

Statement of Community Involvement 2015 - Representations Schedule

Explanatory Note

This schedule includes the names of those who commented on the draft Statement of Community Involvement (SCI) and lists their representations. The representations were made from February to April 2015. Also included are responses to the comments made. Where a change to the SCI was made, this is included.

Statement of Community Involvement 2015 - Representations Schedule

ID	Name/Org	Section	Nature of comment	Representation	Council's Response
1	Liberal Democrats	Statement of Community Involvement 2015	Support	We are happy to support this document and its efforts to involve residents in the planning process.	Comments welcome.
3	Mr Greg Hands MP	Statement of Community Involvement 2015	Support with conditions	<p>The Government is working hard to ensure that local councils and residents are at the heart of the planning system.</p> <p>It is also for local councils to do their bit to have a proper process of community involvement in planning, drawn up in consultation with local people, so that they can determine where development should and should not go. Most importantly, it means that communities can have a forward-looking role in the development of their local area. Through the National Planning Policy Framework (NPPF) published in March, the Government has been working hard to strongly encourage areas to get up-to-date Local Plans in place, so that they can continue to set the framework in which decisions on particular planning applications are taken. I am pleased that the Council's SCI in planning has been revised to accord with the NPPF.</p> <p>It is vital that local residents have an input into these decisions and that is why these reforms give residents the opportunity to contribute to planning decisions and have the ability to contribute to the process in as convenient a way as possible. It is therefore encouraging that the SCI allows for engagement by residents through multiple platforms including letters, email, the Council website, E-alerts, partner websites, local newspapers, and local meetings and exhibitions in the form of 'Information Points'.</p> <p>Engagement between the Council and neighbourhoods, local organisations and business is essential. It is important that the Hammersmith and Fulham process of community involvement must allow for all future planning decisions to be based on robust evidence and be subject to public consultation and independent public examination.</p> <p>It is also important to note that local councils have the responsibility to assess local housing needs; their Local Plan will need to allocate a five-year supply of sites that are ready for development. At the same time, however,</p>	Comments welcome. A key priority of the council is giving residents a real say. The council will encourage residents and other interested people to participate as much as possible in the democratic process – see also paragraph 2.4 and Table 2.1 of the SCI which outline the council's core principles for community involvement.

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				<p>the NPPF ensures that we have the strongest possible protection for local green spaces. And the SCI should also ensure that this is done with the utmost regard for the views of local residents, their needs, balanced with desires for preservation of character, nature and appearance of the community.</p> <p>In addition, the Government is also working hard to get brownfield land back in to use and is incentivising councils to fill empty homes. As part of our long-term economic plan, we have worked to get Britain building again. This has included selling off surplus and redundant public sector land. Across the country enough surplus public sector land that was lying unused and idle has now been sold off to allow the building of over 100,000 new, good quality homes. These are brownfield sites that were often derelict and run-down, meaning that redeveloping these sites will improve the local area and create new jobs and opportunities in the construction industry. As a result, according to the latest figures from the Department of Communities and Local Government, there is now the opportunity to build 1,027 new homes on brownfield sites here in Hammersmith and Fulham. I urge the Council to work with local communities to develop these brownfield sites in a way that is appropriate, with good quality designs and development that is sensitive to the local area.</p> <p>Specific Planning Issues</p> <p>My role as MP is to represent constituents in the Fulham part of the borough. I am always glad to facilitate communication between my constituents and the Council regarding the Local Plan, specific planning projects and developments, or any other relevant matters. Constituents can reach me via the following methods:</p> <p>Telephone: 020 7219 5448</p> <p>Email: mail@greghands.com</p> <p>Post: Greg Hands M.P., House of Commons, London SW1A 0AA</p> <p>In person: at one of my regular surgeries – full details available at www.greghands.com</p>	

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				<p>Furthermore, my views and news about my campaigning activity regarding certain specific local infrastructure and planning issues are available on my website www.greghands.com.</p> <p>Conclusions</p> <p>I am pleased that the Government is working hard to ensure that local councils and residents are at the heart of the planning system. SCIs are the key to delivering sustainable development that reflects the vision and aspirations of local communities. The Government has strengthened the use of the Local Plan so that local people can determine where development should and should not go, meaning that communities can have a forward-looking role in the development of their local area. I hope that this revised SCI will be used to facilitate the proper implementation of the Council's Local Plan and provide the correct balance of input between the Council and local residents. While it is important to note that local councils also have the responsibility to assess local housing need, the National Planning Policy Framework ensures that we have the strongest possible protection for local green spaces.</p>	
4	Thames Water Utilities Ltd	Statement of Community Involvement 2015	Observations	<p>Thames Water Utilities Limited (Thames Water) is the statutory water and sewerage undertaker for the Borough and is hence a "specific consultation body" in accordance the Town & Country Planning (Local Development) Regulations 2004 (as amended in May 2008). In our role as a statutory undertaker we have the following comments on the draft revised Statement of Community Involvement (SCI).</p> <p>Background</p> <p>A key sustainability objective for the preparation of the Local Plan should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure.</p> <p>The National Planning Practice Guidance (NPPG) includes a section on 'water supply, wastewater and water quality' and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The</p>	Comments noted.

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				<p>introduction to this section also sets out that “Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).</p> <p>The NPPG has recently been updated to reflect changes to the planning system which took effect on the 6th January 2015 in relation to the provision of sustainable drainage systems (SuDS) for major development. All major development should now ensure that sustainable drainage systems (SuDS) for the management of run-off are put in place, unless demonstrated to be inappropriate.</p> <p>The NPPG provides guidance on where to go for advice on surface water drainage (Paragraph: 086, Ref ID: 7-086-20150323). This sets out that local planning authorities are advised to consult the relevant sewerage undertaker where a connection with a public sewer is proposed.</p> <p>Sewer flooding arises as a result of the increase in flows during storm conditions. Increased development results in an increase in foul flows within the combined sewerage network which can reduce the capacity of the network to accommodate storm water.</p> <p>While the provision of SuDS can reduce the volume and rate of flow of rainwater into the combined sewer network it is necessary to consider the combined effect of surface water and foul water flows both on and off site. SuDS proposals will therefore need to be considered in combination with the increase in foul water flows from a development in order to demonstrate that there will not be any increase the risk of sewer flooding. It is therefore considered to be important for developers to liaise with both Thames Water and the Council with regard to drainage proposals at an early stage.</p>	
6	Historic England	Statement of Community Involvement 2015	Support with conditions	<p>Thank you for consulting Historic England on the Revised Statement of Community Involvement (SCI) February 2015. As the Government's adviser on the historic environment, Historic England is keen to ensure that the conservation and enhancement of the historic environment is fully taken into account in all elements of local planning.</p> <p>Historic England wishes to thank the Borough for the clear statement of its intention to co-operate with us in paragraph 2.5 of the SCI in relation to</p>	Comments welcome.

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				<p>planning policies. We acknowledge our reciprocal duty to co-operate in response. For the avoidance of doubt, please consider us a specific consultation body that does have an interest in the development of the borough's Local Plan in accordance with Regulation 18(2)(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p>	
8	H&F Disability Forum	Statement of Community Involvement 2015	Support with conditions	<p>We are pleased to respond to the Statement of Community Involvement (SCI). We welcome the SCI written in reasonable clear, concise English in everyday language with a short glossary. It seems to cover the main points.</p> <p>Hammersmith and Fulham Disability Forum is a community group hosted by Action on Disability. We recommend we should always be referred to as Hammersmith and Fulham Disability Forum every time the Council mentions our group.</p>	<p>Comments noted. The council will ensure that the SCI correctly refers to the Hammersmith and Fulham Disability Forum.</p>
	Hammersmith & Fulham Historic Buildings Group	Statement of Community Involvement 2015	Support	<p>I write on behalf of the Hammersmith and Fulham Historic Buildings Group to comment on the draft of the Revised Statement of Community Involvement in Planning (February 2015) which 'every local planning authority must prepare' as a 'means of improving the quality of the planning process through greater involvement of the whole community' ... This applies to 'both planning policy documents and specific development proposals at pre-application, application and appeal stages' (para 2.3.) We understand the need to 'review and refresh' the CSI in the light of all the changes to planning legislation and guidance.</p> <p>The Group responded on 12.7.2013 to the 'Revised Statement of Community Involvement in Planning'. It seems to us that this revision is largely the same, but the tone of amendments is more positive in encouraging consultation with residents. For example in 4.2 Developers are now 'expected to engage' rather than 'encouraged'. This change of approach is most welcome.</p>	<p>Comments noted.</p>
	Hammersmith & Fulham Historic Buildings Group	Introducing our Statement of Community Involvement	Support with conditions	<p>Why you should get involved in planning? Para 2.1 makes clear the great changes that are taking place from the 'South Fulham Riverside to the Old Oak Opportunity Area'. We welcome the statement in 2.2 that planning 'is about ensuring that development respects the local heritage and townscape' but we would suggest that the phrase 'takes account of the impact on the local area and the people living and working there' is strengthened so that the interests of the local heritage can be given greater weight when considered against outside pressures. We would welcome a reference to</p>	<p>Comments noted. In respect of the request for inclusion of reference to heritage led regeneration, the council considers that the SCI is not the place to go into this level of detail.</p>

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				'heritage led regeneration'	
	Hammersmith & Fulham Historic Buildings Group	Introducing our Statement of Community Involvement	Support	Core principles in community involvement. We support the core principles as listed in 2.1.	Comments noted.
2	Emma Juhasz	Introducing our Statement of Community Involvement	Observations	<p>Having just been through a planning application process in the borough, I would like suggest the following to make the process more transparent and less stressful for the neighbours that are affected by builds:</p> <p>1) It should be a requirement that BEFORE the council will accept receipt of any applications, in particular in reference to domestic works, that direct neighbours should be informed of any proposed planning applications and works - perhaps 2-4 weeks prior to an application being submitted.</p> <p>At this time, direct neighbours should be given a document that advises them about the process and what they need to do to make any objections, if they want to. Applicants should be required to complete a form with their planning applications with their direct neighbours' signatures on it, to show that that they have properly advised them and if they don't do this, they should be fined.</p> <p>2) For the direct neighbours - dates that any objections must be made by should be clearly stated - this includes the separate date (which is not found anywhere on any document that the council sends out at the moment) for a Ward Councillor to ask for the planning application to be reviewed by a committee rather than an officer, if the Ward Councillor deems it to be necessary - Information should be supplied about where to find details about who your Ward Councillors are and also information about what you can do if a committee accepts to review the application i.e. that you can send plans/pictures etc to help illustrate what the proposed build will do to your property and who to send it to.</p> <p>3) You should clearly state that basements are deemed permitted developments and objections will not be considered unless there are exceptional circumstances or the build is not adhering to council policy - you should state what the council policy is on basement builds.</p>	<p>The observations provide a useful insight into resident experience of the planning system.</p> <p>Unfortunately the Council is only able to oblige developers to carry out notification and consultation required by statute. As such the opportunity to implement these proposals are limited.</p> <p>1. As above</p> <p>2. The comments are noted and will be taken into account in the next review of the standard documents. Details of Ward Councillors are set out on the Council's website.</p> <p>3. These comments are noted. Planning policies, including those relating to basements, are set out in</p>

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				<p>4) In terms of basement builds, it would be good if the council consider the impact that these builds have on direct neighbours, and how they affect their right to live peacefully in their own homes. Perhaps, a policy could be developed, maybe calculated according to the size of the development and the proposed length of build, that applicants have to compensate their direct neighbours for the length of the noisy build work - so that neighbours have the opportunity to move out during this period. It would definitely make people reconsider if they need a basement - many are definitely needed, but there are definitely others that are just a done because building a basement is a growing trend and people like to be part of it.</p> <p>5) You should tell applicants that they have right to speak to a Duty Planning Officer about any proposed build and that they will be granted a 15 minutes interview - details of how they go about booking this appointment should be on the document.</p> <p>6) It should be clearly stated that if a neighbour would like a site visit made by an officer that it may not be possible to grant this - in our experience the officer did nor respond to 3 emails and 2 phone calls and we had to ask our Ward Councillor and an MP to put in the request for us - if you haven't got time to do site visits then you should say, or a better communications should be set up to deal with this. Or you should have a different team to deal with the neighbours.</p>	<p>the council's development plan.</p> <p>4. These comments are noted, however not directly relevant to the Statement of Community Involvement. The Local Plan (subject to further consultation expected in January 2016) will consider further the issue of the impact of basements.</p> <p>5. Comment noted</p> <p>6. Comment noted, and will be taken into account in reviewing the Council's letter templates</p>
14	Central London, Hammersmith and Fulham, Hounslow and West London Clinical Commissioning Group	Introducing our Statement of Community Involvement	Observations	The Town and Country Planning (Local Planning) (England) Regulations 2012 refer to Primary Care Trusts under the duty to co-cooperate. Following the Health and Social Care Act 2012 and the abolition of Strategic Health Authorities and PCTs, the duty to co-operate should now be with Hammersmith and Fulham Clinical Commissioning Group (CCG) and NHS England as commissioners of primary and secondary healthcare services. Hammersmith and Fulham CCG is part of a collaborative of five CCGs - Central London, Hammersmith and Fulham, Hounslow and West London CCGs.	Comments noted.
9	H&F Disability Forum	Consultation on Planning Policy	Support	We also welcome the principle that consultations on planning issues will be for a minimum of 6 weeks and a maximum of 3 months instead of just 6 weeks. (table 3.1.)	Comments welcome.

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10	H&F Disability Forum	Consultation on Planning Policy	Observations	Drafting point: p 16 mentions Action on Disability (Hammersmith and Fulham Disability Forum); p 22 mentions Action on Disability. This is confusing.	Comments noted. The council will ensure that the SCI correctly refers to the Hammersmith and Fulham Disability Forum.
15	Central London, Hammersmith and Fulham, Hounslow and West London Clinical Commissioning Group	Consultation on Planning Policy	Support with conditions	When preparing planning policy documents we would encourage the local authority to consult with the CCG, NHS England, NHS Property Services and the NHS Trusts at the earliest possible stage, when developing the evidence base and identifying site allocations. We would welcome a commitment from the local authority to monitor and provide information on population and housing growth and infrastructure plans to enable the CCG and NHS England to plan strategically. This is particularly important in the context of the Community Infrastructure Levy.	Comments welcome. The council will ensure that these organisations are included in its consultation data bases and that they are consulted in the preparation of planning and related documents.
	Hammersmith & Fulham Historic Buildings Group	Consultation on Planning Policy	Support	<p>It is very helpful in 3.4 to lay out the hierarchy of the current planning documents that took over from the UDP. We have been involved in all stages in the consultation on the policy documents prepared in compliance with national and London guidance including the adopted Core Strategy (October 2011), the Development Management Local Plan Document (DMLP July 2013), the Planning Guidance Supplementary Planning Document (SPD July 2013).</p> <p>Local Plan (3.11) We welcome the merger of the Core Strategy (October 2011) and the Development Management Local Plan (July 2013) into a single comprehensive local plan to form the borough's Development Plan. We have recently responded to the consultation.</p> <p>Supplementary Planning Documents. We note that the Planning Guidance SPD (July 2013), expanding on the policies on the Local Plan, is retained as part of LDP and also the regeneration areas SPDs .</p>	Comments noted.
	Hammersmith & Fulham Historic Buildings Group	Consultation on Planning Policy	Support with conditions	Community Infrastructure Levy (CIL) . We note that the CIL is scheduled to be adopted in 2015 and that it will operate alongside Section 106 obligations. It would be helpful to indicate the different criteria for each.	Comments noted. The CIL was adopted in June 2015 and will come into effect in September.

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	Hammersmith & Fulham Historic Buildings Group	Consultation on Planning Policy	Support with conditions	Neighbourhood Plans. (3.17) We support the aspiration of the preparation of these Plans prepared by the local community but we are aware that they are a huge amount of work for a community to undertake and may not be implemented by the Borough. The difficulties are increased when the neighbourhood Plan is located over two Boroughs such as in the local example of St Quintin and Woodlands Neighbourhood Plan which straddles K & C and H & F. The summary (3.19) of the Neighbourhood Planning Regulations is helpful as is the summary of the Council's procedure.	
	Hammersmith & Fulham Historic Buildings Group	Consultation on Planning Policy	Object	Availability of documents p 12. We note that all documents will be available to download on the council's website. However it is essential that the documents are also available in hard copy on request including Braille and large print. We do not consider that these documents should be 'for purchase' which could discourage participation.	Comments noted. The SCI can be made available in a variety of alternative forms, including hard copy, large print and Braille.
5	Thames Water Utilities Ltd	Consultation on Planning Applications	Support with conditions	<p>Section 4 of the SCI relates to consultation on planning applications. Thames Water support the expectation that developers for all major schemes will be expected to engage fully with the Council and residents to discuss proposals at an early stage before the submission of applications. However, it is considered that this expectation should be extended to set out an expectation that developers will also engage with stakeholders including Thames Water.</p> <p>An expectation that there will be engagement with Thames Water at the pre-application stage is considered to be even more important given changes to the planning system which came into effect on the 6th April 2015 set out above. Any drainage issues associated with a proposed development should be addressed as early as possible through an integrated approach to water management in order to give greater certainty to developers and sewerage undertakers of the infrastructure requirements associated with developments.</p> <p>For clarity and to emphasise to developers the importance of early discussions with regard to SuDS and drainage issues it is considered that additional text should be included in the SCI after section 4.2.</p> <p>Suggested Text</p> <p>"For all major developments it will be necessary for sustainable drainage</p>	<p>Comments noted.</p> <p>Each planning application requires a set of supporting documents. These are set a national and local level, and vary for each application. The council also has a Local Validation Checklist.</p> <p>In respect of pre-application proposals, it is agreed that the 1st sentence of paragraph 4.2 should be amended to read "Developers for all major schemes will be expected to engage with both the council, <u>statutory undertakers and residents and local action groups</u> to discuss proposals".</p>

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				<p>systems (SuDS) for the management of run-off to be put in place unless demonstrated to be inappropriate. There are existing capacity issues with the combined sewer network within Hammersmith and Fulham and as such SuDS proposals need to be considered alongside any increase in foul water flows from a proposed development.</p> <p>There should be early consultation with Thames Water regarding the capacity of water and sewerage systems to serve development proposals and adequate time should be allowed for a high level risk assessment to be undertaken. Should more comprehensive responses be required, it is likely that more detailed modelling work will need to be undertaken. The necessary funding for this work will need to be identified and secured through Developers and/or partnership working. It can take circa 3 months to complete modelling work from the point funding has been secured.”</p> <p>Further information for developers on sewerage and water infrastructure can be found on Thames Water's website at: http://www.thameswater.co.uk</p> <p>Contact can be made with Thames Water Developer Services by;</p> <ul style="list-style-type: none"> • post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; • telephone on: 0845 850 2777; or • email: developer.services@thameswater.co.uk “ 	
7	Historic England	Consultation on Planning Applications	Observations	<p>In relation to consultations on planning applications, table 4.1 of the SCI does not indicate the involvement of statutory consultees in planning applications, either at pre-application stage (optional) or at application stage. We note that Historic England is a statutory consultee for certain types of applications, relating to works affecting the historic environment. Details of when Historic England should be consulted can be found in the National Planning Policy Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/consultation-and-notification-requirements-for-heritage-related-applications/.</p> <p>We would therefore recommend that the paragraph 'Who will be notified and how?' on p.35 be modified to include the statutory consultee element of the</p>	<p>Comments noted. The primary purpose of the SCI is to identify the ways in which the council will involve residents in the planning process. However, it is agreed that for thoroughness the suggested sentence should be inserted in the section "Who will be notified and how" in Table 4.1 "<u>Relevant statutory consultees will be notified in writing</u>". A change to Appendix 6.1 is considered unnecessary. It should be noted that Appendix 6.1</p>

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				<p>process. This could involve the simple insertion of the phrase "Relevant statutory consultees will be notified in writing" at the end of either sub-paragraph. This amendment will, in our view, clarify the process for applicants and ensure that they are not surprised by the need to involve statutory bodies for particular planning applications.</p> <p>For the same reasons, you may also wish to include the details of the statutory consultees in Appendix 6.1.</p> <p>Finally, it must be noted that this response is based on information provided by the London Borough of Hammersmith and Fulham. We trust it is of assistance to your process.</p>	<p>refersto the Regulations which provide further detail on consultees.</p>
11	Transport for London	Consultation on Planning Applications	Support with conditions	<p>Our sole comment on the proposed updated SCI relate to ongoing communication with consultees. Table 4.1 sets out, in regard to planning applications that 'Everyone that was consulted about the application will be notified of the decision,'. It is our experience that such notifications are not actually sent, regardless of whether a consultation response was provided or not. TfL benefit from ongoing communication where input has been provided following initial consultation, such as notification of when a committee meeting has been scheduled, or in the case of a delegated decision, what the decision that has been reached was.</p> <p>In our experience the use of online webpage embedded comment lodging systems and signing up for alerts for individual applications or in specific locations is not complementary to our role as a statutory consultee. The former often raises difficulties in recording comments or conveying complex information, and the latter is generally tailored for use by residents and cannot react to instances where the officer responding to the initial consultation leaves the organisation.</p> <p>Ideally, a commitment to establishing a standard for ongoing communication in the event of consultation comments being provided by external consultees would be a preferable outcome, though we accept that the focus of the SCI is the resident, or community group audience. In any case, we would appreciate further dialogue in this area.</p>	<p>Comments noted.</p> <p>The Council has now introduced a consultee portal; an officer will be in contact in due course to enable this to be made available for TFL.</p>
12	Mrs	Consultation on Planning	Object	<p>I have been a resident of St Peter's Square, Hammersmith for the past 20 years. I have been on the local resident's association (SPRA) for the past 18</p>	<p>The comments are noted.</p>

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	Mary Mortimer	Applications		<p>months, having had one three month term as Chair as part of our rotating chair programme.</p> <p>In addition to being supportive of the comments submitted by SPRA on behalf of our committee on a local planning application, I also submitted my own personal comments, in response to a letter engaging my interest by the applicants. I had understood that at this stage of the process, either the contents or the name of the person submitting the comments, would remain confidential and would not be made available to the public.</p> <p>This was not the case and to my horror, one of the applicants came to my house and started to remonstrate with me about the content of my letter to the Council and tried to both intimidate and bully me into withdrawing the letter. My seventeen year old daughter was present and witnessed the whole conversation. We were both shocked and felt the applicants direct approach was both inappropriate and an abuse of the process which currently enables details of those who submit their comments, to be made available to the public.</p> <p>Later that evening, I received an email from the applicants with a veiled threat to take things further, which I understood to mean legal action, if I did not withdraw the letter and inform her that I had done so. They said my comments were suggesting professional impropriety on her husband, her architect and herself, as CEO of various companies.</p> <p>My family and I then went on holiday and during the week, received a further email insisting my letter was withdrawn. My husband and I decided that it was more important to maintain a semblance of self-respect and in the interest of harmonious local community relations, I sent an email instructing the withdrawal of my original letter and replacement with a new one.</p> <p>I understand that the publication of personal details of people who have submitted comments to planning applications is different across the country and it is at the discretion of each Council to determine. I would urge you to seriously reconsider the current system which puts individuals under undue stress and fear and enables others to try to impose intimidation and bullying tactics.</p>	<p>The Council has considered this issue a number of times, and has taken advice as to how best to handle this information and has followed this advice.</p> <p>The Council do not make this information available unless a specific request for it is received.</p>

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				I look forward to hearing your thoughts.	
13	Peterborough Road and Area Residents Association	Consultation on Planning Applications	Support with conditions	<p>We thank you for the invitation in your letter of 27th February to respond to the current consultation on the revised CSI. We comment as follows:</p> <p>We welcome the continuing opportunity for community involvement as set out in the Revised Statement and would like to receive information on the new Ward Panels when this is available.</p> <p>We consider there should be a strengthening of the obligation by the Planning Department to take full account of comments / objections raised by community organisations. Our experience to date is that these are all too often either ignored or over-ruled without any reason given, which undermines the principles behind community involvement.</p> <p>The Revised Statement lays out the requirement for a certain amount of feedback but we consider this is insufficient. Our experience is that the Council is not good at advising when, for example, local planning decisions are made and their result. Simply and quietly publishing documents on the web site / planning portal and expecting consultees to track an application to find the result is inadequate feedback. There should be an obligation on the relevant Planning Officer to notify everyone who has submitted a comment on an application when a decision has been made, with the details then being available on the web site.</p>	<p>Comments regarding ward panels are noted. Further information will be announced on the council's web site as and when available.</p> <p>Regarding feedback, the Council has recently introduced a method for receiving notice of decisions made on planning applications.</p> <p>When viewing a planning application please click on "track" and you will receive an email when a decision is made on that application. Decisions and Reports are uploaded at the time the decision is made.</p> <p>Resources are not available for contacting all those making representations individually when a decision is made.</p>
16	Central London, Hammersmith and Fulham, Hounslow and West London Clinical Commissioning Group	Consultation on Planning Applications	Observations	<p>We suggest that the CCG should be consulted on major planning applications. The NHS London Healthy Urban Development Unit also notifies the CCG of strategic planning applications in Hammersmith and Fulham referred to the Mayor of London. In the context of CIL, we envisage that the focus will shift from commenting on planning applications to greater involvement in planning policy and to monitoring arrangements referred to above.</p> <p>Paragraph 4.3 of the revised document refers to the Council, where necessary, asking internal and external consultees for comments on proposals at the pre-application stage. We welcome this commitment and suggest that the Director of Public Health may have a key role to coordinate comments on healthcare services and wider public health issues.</p>	<p>An officer will be in contact to arrange for this automatic consultation to be set up.</p>

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	Hammersmith & Fulham Historic Buildings Group	Consultation on Planning Applications	Support with conditions	<p>Pre-application consultations. In our 2005 response we commented on pre-application consultations as follows: -'Our limited experience of this so far on specific applications have left us with a very sceptical view of consultation run by the applicant. Our views were misrepresented and there was no attempt to listen, or to amend anything to accommodate our views, only to persuade us to the developer's point of view.'</p> <p>I am pleased to say that this situation has improved since 2005. We welcome the practice of the applicant holding a public exhibition of the proposals early in the development of the project before plans are 'set in stone' and also offering interested groups briefing meetings with the architect. This has led in some applications to welcome amendments to the original proposals. As the SCI states (para2.2) local people often 'know most about their neighbourhood and can offer detailed local knowledge to help deliver the best policies and most appropriate development.'</p> <p>However, there are still examples of virtually no changes being made to original proposals in response to local comments at pre-application exhibitions and meetings, and yet the developer claiming credit for the consultation in his application documentation. A recent example is the proposals for the Walkabout, at Shepherds Bush. We welcome the Council's encouragement of pre application consultations but suggest it should be re-enforced and perhaps a requirement made for applicants to state what they have amended.</p>	Comments noted.
	Hammersmith & Fulham Historic Buildings Group	Consultation on Planning Applications	Support with conditions	<p>Planning Forums are a welcome innovation since the original SCI was published. It can be very helpful to discuss a proposal with the developers and question them with planning officers in attendance and to hear the views of other interested groups. Planning forums should take place prior to an application being submit to the council so that it possible for revisions to be included in the final designs. It is essential that the latest proposals are available to participants with sufficient time for the groups to study them prior to the forum. The success of a forum is dependent not only on the participants having had time to formulate considered views but also that it is well chaired so that all parties can express their opinions.</p>	Comments noted.
	Hammersmith & Fulham Historic	Consultation on Planning Applications	Support	<p>Ward Panels. We support the inclusion of Ward Panels (when they are implemented) in the planning process as this should help to widen participation in the planning process.</p>	Comments noted.

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	Buildings Group			Appeals. The procedure has been working well and in our experience the Council has been very helpful in providing information and supplying necessary documentation.	
	Hammersmith & Fulham Historic Buildings Group	Appendices	Support with conditions	<p>Appendix 1: Consultation Bodies and Communication Methods</p> <p>We are glad we are listed as an organisation to be consulted. We are regularly consulted on planning applications and policy documents. However we are concerned that we are not consulted formally or informally on work undertaken by Highways which affects the historic environment. We were concerned about the removal of the old iron street name plates in the side streets off the Fulham Palace Rd. This was done apparently in the interests of conformity and also due to the request of a very few residents. This is directly contrary to Street Smart guidance and it appears that highways did not carry out the review of their heritage value as required before replacing them. A similar example was the suggestion to remove the historic cobbles in front of the station in Beadon Rd which fortunately has not taken place. We ask that this anomaly with proposals from highways is investigated and a procedure for consultation - or at least advance notification allowing for comment - is set up. Once historic assets such as the street signs or cobbles have gone they cannot be replaced.</p>	Comments noted and forwarded to Highways officers.
17	Central London, Hammersmith and Fulham, Hounslow and West London Clinical Commissioning Group	Appendices	Support with conditions	<p>Appendix 1: Consultation Bodies and Communication Methods</p> <p>No NHS organisations are listed as either general or specific consultation bodies to be consulted on planning applications or planning policy.</p> <p>The National Planning Practice Guidance section on Health and Wellbeing (which supports the National Planning Policy Framework) refers to the responsibility of the local Clinical Commissioning Group and NHS England Local Area Team as commissioners of healthcare services who should be consulted on local plans and planning applications. We therefore suggest that the Clinical Commissioning Group and NHS England Local Area Team are added as specific consultation bodies.</p> <p>We also suggest that Central London Community Healthcare NHS Trust, Imperial College Healthcare NHS Trust and West London Mental Health NHS Trust as healthcare providers and estate owners are added as general</p>	Comments noted. Appendix 6.1 lists categories of general consultation bodies, not specific consultation bodies, such as the Clinical Commissioning Group. However, it should be noted that reference is made to the Town and Country Planning (Local Planning) (England) Regulations 2012, where reference to specific consultation bodies may be found.

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				consultation bodies, along with NHS Property Services and Community Health Partnerships who own and manage a number of health centres in the borough.	
	Marine Management Organisation	Statement of Community Involvement 2015	Comment	No comments to submit.	Comments noted.
	Highways Agency	Statement of Community Involvement 2015	Comment	We do not have any comments at this time.	Comments noted.
	London Borough of Richmond	Statement of Community Involvement 2015	Comment	We do not have any comments.	Comments noted.
	Natural England	Statement of Community Involvement 2015	Comment	<p>We are supportive of the principle of meaningful and early engagement of the general community by the public, community and other organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals.</p> <p>We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: consultations@naturalengland.org.uk. This system enables us to deliver the most efficient and effective service to our customers.</p>	Comments noted.
	Office of Rail Regulation	Statement of Community Involvement	Comment	No comment to make on this particular document.	Comments noted.

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		2015			