p>RED</p>	<p>Crime in the Borough was up 2.7 % as compared to the last 12 months (FY19/20). According to Metropolitan Police records there were 24,072 offences in the borough and an overall recorded crime rate of 131.1 (per 1000 pop). Theft (5,720), Violence against a person (5,381), other accepted crime (2785), and vehicle offences (2,570) came up as the four offences that had the highest numbers.</p> <table border="1" data-bbox="860 826 2107 1166"> <tbody> <tr> <td>Violence Against the Person</td> <td>5,720</td> <td></td> </tr> <tr> <td>Theft</td> <td>5,381</td> <td></td> </tr> <tr> <td>Other Accepted Crime</td> <td>2,785</td> <td></td> </tr> <tr> <td>Vehicle Offences</td> <td>2,570</td> <td></td> </tr> <tr> <td>Public Order Offences</td> <td>1,719</td> <td></td> </tr> <tr> <td>Burglary</td> <td>1,653</td> <td></td> </tr> <tr> <td>Drug Offences</td> <td>1,485</td> <td></td> </tr> <tr> <td>Arson and Criminal Damage</td> <td>1,279</td> <td></td> </tr> <tr> <td>Robbery</td> <td>532</td> <td></td> </tr> <tr> <td>Sexual Offences</td> <td>515</td> <td></td> </tr> <tr> <td>Miscellaneous Crimes Against Society</td> <td>287</td> <td></td> </tr> <tr> <td>Possession of Weapons</td> <td>146</td> <td></td> </tr> </tbody> </table> <p>(Metropolitan Police Crime Data Dashboard 2020-21)</p> <p>https://www.met.police.uk/sd/stats-and-data/met/crime-data-dashboard/</p>	Violence Against the Person	5,720		Theft	5,381		Other Accepted Crime	2,785		Vehicle Offences	2,570		Public Order Offences	1,719		Burglary	1,653		Drug Offences	1,485		Arson and Criminal Damage	1,279		Robbery	532		Sexual Offences	515		Miscellaneous Crimes Against Society	287		Possession of Weapons	146	
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<p>INDICATOR 25: Net change in D2 use class floorspace.</p>	<p>CF3: Enhancement & Retention of Arts, Culture, Entertainment, Leisure & Sports</p>	<p>GREEN</p>	<p>The total approved D2 floorspace within this financial year is 4,429 sqm. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>
<p>INDICATOR 26: Net change in total area of open space.</p>	<p>OS2: Access to Parks & Open Spaces</p>	<p>GREEN</p>	<p>No Change to last year (19/20). No loss of parks or open spaces reported. Currently there is a temporary compound on Wormwood Scrubs for HS2 to carry out sewer works. However, this is a temporary measure and the open space will be reinstated. There is also a compound at Bishops Park which has been there for about three years. This also is a temporary compound and will be removed once the works on the Fulham stadium is complete. (Source: London Borough of Hammersmith and Fulham, Parks and Open Spaces, 2022)</p>
<p>INDICATOR 27: Net change to areas of nature conservation interest.</p>	<p>OS4: Nature Conservation Areas</p>	<p>GREEN</p>	<p>There have been no changes to areas of nature conservation interest. (Source: London Borough of Hammersmith and Fulham, Parks and Open Spaces, 2022)</p>
<p>INDICATOR 28: Number of permissions involving garden</p>	<p>OS5: Greening the Borough</p>	<p>GREEN</p>	<p>There was a total of 27 permissions which involved development of back garden space. These were mainly to accommodate outbuildings to the rear of properties). (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>

land granted for development.			
INDICATOR 29: The length of riverside walk.	RTC1: River Thames	GREEN	No applications were approved or completed that affected the length of the Riverside walk. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)
INDICATOR 30: Total of new build housing completions reaching very good, good, average, and poor rating against the Building for Life criteria.	DC2: Design of New Build	GREEN	The council now uses the M4(2) and M4(3) standards to assess the standards of accessibility for new residential schemes. Please see indicators 8 and 9 above. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)
INDICATOR 31: The number of listed buildings at risk.	DC8: Heritage & Conservation	GREEN	In 2020/21 there were 14 listed buildings on Historic England’s Heritage at Risk (HAR) Register within the Borough which represents an increase of 1 from 2019/20. Just over 50% of the listed buildings on the HAR Register in Hammersmith and Fulham are located in parks, cemeteries and open spaces. Future prospects for a reduction in the number of listed buildings at risk in the Borough remain good. (Source: Heritage at risk Register 2021, Historic England)

<p>INDICATOR 32: Average % reduction in CO2 emissions for major developments from the Building Regulations baseline requirements.</p>	<p>CC1: Reducing Carbon Dioxide Emissions</p>	<p>GREEN</p>	<p>For 2020/21, major site applications were calculated to provide an average of 37% reduction in CO2 emissions a year through on-site measures. This is just below the minimum Local Plan and London Plan policy target of 35%. Most developments met the target</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>
<p>INDICATOR 33: Number of properties connected to decentralised energy networks.</p>	<p>CC1: Reducing Carbon Dioxide Emissions</p>	<p>GREEN</p>	<p>In 2020/21, 1,375 properties were connected to decentralised energy networks, mostly site wide communal heating systems.</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>
<p>INDICATOR 34: Number of developments where on-site renewable energy generation is integrated.</p>	<p>CC1: Reducing Carbon Dioxide Emissions</p>	<p>GREEN</p>	<p>In 2020/21, 8 developments included proposals for on-site renewable energy generation.</p> <p>Some schemes included more than 1 type of renewable energy. For example, Air Source Heat Pumps and Solar PV Panels are frequently installed together.</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>

<p>INDICATOR 35: Types and numbers of renewable energy technologies installed.</p>	<p>CC1: Reducing Carbon Dioxide Emissions</p>	<p>GREEN</p>	<p>In 2020/21, the following renewable energy technologies were proposed for integration into new developments:</p> <ul style="list-style-type: none"> • Solar PV Panels • Air Source Heat Pumps <p>In total, 5 PV arrays and 3 Heat Pump systems were proposed.</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>
<p>INDICATOR 36: Average % reduction in surface water flows for major developments.</p>	<p>CC4: Minimising Surface Water Run-Off with Sustainable Drainage Systems</p>	<p>GREEN</p>	<p>In 2020/21, major developments were calculated to reduce surface water run-off by 77% by integrating Sustainable Drainage Systems (SuDS).</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>
<p>INDICATOR 37: Types and number of SuDS measures installed.</p>	<p>CC4: Minimising Surface Water Run-Off with Sustainable Drainage Systems</p>	<p>GREEN</p>	<p>During 2020/21, typical SuDS measures proposed for major schemes include:</p> <ul style="list-style-type: none"> • Green Roofs • Blue Roofs • Rainwater Harvesting • Permeable Paving • Tree Pits and Soft Landscaping • Attenuation Tanks • Discharge to the River

			<p>Most frequently, landscaping and features such as green roofs were included (8 schemes) along with permeable paving (5), rainwater harvesting (4), and discharge to the river (2).</p> <p>For 2020/21, we continued to encourage minor schemes including householder extensions to include simple SuDS measures such as permeable paving, soft landscaping and water butts.</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>														
<p>INDICATOR 38: Amount of municipal waste arising and managed by management type.</p>	<p>CC6: Strategic Waste Management</p>	<p>GREEN</p>	<p>The total waste arising equated to 418,231 Tonnes. The breakdown by site is as follows:</p> <table border="1"> <thead> <tr> <th>Waste Site</th> <th>Total Waste (Tonnes)</th> </tr> </thead> <tbody> <tr> <td>European Waste recycling Limited</td> <td>130,795</td> </tr> <tr> <td>J.Simpson Waste Management Limited</td> <td>11,190</td> </tr> <tr> <td>Powerday PLC</td> <td>276,042</td> </tr> <tr> <td>Pale Green Dot LTD</td> <td>198</td> </tr> <tr> <td>Orpin Jane</td> <td>7</td> </tr> <tr> <td>Total</td> <td>418,231</td> </tr> </tbody> </table> <p>(Waste Data flow, 2020-2021)</p> <p>The total waste removed equated to 406,895 tonnes. Hammersmith had one of the lowest total waste generation per head (247.4kg) in the years 2020-2021, of UK Local Authorities.</p>	Waste Site	Total Waste (Tonnes)	European Waste recycling Limited	130,795	J.Simpson Waste Management Limited	11,190	Powerday PLC	276,042	Pale Green Dot LTD	198	Orpin Jane	7	Total	418,231
Waste Site	Total Waste (Tonnes)																
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Pale Green Dot LTD	198																
Orpin Jane	7																
Total	418,231																
<p>INDICATOR 39: % of household waste sent to recycling.</p>	<p>CC6: Strategic Waste Management</p>	<p>GREEN</p>	<p>The total amount of Household waste sent for recycling-composting-reuse was 12487 tonnes. That is 27.5% of Household waste sent for recycling.</p> <p>(Defra, Waste Data Flow, 2020-2021)</p>														

<p>INDICATOR 40: How many permitted developments integrated emissions reduction measures.</p>	<p>CC10: Air Quality</p>	<p>GREEN</p>	<p>For 2020/2021, 107 applications were required to include Low Emission Strategies to reduce their emissions of local air pollutants</p> <p>(Source: London Borough of Hammersmith and Fulham, Environmental Sustainability Data, 2022)</p>						
<p>INDICATOR 41: How many permitted developments integrated exposure reduction measures.</p>	<p>CC10: Air Quality</p>	<p>GREEN</p>	<p>For 2020/2021, 193 applications were required to include ventilation strategies to reduce exposure to poor air quality.</p> <p>(LBHF, Environmental Sustainability data, Planning Policy, 2022)</p>						
<p>INDICATOR 42: Methods of children travelling to school (5-16 year olds).</p>	<p>T1: Transport</p>	<p>GREEN</p>	<p>The following data relates to the averages taken from STARS Hands up surveys for 6 schools in the borough for this financial year. 75 schools over the years were therefore collectively analysed in determining these averages.</p> <table border="1" data-bbox="857 1110 1319 1230"> <tr> <td>Active travel</td> <td>Public Transport</td> <td>Car use</td> </tr> <tr> <td>70.2%</td> <td>9.8%</td> <td>20%</td> </tr> </table> <p>(Sustrans, STARS data, 2022)</p>	Active travel	Public Transport	Car use	70.2%	9.8%	20%
Active travel	Public Transport	Car use							
70.2%	9.8%	20%							

<p>INDICATOR 43: Private car usage.</p>	<p>T1: Transport</p>	<p>GREEN</p>	<p>This data is no longer available.</p>
<p>INDICATOR 44: Number of planning permissions involving a Transport Impact Assessment.</p>	<p>T2: Transport Assessments & Travel Plans</p>	<p>GREEN</p>	<p>There was a total of 8 (major) applications which were approved requiring travel plans to be submitted as part of pre-commencement planning condition submissions this financial year. The council also determined 2 Travel Impact Assessment planning pre-commencement conditions this year.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>
<p>INDICATOR 45: Cycle parking provision in permitted development schemes.</p>	<p>T3: Increasing & Promoting Opportunities for Cycling & Walking</p>	<p>GREEN</p>	<p>The total number of cycle parking spaces was 3424 within major applications approved.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>
<p>INDICATOR 46: Parking provision in permitted development schemes.</p>	<p>T4: Vehicle Parking Standards</p>	<p>GREEN</p>	<p>Of all major residential schemes permitted the total number of car parking spaces granted were 398 spaces.</p> <p>(Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>

<p>INDICATOR 47: Parking provision for disabled people in permitted development schemes.</p>	<p>T5: Parking for Blue Badge Holders</p>	<p>GREEN</p>	<p>Parking spaces for blue badge holders equated to 72 spaces, from all major applications approved this year. (Source: London Borough of Hammersmith and Fulham Planning Database, 2022)</p>
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TABLE 1: Key Facts - Financial Year 2020-2021 (Source: Data Collected by Hammersmith and Fulham Policy and Spatial Planning Team).

NEIGHBOURHOOD PLANNING

Hammersmith and Fulham Council can report on the following with regards to Neighbourhood Planning:

1. Gibbs Green and West Kensington Community Homes Forum and Area designated.
2. The Old Oak Estate Neighbourhood Area designated

In order to view the most update key decision dates, please see the following:

Dates of decisions: <https://www.lbhf.gov.uk/planning/planning-policy/neighbourhood-planning>

DUTY TO COOPERATE

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.

Appendices: Five Year Land Supply 2020-2021:

Address	No. of units Granted					
		2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Fulham Regeneration Area						
322 - 324 North End Road London SW6 1NF	7				7	
98A Lillie Road, SW6 7SR	3		3?			
563 Fulham Road London SW6 1ES	4		4			
Broadway Mansions Effie Road London SW6 1EL	5	5				
313-321 North End Road, SW6 1NN	20	20				
1 - 9 Lillie Road, Part Of Diary House, Roxby Place And Land Adjacent To The Railway Tracks, London SW6	65					65
British Red Cross Society, 260 North End Road, London, SW6 1NJ	9	9				
Car, Coach And Lorry Park And 20 Seagrave Road, Diary House And Adjoining Electricity Substation Roxby Place London SW6	269	100	100	69		
Hammersmith Town Centre						
Hammersmith Town Hall, King Street, London, W6 9JU	204			204		
Nazerath House, Hammersmith Road	3	3				
50A Fulham Palace Road London W6 9PH	2	2				
137 - 139 King Street London W6 9JG	18		18			
181 - 187 King Street Town Hall Extension Town Hall Frontage And Land West Of Nigel Playfair Avenue (West) London W6	196	196				
3 Black's Road, W6 9DT	24	24				
Kings Mall Car Park Glenthorne Road And 45 Beadon Road London W6	418	218				
39/43 King Street (above boots)	24					24
27/37 King Street (above m&S)	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	744		372	186	186	
West King Street Renweal	204	100	104			
Outside Regeneration Areas						
Ada Lewis House, 2 Palliser Road SW6	36			36		
Sotheron Place	31			31		
Harley Davidson, Michael Road	9			9		
227 Wood Lane	430			200	230	
Pocklington Lodge Rylett Road London W12 9PQ	17	17				
50 Brook Green, W6	33		2			
48 Harwood Road London SW6 4PY	2	4				
Romily Court Landridge Road London SW6 4LL	18			18		
116 - 118 Askew Road, London, W12 9BL	1	1				
797 Fulham Road London SW6 5HD	3	3				
1 Askew Road London W12 9AA	1		1			
21 Glenrosa Street London SW6 2QY	3			3		
332 Fulham Palace Road London SW6 6HS	1	1				
27 Maxwell Road London SW6 2HT	1	1				
Bannon Court Michael Road London SW6 2YA	5		5			
207 Munster Road, London, SW6 6BX	1		1			
87 Lime Grove London W12 8EE	2		2			

7 Wood Lane London W12 7DP	1			1		
433 North End Road London SW6 1NY	1			1		
11 Royal Parade Dawes Road London SW6 7RE	3			3		
Tournay House 2 Tournay Road London	5		5			
2 Greyhound Road London W6 8NX	1	1				
Rear Of 73 Uxbridge Road London W12 8NR	1		1			
Rear Of 68 Stamford Brook Road London W6 0XL	1		1			
28 - 30 Blythe Road London W14 0HA	2			2		
95 Nasmyth Street, London, W6 0HA	1				1	
13A Fulham Broadway, London, SW6 1AA	2	2				
6 Avonmore Road And Leigh Court, London, W14 8RL	26		26			
794 Fulham Road, London, SW6 5SL	2		2			
First Floor, George House, Brecon Road, London, W6 8PY	1			1		
Ground Floor, 336 Wandsworth Bridge Road, London, SW6 2TZ	1				1	
2 Hyde Mews, 163 Dalling Road, London, W6 0ES	1					1
1B Breer Street, London, SW6 3HE	2	2				
150 Wandsworth Bridge Road, London, SW6 2UH	1	1				
726 - 728 Fulham Road, London, SW6 5SF	1	1				
400 Uxbridge Road London W12 0NP	4		4			
61 Richmond Way London W14 0AS	1			1		
185 Dawes Road London SW6 7QP	3			3		
1 Gayford Road London W12 9BY	8				8	
75 Henschman Street London W12 0BW	1					1
40 St Dionis Road London SW6 4TT	1					1

106 Dawes Road London SW6 7EG	3					3
35 Napier Avenue London SW6 3PS	1		1			
17 Palace Mansions Earsby Street London W14 8QW	2	2				
133 Wandsworth Bridge Road London SW6 2TT	2	2				
3 Bassein Park Road London W12 9RN	1	1				
186 Wandsworth Bridge Road London SW6 2UF	1				1	
50 Stanlake Road London W12 7HL	3				3	
202 Blythe Road London W14 0HH	1				1	
Flat 4 29 - 47 Fitz-George Avenue London W14 0SZ	1				1	
Flat 5 9 - 27 Fitz-George Avenue London W14 0SY	1				1	
Flat 6 49 - 67 Fitz-George Avenue London W14 0SZ	1				1	
32 Parsons Green Lane London SW6 4HS	1					1
44 Blythe Road London W14 0HA	2			2		
116 - 118 Askew Road London W12 9BL	6		6			
79 Moore Park Road London SW6 2HH	1	1				
87 Comeragh Road London W14 9HS	2	2				
104 Wandsworth Bridge Road London SW6 2TF	1	1				
68 Goldhawk Road London W12 8HA	1	1				
4 Settrington Road London SW6 3BA	2		2			

192 Wandsworth Bridge Road London SW6 2UF	1		1			
298 - 300 Munster Road London SW6 6BH	2		2			
1A Galloway Road London W12 0PH	3					3
32 Stamford Brook Road London W6 0XL	3					3
14 Old Oak Road London W3 7HQ	6				6	
10 Friston Street London SW6 3AT	1			1		
67 Clancarty Road London SW6 3BB	2			2		
69 Crabtree Lane London SW6 6LR	1			1		
Flat 5B Epirus Flats Epirus Mews London SW6 7UL	2				2	
118 Galloway Road London W12 0PJ	1				1	
86B Glenthorne Road London W6 0LP	1				1	
19 Fulham High Street London SW6 3JH	4			4		
2B Coningham Mews London W12 9QW	1		1			
36 Warbeck Road London W12 8NT	1		1			
688 Fulham Road London SW6 5SA	1					1
Addison Boys Club 45 Redan Street London W14 0AB	3				3	
2 - 14 Shortlands London W6 8DJ	1					1
31 Rylett Road London W12 9SS	2	2				
Basement, 813 Fulham Road, London, SW6 5HG	1	1				

1 - 5 Exeter Mews And 3 - 7 Farm Lane, London, SW6 1PU	3	3				
1 Ravenscourt Park, London, W6 0TH	4					4
9 Stanlake Villas, London, W12 7EX	2				2	
2 Sherbrooke Road, London, SW6 7HU	3				3	
168A New King's Road, London, SW6 4NE	2					2
93 Hammersmith Road, London, W14 0QH	1					1
2 - 14 Shortlands London W6 8DJ	1					1
51 New King's Road, London, SW6 4SE	2		2			
Flat B Second Floor , 200 Fulham Palace Road, London, W6 9PA	1		1			
19 Grimston Road London SW6 3QR	1		1			
21 Vernon Street London W14 0RJ	1		1			
794 Fulham Road London SW6 5SL	2		2			
Flat 2 69 Masbro' Road London W14 0LS	2				2	
1 And A Half Mirabel Road London SW6 7EQ	1				1	
68 North End Road London W14 9EP	1					1
93 Coningham Road London W12 8BU	4	4				
Land At Rigeley Mews London NW10	4	4				
13 Aldbourne Road London W12 0LW	1				1	
Nazareth House 169 - 175 Hammersmith Road London W6 8DB	37				1	
164 Shepherd's Bush Road London W6 7PB	1	1				
89 And 91 Sulgrave Road London W6 7QH	1	1				

158 Shepherd's Bush Road London W6 7PB	1	1				
Duke Of Edinburgh 1 Richmond Way, W12 8LW	6	6				
Rear of 63-65 Gayford Road, W12 9BY	3	3				
85 Askew Road London W12 9AH	3	3				
168 Goldhawk Road London W12 8HJ	4		4			
11 Findon Road London W12 9PZ	5		5			
Emlyn Gardens, Tenants Hall, Emlyn Garden, London	14	14				
26 North End Crescent, London, W14 8TD	1	1				
35 Fitzjames Avenue London W14 0RR	1	1				
4 Addison Bridge Place London W14 8XP	1	1				
1 Southcombe Street London W14 0RA	2		2			
Spring Vale Estate Ceylon Road London W14 0PY	10	10				
Warwick Building Kensington Village Avonmore Road London W14 8HQ	25	25				
Unit 5 Waldo Works Waldo Road London NW10 6AW	1		1			
863 - 865 Harrow Road London NW10 5NG	2		2			
249 Lillie Road London SW6 7LN	1		1			
21 Epirus Road London SW6 7UR	2		2			
Apartment 2 Mitford Building 10 Dawes Road London SW6 7EW	2		2			
5th Floor 72 Farm Lane London SW6 1QA	2	2				
12 And 13 Salisbury Pavement Dawes Road London SW6 7HT	2	2				
15 Seagrave Road London SW6 1RP	4	4				
Vacant Building Rear Of 18 Farm Lane London	6		6			
West Lodge Hammersmith Cemetery Margravine Road London W6 8HA	1			1		
2 Everington Street London W6 8DU	1			1		
1 Petley Road London W6 9SU	1			1		
194 Fulham Palace Road London W6 9PA	1			1		
George House Brecon Road London W6 8PY	1			1		
70 Colwith Road London W6 9EY	2				2	
Flat A 36 Margravine Gardens London W6 8RH	2				2	
8 Margravine Gardens London W6 8RH	4				4	

3 - 5 Greyhound Road London W6 8NH	10			10		
140 Hammersmith Grove London W6 7HE	1			1		
179 Hammersmith Grove London W6 0NJ	1			1		
97A Fulham Palace Road London W6 8JA	2					2
10 Studland Street London W6 0JS	3					3
116 King Street London W6 0QP	4					4
271-281 King Street	51					51
77 - 89 Glenythorne Road London	52					52
Edith Summerskill House	133				50	83
113 Munster Road London SW6 6DH	1	1				
205 Munster Road London SW6 6BX	1	1				
Flat A 191 Munster Road London SW6 6BY	1	1				
225 Munster Road London SW6 6BU	1	1				
223 Munster Road London SW6 6BU	2	2				
115 Munster Road London SW6 6DH	3	3				
282 - 284 Munster Road London SW6 6BQ	5	5				
26 Fairholme Road,W14 9JX	2	2				
197 - 199 North End Road London W14 9NL	2	2				
23 Baron's Court Road London W14 9DY	2		2			
43 Chesson Road London W14 9QR	2		2			
14 Bramber Road London W14 9PB	3			3		
34 Lillie Road London SW6 1TN	3			3		
102 North End Road London W14 9EX	3				3	
226 North End Road London W14 9NU	3				3	
57 Kenyon Street London SW6 6LA	1					1
105 Langthorne Street London SW6 6JU	1					1
13 Langthorne Street London SW6 6JT	2	2				
37 Harbord Street London SW6 6PL	2	2				
263 New King's Road London SW6 4RB	1		1			
265 And 267 New King's Road London SW6 4RB	1		1			
40 Bovingdon Road London SW6 2AP	1			1		
134 Wandsworth Bridge Road London SW6 2UL	1			1		
Eel Brook Studios 125 Moore Park Road London SW6 4PS	4	4				
84 Wandsworth Bridge Road London SW6 2TF	4	4				
642 - 646 King's Road London SW6 2DU	5		5			

123 Dawes Road London SW6 7DU	1				1	
Cressy Court, W6 0ES	1				1	
63 And 65 Dalling Road London W6 0JD	1					1
14 Wellesley Avenue London W6 0UP	1					1
11 Emlyn Road, W12 9TF	2					2
1B Breer Street London SW6 3HE	1		1			
172 Wandsworth Bridge Road London SW6 2UQ	1		1			
105 Stephendale Road London SW6 2PS	2		2			
348A Wandsworth Bridge Road London SW6 2TZ	2			2		
121 Stephendale Road London SW6 2PS	2			2		
2 - 4 Thornfield Road London W12 8JG	1				1	
38 Arminger Road London W12 7BB	1					
Rear Of 73 Uxbridge Road London W12 8NR	1					1
101 Uxbridge Road London W12 8NL	2					2
2 Bloemfontein Way London W12 7BQ	4			4		
The Goldhawk, 122-124 Goldhawk Road, W12 8HH	10		10			
5 Lettice Street London SW6 4EH	2		2			
917A Fulham Road London SW6 5HU	2				2	
12 Munster Road, SW6 4EN	2				2	
First Floor Flat 92A, New King's Road, SW6 4LU	2				2	
363 New King's Road, SW6 4RJ	2					2
792 Fulham Road London SW6 5SL	2					2
583 Fulham Road London SW6 5UA	3					3
45 Dawes Road, SW6 7DT	3					3
659 Fulham Road London SW6 5PY	4		4			
28 Dunraven Road London W12 7QZ	3		3			
Palace Wharf Rainville Road London W6 9HN	27					27
Rear Of 10 - 14 Rylston Road London SW6 7HJ	1		1			
Dymock Street, SW6 3ET	2	2				
Land Bounded By Harbour Avenue And Lots Road London	89	89				
Clem Atlee Court	30					30
Southern Bell, 175-177, Fulham Palace Road, London, W6 8QT	7	7				
14-16 Peterborough Road, London, SW6 3BN	2	2				

Land adjacent to Jepson House	33					33
Favourite Public House, 27 St Ann Road	84			84		
South Fulham Regeneration Area						
50 Sullivan Road, SW6 3DX	12					50
Watermeadow Court	218			100	89	
White City Regeneration Area						
Imperial College, 80 Wood Lane, W12 0TT	192		192			
Land North Of Westfield Shopping Centre Ariel Way London	1347				400	400
45A Goldhawk Road, London, W12 8QP	8	8				
Centre House, Ugli Campus, Wood Lane	527		200	200	127	
Ark Swift Primary Academy	132					61
Net additional dwellings		948	1121	1198	1150	953
Total Per Phase						5370
Windfall Allowance		259	259	259	259	259
Total Including Windfall allowance		1207	1380	1457	1409	1212
London Plan Annual Target		1609	1609	1609	1609	1609

(Source: Five Year Land Supply, Hammersmith and Fulham, 2022.)

