

**London Borough of Hammersmith and Fulham
Local Plan Examination 2017**

Statement of Common Ground

As Agreed by:

London Borough of Hammersmith and Fulham

Stanhope plc

Dated 12th June 2017

Introduction

This Statement of Common Ground has been prepared jointly between Hammersmith and Fulham ("the council") and Stanhope plc ("Stanhope"). The purpose of this Statement of Common Ground (SoCG) is to inform the Inspector and other parties about the areas of agreement between the Council and Stanhope.

Background

In response to the Regulation 19 Proposed Submission Local Plan consultation, Stanhope submitted a representation and have also provided follow up comments in a written statement on 22nd May 2017.

Following discussions with Stanhope, the council have agreed the following areas of common ground prior to the public examination of the Local Plan. The further changes agreed below are additional to those changes outlined in the Minor changes schedule (KD4). The Inspector is asked to consider these further changes which are acceptable to both parties.

Subject to the agreement of the following changes, Stanhope do not consider there are any outstanding issues in respect of the Local Plan and it is considered to meet the necessary tests of soundness of the NPPF.

Agreed Changes

Section/Policy	Common Ground	Reason for change
Policy HO1 – Housing Supply	The removal of criteria (e) and suggested re-wording to criteria (g), as detailed in MC62 of the Schedule of Suggested Minor Changes ('Minor Changes'), is supported and agreed.	The Council has agreed these changes to provide clarity to assist housing delivery.
Policy HO1 – Housing Supply	The additional new text as detailed in the Minor Changes at MC69 regarding the provision of Build to Rent is supported.	The Council has agreed these changes to provide clarity on its position in respect to the growing demands and need for Build to Rent housing in London.
HO3 (e) – Affordable Housing	Additional wording to the proposed policy, as follows: e. in negotiating for affordable housing in a proposed development, the Council will seek the maximum reasonable amount of affordable housing and take into account: <ul style="list-style-type: none">• site size and site constraints; and• financial viability, applying the principles set out in the Viability Protocol (Appendix 9);• individual circumstances and	Stanhope suggested a location specific affordable housing policy. The Council has agreed to include the following wording which seeks to clarify the key considerations when negotiating affordable housing with added emphasis on the

	<p>characteristics of the site;</p> <ul style="list-style-type: none"> • site specific infrastructure; • availability of public subsidy; • CIL charge. 	<p>impact that the characteristics and infrastructure for individual sites might have.</p>
<p>HO3 – Affordable Housing</p> <p>Final sentence</p>	<p>Amend wording as follows:</p> <p>In addition, there should be no net loss of social/affordable rented housing on any development sites as part of any development proposals.</p>	<p>The Council has agreed these changes to account for wider regeneration proposals.</p>
<p>HO3 – Affordable Housing</p> <p>6.33</p>	<p>The additional new Justification text as detailed in the Minor Changes at MC77 acknowledging that in some cases it may not be practical to 'pepper-pot' affordable housing units throughout a development is agreed and supported.</p>	<p>The Council has agreed these changes to acknowledge, on a case by case basis, the potential challenges to spreading affordable housing throughout a development.</p>
<p>HO5 – Housing Mix</p>	<p>Agreed that the policy wording is sufficiently flexible in that the preferred housing mix is subject to viability, locational characteristics and site constraints being considered on a site by site basis.</p>	<p>No change.</p>
<p>HO11 – Detailed Residential Standards</p>	<p>Agreed that the Justification text is clear that Standards are subject to on-site judgement with any departure subject to the circumstances of a particular case (paragraph 6.64).</p>	<p>No change.</p>
<p>Appendix 9 – Viability Protocol</p>	<p>Point 1:</p> <p>Agreed that the Viability Protocol (VP) allows for the redaction of commercially sensitive information where justified.</p>	<p>No change.</p>
<p>Appendix 9 – Viability Protocol</p>	<p>Point 3:</p> <p>Agreed that 'publicly available data sources' is sufficiently clear and that data obtained from discussions with developers or agents would need to be appropriately evidenced.</p>	<p>No change.</p>
<p>Appendix 9 – Viability Protocol</p>	<p>Point 4:</p> <p>Agreed that the additional wording provided by Minor Changes MC 221 on developer's profit provides sufficient clarity and does not preclude</p>	<p>No change beyond MC 221.</p>


	an applicant seeking to present profit in another form aside from that sought in the VP.	
Appendix 9 – Viability Protocol	Point 5: Agreed that the VP appropriately allows for an alternative use value approach to establishing a benchmark land value.	No change.
Appendix 9 – Viability Protocol	(c) Agreed that the wording on the frequency, trigger and nature of viability review mechanisms is flexible to allow for a negotiation at the application stage based on factors, such as, the individual circumstances of the proposal, specific site characteristics and market conditions.	No change.

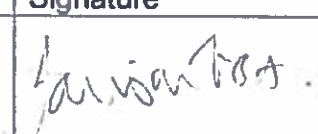
Other matters of discussion

Appendix 9 – Viability Protocol

(a) Stanhope maintain that a 'growth model' approach in respect of viability appraisals should only be applied to proposals with a construction programme of three years or more.

Signatures

Signed on behalf of the London Borough of Hammersmith and Fulham		
Name and position	Signature	Date
Matt Butler Head of Policy and Spatial Planning		12 th June 2017

Signed on behalf of Stanhope PLC		
Name and position	Signature	Date
JONATHAN TROUT DIRECTOR		12 th June 2017