



London Borough of Hammersmith & Fulham

Statement of Consultation- Planning Guidance SPD

(February 2018)

1. Introduction

- 1.1 This Consultation Statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out details of the consultation undertaken on the review of the council's draft Planning Guidance Supplementary Planning Document (SPD). It sets out the details of the consultation and includes a summary of the main issues raised by those that responded and how these have been addressed.
- 1.2 The Planning Guidance SPD provides supplementary detail to policies concerned with a variety of topics within the council's new Local Plan. It also provides supplementary detail to any neighbourhood plans that may come into effect in the borough. The guidance largely remains similar to that in the 2013 Planning Guidance SPD, but updates and technical changes have been made as well as the addition of a new chapter on residential moorings.
- 1.3 In accordance with the Regulations, the draft Planning Guidance SPD was subject to a 4-week consultation with key stakeholders, developers and local residents. This took place from 17th November to 15th December 2017.
- 1.4 The Planning Guidance SPD is also supported by an Equality Impact Assessment carried out in accordance with the Equality Act 2010. In addition, the council considered the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, specifically Schedule 1 (the criteria for determining the likely significance of the effects on the environment). Officers came to the conclusion that an SEA was not required. This assessment was sent to key environmental stakeholders including Historic England, Natural England and the Environment Agency who raised no objections through the consultation to the council's view that the SPD was not likely to have significant environmental effects.
- 1.5 The SPD covers a number of topics which include: -
 - Housing Standards
 - Design & Conservation
 - Noise & Nuisance
 - Air Quality
 - Energy
 - Land Contamination
 - Sustainable Drainage Systems
 - Flood Risk & Water Efficiency
 - Biodiversity
 - Sustainable Design & Construction
 - Transport
 - Waste Management

- Residential Moorings
- Glossary
- Technical Appendices

2. Consultation Undertaken

- 2.1 When undertaking consultation on the Planning Guidance SPD, the council followed the processes outlined in its Statement of Community Involvement which was adopted in November 2015.
- 2.2 Firstly, officers began the process of reviewing the current Planning Guidance SPD by informal consultation with internal departments at the council, including colleagues in Development Management, Environmental Health, Transport and Waste Management.
- 2.3 A 4- week statutory consultation was undertaken from 17th November to 15th December 2017. This involved sending out letters and e-mails to key stakeholders including statutory consultees, developers, agents, local residents and active amenity groups. A dedicated webpage was created on the council's website where the draft SPD and supporting documents were published with details of the consultation provided on a Public Notice. The draft SPD was made available for inspection at the Town Hall and the boroughs three main libraries (Hammersmith, Shepherd's Bush & Fulham). The appendices to this consultation statement include copies of the letters sent to consultees, a copy of the Public Notice and a list of those who were notified of the consultation.
- 2.4 Following the consultation on the draft Planning Guidance SPD, a number of amendments have been made in response to the representations received. This Statement of Consultation provides a summary of the responses received to each topic area and how the council have addressed these comments. A full schedule of the representations received and officer responses as well as a revised version of the Planning Guidance SPD (2018) can be found on the council's website at:-
www.lbhf.gov.uk/planning/planningpolicy

3. Summary of Responses

- 3.1 In total, 180 representations were received from 20 organisations/individuals to a variety of topics within the SPD.
- 3.2 A full schedule of the representations received including officer responses can be found on the council's website. This shows how officers have addressed each comment received and outlines the changes which have been proposed.
- 3.3 A summary of the representations received to each topic area of the SPD can be found below.

General Comments

General comments included those which didn't relate to a specific topic area of the SPD, but related to the document as a whole. 11 comments were received, from the following individuals/organisations: -

- Natural England
- HS2
- Sport England
- H&F Biodiversity Commission
- Canal & River Trust
- Hammersmith Society
- Environment Agency
- H&F Historic Buildings Group
- H&F Disability Forum

Natural England and HS2 confirmed they had no comments to make on the SPD. In particular, Natural England stated that the SPD is unlikely to have major impacts on the natural environment and therefore they did not wish to provide any specific comments.

Sport England provided comments about the importance of active design and requested that reference to active design and Sport England's guidance should be included within the SPD. In response to this, officers have confirmed their support for the integration of active design principles by adding reference to this and Sport England's guidance within the design and accessibility section of the SPD.

Others including the H&F Biodiversity Commission, the H&F Historic Buildings Group and the Environment Agency gave overall support for the SPD, but made more specific comments to relevant sections of the SPD. The H&F Disability Forum welcomed the guidance on access and inclusion within the SPD, but made specific comments to the chapters of the SPD which officers have addressed within the relevant sections.

Housing Standards

The council received a total of 9 comments in response to the Housing Standards chapter, from 5 organisations/groups and 1 individual. The comments were received from:

- U+I Group
- H+F Biodiversity Group
- Fulham Society+
- Hammersmith Society
- H&F Disability Forum
- Cllr Phibbs

The council received comments on the provision of amenity space. U+I Group considered the outdoor amenity space standard to be unduly restrictive and that the Key Principle HS1 is too restrictive in relation to overlooking and impact upon neighbouring development. The Hammersmith Society and the Fulham Society supported the provision of a higher outdoor amenity space standard. Outdoor amenity space is an important part of high quality housing; the identified amount is considered a guide and the definition of amenity space is considered flexible to enable the council to assess applications on a case-by-case basis. The issue of overlooking is an important matter and this is part of mitigating the impact of new development upon existing residents. No changes were proposed in respect of these comments.

The H&F Disability Forum requested for specific reference to providing play space for disabled children. This was noted and agreed a change to make further reference to open space being suitable for all users including wheelchair users.

In response to Key Principle HS2: Housing Standards, the H&F Disability Forum commented that the housing standards lacked reference to Part M Building Regulations. In response to this, further text has been added to Key Principle HS2 to include reference to additional internal areas for Category 2 and 3 homes in Part 4 of the Building Regulations. Further changes were also made in response to the Disability Forum to support compliance with Building Regulations M4.

Comments were also received about the housing standards within Key Principle HS2 as being too prescriptive. No changes were made to this, the council has introduced these to reflect National and London Plan policy and are considered to identify the minimum house standards.

The H&F Biodiversity Commission provided comments in response to rear extensions and the potential loss of garden space. The Local Plan and SPD provide clear guidance as to what will be allowed in terms of basement development and the ways of mitigating against the loss of garden space. The Commission requested for a re-provision of any lost garden space. In response to this, no changes were made as the policy and guidance are considered to strike the balance between enabling people to make changes to their homes without needing to move, as well as pointing

out that other policies in the Local Plan are in place to mitigate any potential loss of garden space.

Design & Conservation

We received comments from the following organisations in relation to this chapter:

- Peterborough Road & Area Residents Association
- Fulham Society
- Hammersmith Society
- Berkeley Group (Quod)
- Historic England
- H & F Historic Buildings Group
- H & F Disability Forum
- The Friends of Ravenscourt Park

36 comments were received and they covered a wide variety of topic areas.

The Peterborough Road & Area Residents Association endorsed the Design and Conservation section of the Planning Guidance. They believed that the topic areas covered within the chapter would be beneficial to their area and the borough as a whole. Overall they were very supportive of the document and noted that it was clear and easy to understand.

The Fulham Society submitted comments on topics ranging from basements, Buildings of Merit and heritage assets. With regards to basements, they observed that it was not explicitly stated in the guidance that basements of more than one storey would not be allowed. The council consider that Policy DC11 of the Local Plan is explicit in outlining the fact that basements should not comprise of more than one storey and so no change was proposed. The second comment submitted by the Fulham Society related to the fact that they believed that the council did not support Historic England's approach regarding Buildings of Merit. Our response was that we fully endorsed Historic England's criteria for identifying Buildings of Merit. This is demonstrated by the fact that the SPD lists Historic England's criteria for adding new Buildings of Merit (in paragraph 4.32). The final comment that the Fulham Society submitted related to Heritage Assets. Their assertion was that the council was not doing enough to protect its heritage assets. We stressed that this was not the case as paragraph 4.133 highlighted the fact that the council are keen to ensure that heritage assets do not fall into disrepair. They will seek to achieve this by ensuring where there are signs of deliberate neglect of a heritage asset, applicants will not gain any undue advantage in gaining planning consent.

The Hammersmith Society wanted to ensure that designs of ramps and stairs should conform to Part K1 of the Building Regulations. Our response was that we would address this issue by adding a sentence in paragraph 4.50 which stated that any

ramps and stair designs should conform to Part K1 of the Building Regulations. They also made comments relating to basements and lightwells. Their opinion was that there was an overlap between the policy approach in the draft SPD and the Local Plan Policy DC11. We outlined the fact that the policy approach in both documents were consistent with each other. The Hammersmith Society also wanted the council to confirm that an Article 4 Direction in relation to basement development would be introduced across the borough by April 2018. We agreed that this information would be added to paragraph 4.17. Amongst the other comments that The Hammersmith society submitted were in relation to Key Principle BM2 – Proposals affecting buildings of merit. They wanted it to be explicitly stated in this Key Principle that when a building of merit is demolished it should be fully recorded and there should be clarity as to where these records will be kept. Our response was that as outlined in KP BM2, the procedure is already established that before a building of architectural or historic interest is demolished its details are fully recorded. We confirmed that in practice records are already deposited at the Borough Archives. The Hammersmith Society also commented that the abbreviation of APA in the Archaeology and Heritage Assets section needed clarification. We agreed that a more comprehensive definition of an APA (Archaeological Priority Area) would be beneficial to this section, therefore we added additional text to paragraph 4.142 to define what an APA is. Another concern that The Hammersmith Society raised was that they believed that the current layout of the Design and Conservation section of the SPD was confusing and they recommended that the section be re-arranged so that there was a logical order in the way it could be read. We agreed to re-order some of the sections in the final printed document so that it would be easier to navigate the topic areas.

The Berkeley Group welcomed the use of the SPD to provide guidance relating to applications and aid with the delivery of infrastructure. They commented that the wording in relation to Key Principle CAG1 – Land use in Conservation Areas did not reflect the fact that some Conservation Areas overlap with strategic development sites where significant changes to land use are encouraged. We noted this comment and agreed to add an additional sentence to paragraph 4.6 which takes into account the fact that development that introduces new uses in Conservation Areas and ensure that they are in line with other strategic objectives in the borough.

Historic England submitted various comments to the consultation. They welcomed the fact that the SPD provided detailed advice on conserving the borough's heritage assets and local character. They did suggest that the SPD should be more proactive in relation to some topics such as shopfronts and signage. As well as this they also recommended that the council should prepare a separate heritage strategy to provide a positive framework for addressing issues and opportunities relating to the historic environment we were acting in a proactive manner as were providing a positive framework for addressing issues in relation to the historic environment. Historic England were supportive of the fact that the council is continuing with the

preparation of Conservation Character profiles. They also added that it would be good to see a strategy in relation to shopfronts that would seek to enhance them in shopping parades. Our response was that we are preparing the Hammersmith Town Centre SPD which may address some of the issues they have raised.

H & F Historic Buildings Group made a comment in relation to basements. They queried why there appeared to be no specific mention of basements under the Listed Buildings in section 4. We agreed that it would be beneficial to add some additional text to Key Principle BL1 – Assessment of Lightwells and Key Principle BL2 – Lightwells in Listed Buildings and Conservation Areas with regards to basement excavations and lightwells in relation to Listed Buildings. H & F Historic Buildings Group supported our approach to highlighting insensitive designs with regards to shopfront designs.

The H & F Disability Forum made several comments regarding the Planning Guidance SPD. One of their comments related to access to Buildings of Merit. They wanted the council to make reference to the fact that level access should be provided in buildings. We responded by amending paragraph 4.10 to deal with this issue. Another comment that they submitted related to their preference to have drawings accompany:

- M4(2) - accessible and adaptable dwellings;
- M4(3)2(a) wheelchair adaptable dwellings
- M4(3)2(b) wheelchair accessible dwellings

The drawings would be used to illustrate the different space standards that are appropriate for wheelchair accessibility. We responded by highlighting that these standards were already outlined in the Building Regulations Part M document. We provided a link to the document as well as this we made some amendments to the Policy Context – Design and Access National Policy section to ensure that Building Regulations Part M relates to Wheelchair Adaptable and Accessible dwellings. The H & F Disability Forum wanted the council to acknowledge that Building Regulations Part M consists of 2 volumes. We agreed to this change as we thought that it would add clarification as to which volume applicants should refer to. The H & F Disability Forum also raised a point that the SPD has overlooked the fact that heritage assets should be accessible to everyone including disabled people. We have agreed to provide an additional paragraph to paragraph 4.43 which states that “Access and inclusive design should also apply to heritage assets in the borough.”

The Friends of Ravenscourt Park provided comments in relation to para 4.148 which related to Ravenscourt Manor House (Pallingswick) Archaeological Priority Areas (APA). They asserted that there was a series of inaccuracies in relation to the text provided for that section. Historic England have a responsibility to provide the text for APAs. Historic England were currently reviewing APAs across London and in light of this we felt that it would not be appropriate at this time to make alterations to Ravenscourt Manor House (Pallingswick) (APA) until Historic England’s research is

complete. We will alert Historic England of the work undertaken by Friends of Ravenscourt Park when they review the borough's APA. We also proposed to add an additional paragraph under the title of Archaeological Priority Areas which would make reference to the on going work being carried out by Historic England in regards to their reviews of APAs.

Noise & Nuisance

There were 5 comments to the chapter on noise and nuisance, which came from the Port of London Authority and the Hammersmith Society.

The Port of London Authority raised a number of concerns about the chapter not referencing the boroughs three safeguarded wharves in relation to surrounding uses the need to ensure potential conflicts, including noise are minimised. In response to this, the council added a section on the boroughs three safeguarded wharves into para 5.10 as part of the introduction to the chapter. In addition, they requested that the boroughs safeguarded wharves are also referenced in KP NN1 (Noise & Vibration) and Key Principle NN2 (Noise Sensitive Development). Officers have accommodated these concerns by adding reference to the boroughs safeguarded wharves into Key Principle NN1 and Key Principle NN2 to ensure that if a noise sensitive development is proposed near to a safeguarded wharf, the issue of noise is considered.

The PLA also provided support for KP NN7 on environmental pollution, but requested that reference to the use of the River Thames should be made in terms of maximising its use for transporting construction waste. In response to this, officers have included reference to the River Thames in the supporting text to Key Principle NN7.

The Hammersmith Society also requested for the wording to be stronger under the section on light pollution. However, as the as this document is only guidance, the council consider the wording as currently drafted is appropriate.

Air Quality

Comments were received on this Chapter from the following organisations:

- The Port of London Authority (PLA)
- H&F Biodiversity Commission
- Transport for London (TfL)
- The Fulham Society
- The Hammersmith Society

Seven comments in total were received, including 3 from TfL. They asked for references to be made to the draft London Plan policies in the SPD. However, as currently very little weight can be given to the draft policies, it was decided, that this was not appropriate. TfL also suggested that we should follow the GLA's London

Local Air Quality Management SPD template. In our view, this was felt to be more appropriate if the Air Quality SPD was a standalone document. However, use of the template will be considered when the next opportunity arises. Finally, TfL asked that reference should also be made to the Non-Road Mobile Machinery Low Emission Zone (NRMM LEZ) in Para 6.17. This point was agreed and additional text inserted in this paragraph

To note that H&F is located within the NRMM LEZ and that machinery that complies with the emissions requirements outlined here: <http://nrmm.london/> will need to be complied with.

The PLA's comment on this chapter raised a similar issue to one they also raised for the Sustainable Design & Construction Chapter – namely that the use of the River Thames should be highlighted in relation to transporting construction/demolition waste to reduce vehicle emissions. This was accepted and a revision proposed to add supporting text in Para 6.21 for Key Principle AQ2: “Emissions from vehicles delivering construction materials and removing waste should be minimised and where feasible, the river should be used to transport construction materials and waste”. The PLA also raised the issue of using Construction Environmental Management Plans to minimise impacts of construction works. The SPD provides guidance on Demolition Method Statements and Construction Management Plans in Appendix 4. Reference to this Appendix has been added to Para 6.21 in the Air Quality Chapter and also Para 12.17 in the Sustainable Design & Construction Chapter so it is clear that the SPD does cover these issues.

The Biodiversity Commission noted that where reference is made to using planting to serve as buffers between roads and developments that use of native plants should be prioritised. This was accepted and text added to Para 6.24 to highlight that where possible, the use of native plants should be prioritised as these are likely to provide increased biodiversity benefits over non-native invasive species. The Commission also made a point about pollarding of street trees. This was considered to be outside the remit of the Planning Guidance SPD, but this recommendation has been passed to the council's Arboricultural Officer.

The Fulham Society commented in support of encouraging expansion of superfast broadband in the borough to help facilitate home working (reducing the need to travel to work). This was noted although not considered to require changes to the Air Quality Chapter. This issue is covered by the Local Plan which includes a commitment to work with partner organisations to reduce social exclusion and facilitate access to high speed internet across the borough. The Hammersmith Society commented that there was no mention of the Council's Air Quality Commission or its report. The Commission provided detailed comments on the draft Local Plan and a number of their recommendations were adopted by amending and revising Policies and supporting text in the final version. The Commission did not comment on the draft SPD. However, we have proposed a change to Para 6.1 to

acknowledge that the AQ Commission has played an important role in identifying that air quality issues need to be considered early in the planning process and to be assessed in detail where necessary.

Energy

Only one comment was received on this chapter, which was from the Berkeley Group. They noted that while the ambition of the guidance in this Chapter was supported, they considered that the text in Para 7.15 on assessing the feasibility of CHP/CCHP systems needed amending to help clarify that such systems were not required if they are not viable.

To take account of this comment, a change was proposed to Para 7.15 by adding a reference to the need to assess the feasibility of the potential to extend CHP/CCHP systems so it is clear that systems like this are not expected to be extended regardless of the associated costs etc.

Land Contamination

Only one comment was received to the chapter on land contamination, which was from the Environment Agency. They provided support the key principles within this chapter, but asked for specific reference to be made to the Environment Agency's guidance on groundwater protection.

The council have included reference to this guidance and provided a link to the relevant webpage within paragraph 8.1 as part of the section on 'further guidance and legislation' within land contamination section of the SPD.

Sustainable Drainage Systems

Eight comments were received on this Chapter from the following organisations:

- Thames Water (TW)
- U & I Group
- H&F Biodiversity Commission
- The Environment Agency (EA)
- H&F Historic Buildings Group

The EA just noted that the Lead Local Flood Authority was responsible for surface water flooding issues, not them, so no changes were required to deal with this representation. Thames Water commented that they supported the content of this Chapter particularly as delivery of SuDs in new development can help to ensure that the TW sewerage network is resilient to increased pressures arising as a result of population growth and climate change. No changes were necessary as a result of this comment.

The Biodiversity Commission said that any new hard surfacing must be offset by a green roof or a green wall of at least equal area and also made a point of emphasising the use of native plants. The Local Plan includes a new Policy requirement (in Policy CC4) for new flat roofs to be living roofs which will provide biodiversity benefits. We cannot amend the Policy at this stage in the way recommended by the Commission. However, as for similar comments by the Commission about use of native plants, it is considered to be appropriate to emphasise this. Therefore Para 9.27 has been amended to include reference to the use of native plants where possible.

U & I Group also made a comment about green roofs, although their point was more on the Policy contained in the Local Plan rather than the SPD guidance, which they argued was unnecessarily generic raising concerns about costs and viability implications. No amendments were proposed in response to this comment as the proposed Policy has been through a full process of public consultation and Examination in Public and it was not considered to be appropriate to use the SPD consultation process to seek changes to Local Plan Policies at this late stage. Also, our assessment and use of living flat roofs shows that they can be used without entailing excessive costs. Where necessary, the viability of their inclusion can be assessed on a case by case basis as part of the planning process.

The H&F Historic Buildings Group made several comments:

(i) They noted that small-scale works such as householder extensions can provide an opportunity for installing SuDS, but they thought that most householders would not be aware of this and suggested that a condition requiring SuDS should be included prior to their planning permission /permitted development rights being granted. These comments were not considered to require any changes to the SPD as the inclusion of SuDS measures in minor developments is something that the Local Plan Policy requires and the SPD provides guidance on the types of measures that should be considered, such as those suggested by the Historic Buildings Group – i.e. permeable paving, soft landscaping and water butts.

(ii) They noted that they did not think that most householders are aware of the need for permission to pave over front gardens if they are not applying for a cross over and raised the issue of both front and back gardens being paved over with impermeable surfaces in Greenside Rd and Goldhawk Rd. These comments were also not regarded as needing amendments to the SPD.

(iii) In terms of maintenance of SuDS, the Group commented that where installed, SuDs measures on all developments must be retained and maintained for the lifetime of the development and details of their planned maintenance must be provided to the council. They also noted that some of the council's SuDS schemes are being maintained by local residents. Maintenance information is required by the Local Plan policy and guidance.

The inclusion of residents in ongoing maintenance of the SuDS schemes referenced by the Group was done with their agreement and through involving residents throughout the design and implementation process. It is generally considered to be a positive aspect of the schemes. Also, it should be noted that residents are not required to maintain the schemes on their own, but in partnership with the council and our contractors. Residents were provided with training in this respect. No amendments required.

(iv) The Group noted some instances of SuDS being references as Sustainable Urban Drainage Systems which is out-of-date as the “Urban” reference is now generally not used. This point is accepted and amendments have been made to Para 11.49 (Biodiversity Chapter) and Para 13.83 (Transport Chapter) to remove this reference as recommended.

Flood Risk & Water Efficiency

Comments were received on this Chapter from the following organisations:

- The Environment Agency (EA)
- Thames Water (TW)
- The Port of London Authority (PLA)
- Berkeley Group (Quod)

Thirteen comments in total were received, mostly from the EA offering support for the guidance set out in this Chapter. However they also highlighted how FRA’s should make use of relevant flood risk information and note that they had recently updated their modelling data for the tidal Thames floodplain. We noted these comments. The council is in the process of updating the breach map information contained in its Strategic Flood Risk Assessment which will be made available on the council’s website for developers/consultants to refer to in preparing FRAs.

The EA also raised an issue about a reference in Para 10.5 to the use of their FRA templates as they no longer provide these, replacing them with guidance available on the www.gov.uk website. To deal with this, we proposed to amend the text in Para 10.5 to remove the reference to templates and replace it with a reference to the EA guidance and provided the appropriate weblink.

Thames Water made a point about the wording in relation to use of sewer surcharge protection measures which was noted and corrected by adding a reference to the “provision of a pumped solution or 'active drainage devices' incorporating non-return valves” to Para 10.42. Additional text was also proposed for Para 10.46 to take account of a comment they made about advising developers to contact Thames Water Developer Services to discuss any protection measures or build over agreements that may be required where water or wastewater assets cross a site, or lie in close proximity to a site.

The PLA gave their support for the inclusion of a reference to the Thames Estuary 2100 Plan in this Chapter.

Berkeley Group (Quod) said they were broadly supportive of the emerging plan and welcomed the use of the draft SPD to provide additional guidance. However, they highlighted concern about part of the supporting text for Key Principle FR6 relating to guidance on the use of particular structural water-proofing measures, suggesting that this was a matter for Building Regulations and not Planning Policy.

These comments were noted, but we consider that the NPPF encourages Local Planning Authorities to prevent inappropriate developments in areas at risk of flooding, but where development is necessary, that it is acceptable to set policies and guidance that require developments to be made safe without increasing flood risk elsewhere. As such, the guidance in this section is considered to be appropriate and no amendments have been proposed in response to these particular comments.

Biodiversity

We received 24 comments from the following organisations in relation to this chapter:-

- Port of London Authority
- H & F Biodiversity Commission
- Canal & River Trust
- Environment Agency
- H & F Historic Buildings Group

The Port of London Authority gave support and welcomed the key principles of the biodiversity section. However, they made a specific comment on para 11.23 and sought clarification as to what the term “where appropriate” meant in relation to the green buffer. In response to this, we added an extra bullet point into para 11.55 to explain this.

The H & F Biodiversity Commission commented on Key Principle BD6 that it was not helpful to outline the fact that we are committed to maintaining biodiversity in nature conservation in the long term and then refer to a 5+ year timeframe to demonstrate this. They believed that the 5+ years reference did not convey the message that the council were committed to nature conservation in the long term. We agreed and amended KP BD6 by deleting the reference to 5+ years. H & F Biodiversity Commission highly commended KP BD7 – Enhancement of Biodiversity. They did however want clarification as to what the term “new green infrastructure” meant. We responded by outlining that green Infrastructure was defined in paragraph 11.48.

The Canal & River Trust wanted clarification as to what is meant by the term “managed retreat of the riverbank”. We pointed out that the term did not apply to canals as was inferred by the query received.

The Environment Agency were supportive of the approach taken in the guidance in terms of biodiversity. They did raise a comment in relation to Key Principle BD8 in relation to a green buffer zone planted between the River Thames and the Grand Union Canal. We noted their suggestions regarding providing a specific distance for a green buffer zone, but we did not think it would be appropriate to include a specific figure for Key Principle BD8 as this would remove the flexibility in assessing applications on a case by case basis.

The H& F Historic Buildings Group were supportive of many aspects of the biodiversity section such as the recognition that biodiversity is important within the planning process (para 11.5 – 11.13), they welcomed the criteria and structures provided for the conduct of surveys (para 11.14 – 11.31), and they also appreciated comments made in relation to invasive plant species (para 11.33 – 11.38). They requested that para 11.48 should be amended to include playing fields as they are also habitats for sub soil creatures i.e. insect larvae. In response to this we made an amendment to para 11.48 and added playing fields to the category of amenity greenspace. The final comment that they made related to the fact that Sustainable Urban Drainage (SuDS) is now referred to as Sustainable Drainage Systems (the Urban emphasis has now been removed). We acknowledged this change by altering to para 11.49 to reflect this.

Sustainable Design & Construction

Only one comment was received on this chapter, which was from the Port of London Authority (PLA). They noted their broad support for Paragraph 12.41 regarding Site Waste Management Plans, but suggested it should also include a reference to using the River Thames for the transportation of waste materials.

To take account of this comment, a change was proposed to Paragraph 12.42 in line with the PLA's comments. to add the following text: "Emissions from vehicles removing waste materials should be minimised and where feasible, the river should be used to transport waste away from site".

Transport

29 comments were received to the transport chapter from the following organisations:-

- Port of London Authority (PLA)
- Transport for London (TfL)
- Canal & River Trust
- Fulham Society
- Hammersmith Society
- Berkeley Group
- H&F Disability Forum

The Port of London Authority and the Canal & River Trust provided some comments on Key Principle TR14 on the River Thames. However, after looking at this Key Principle further, officers considered that it repeated Local Plan Policies RTC1 and RTC2 and added no additional information to the SPD. Therefore, this policy has been deleted from the Planning Guidance SPD.

Eight detailed comments were received from Transport for London (TfL) in terms. A number of these requested that reference to the new Draft London Plan policies should be made in the SPD. However, as the Draft London Plan is at such an early stage of the plan making process, it is considered to hold very little weight and therefore reference will only be made to the adopted policies in the current London Plan. TfL also requested that reference should be made to a number of TfL guidance documents, including TfL's Streetscape guidance. In response to this, officers have included web links to the various guidance documents suggested by TfL. In addition, TfL requested that the intentions of Key Principle KP3 on car free development should be made clearer within the principle. To improve this, the title of this Key Principle has been changed to *Car-Free development and parking standards* and with further text added to the supporting text to reinforce this matter. TfL have also requested changes to the wording of paragraph 13.81 which will be amended to ensure that forecourt parking and vehicle crossings are resisted on TRLN roads.

The Fulham Society set out four detailed comments in their letter regarding transport issues. These comments have all been noted, but no changes to the SPD are considered necessary. However, their comments regarding clarity of the council's role of lobbying along with TfL and other local stakeholders to improve access to Tube stations in the borough has been included.

Two comments have been received from the Hammersmith Society. Following these comments changes will be made to the text of Paragraph 13.99 to clarify that 'A' boards are frame boards and that the initiative is to ensure that these don't impede on pedestrian safety. Also, further clarity has been added over the fact that any future cycle super highway proposals will be subject to extensive public consultation and the final agreement approved by both the council and TfL.

The Berkeley Group (Quod) commented on the wording of Key Principle TR3 and suggested that the issue of parking permits needed to be clarified. It is agreed that this is somewhat confusing and this will be amended to refer to residential parking permits and as requested a definition of residential parking permits will be included in the Glossary. The Berkeley Group (Quod) also questioned whether it is proportional to require a Cycling Environment Review as part of a Transport Assessment in Key Principle TR9. Officers consider that Key Principle TR9 is clear that a Transport Assessment is only ever required for Major Developments and the level of detail will be dependent on the size of the scheme. This is entirely in accordance with NPPP

paragraph 193 on proportionality and therefore no changes were considered necessary.

Five detailed comments were received from the H&F Disability Forum. These are regarding the inclusion of disabled people in PERS Assessments, parking standards for blue badge holders, the inclusion of M4 (2) and M4(3) – accessible dwellings and wheelchair uses, the required space around electric vehicle parking for people with disabilities and requirements for the public realm. Amendments to the text have been made to take account of their comments. Those on the public realm, are outside the remit of this SPD and are relevant for updates to the council's StreetSmart guidance.

Waste Management

Eight comments were received to the section of the SPD. The majority of these comments came from Resource London, but one comment was received from the Hammersmith Society.

Resource London provided seven comments which were mostly technical in nature. Overall, they were supportive of the section on waste management, but suggested a number of changes in relation to food waste storage requirements which have been incorporated as a change.

The Hammersmith Society asked for clarification on the issue of food waste, given this is not currently collected at present. Officers confirmed that there is potential for this waste stream to be collected in the future, so there is a need to futureproof developments.

Residential Moorings

The section on residential moorings is a new chapter within the Planning Guidance SPD and 25 comments were received from the following:-

- The Port of London Authority
- The West London River Group
- The Canal & River Trust
- The Hammersmith Society
- The H&F Historic Buildings Group

The majority of comments came from the West London River Group and the Port of London Authority (PLA).

The West London River Group provided strong support for this section which seeks to provide guidance on residential moorings, particularly support was given for Key Principle RM4 on the characteristics of moored vessels. They considered this section to be appropriate and thorough, but sought clarity on a number of points which have been explained further in the schedule of comments and officer responses.

The Port of London Authority also provided broad support for this section, with strong support for Key Principle RM4 on Impacts of Navigation. However, a number of comments were made where they felt improvements could be made and these have been included where appropriate. The PLA requested that reference should be made to the need for riparian life saving equipment to be provided as part of residential moorings in order to improve the safety and security of the River Thames. To address this comment, officers have included this within Key Principle RM2 on the provision of suitable infrastructure. Although, they gave broad support for Key Principle RM4 on characteristics of moored vessels, the PLA asked for further clarity on how this would be enforced. Officers have confirmed that in seeking to control the design and characteristics of moored vessels at mooring developments, the council will use S106 agreements in addition to planning conditions. The use of S106 agreements has been included as a change within Key Principle RM4. Officers have also included the need for applicants to demonstrate relevant evidence in a supporting statement which has been added as a change in the supporting text of Key Principle RM4.

Glossary

Two comments were received to the glossary, with both from the Hammersmith Society. They requested for the abbreviation 'APA' to be included within the glossary. In response to this, officers have therefore included a definition for Archaeological Priority Areas within the glossary.

Appendices

Appendix 1: Letters sent to Consultees

Appendix 2: Public Notice

Appendix 3: List of people consulted

Appendix 1: Letters sent to consultees

Copy of letter sent to statutory consultees, local residents, amenity groups & developers/agents

London Borough of Hammersmith & Fulham
Regeneration, Planning and Housing Services
Hammersmith Town Hall Extension, King Street, W6 9JU
Tel: 020 8753 3384
Email: localplan@lbhf.gov.uk
Web: www.lbhf.gov.uk/localplan

17th November 2017

Dear Sir/Madam,

Planning Guidance Supplementary Planning Document (SPD)

We are just writing to let you know that Hammersmith and Fulham Council is consulting on a Planning Guidance Supplementary Planning Document (SPD) for 4 weeks between 17th November and 15th December 2017. This document seeks to provide supplementary guidance on the application of policies within the emerging Local Plan, covering a number of different topics that are regularly considered in development management decisions.

What we want from you

We welcome any comments you may have on this draft Planning Guidance SPD during this 4 week consultation period. (See copy of Public Notice on reverse of this letter for more details).

You'll find the Planning Guidance SPD online at www.lbhf.gov.uk/localplan

The "Planning Guidance SPD" can be viewed on the council's website or you can read it at Hammersmith Town Hall extension or in one of our three main libraries (Hammersmith, Fulham and Shepherd's Bush).

Let us know what you think by 5pm on Friday 15th December 2017.

To comment on the "Planning Guidance SPD" please write to us using one of the following:

- Online: www.lbhf.gov.uk/localplan
- Email: localplan@lbhf.gov.uk
- Letter: Development Plans Team, Planning Division, 5th Floor Hammersmith Town Hall Extension, King Street, W6 9JU

If you require further information please contact us at localplan@lbhf.gov.uk or 020 8753 3384. We look forward to hearing from you.

Yours sincerely



David Gawthorpe
Team Leader, Development Plans, Policy and Spatial Planning

Copy of letter sent to Statutory SEA Consultees (Environment Agency, Historic England & Natural England)

London Borough of Hammersmith & Fulham
Regeneration, Planning and Housing Services
Hammersmith Town Hall Extension, King Street, W6 9JU
Tel: 020 8753 3384
Email: localplan@lbhf.gov.uk
Web: www.lbhf.gov.uk/localplan



17th November 2017

Dear Sir/Madam,

Planning Guidance Supplementary Planning Document (SPD)

We are consulting you in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 ~~in connection with~~ the preparation of a Planning Guidance Supplementary Planning Document (SPD) for the London Borough of Hammersmith & Fulham. Before determining ~~whether or not~~ the SPD is likely to have significant environmental effects and therefore whether a Strategic Environmental Assessment (SEA) is required, the Council is consulting your organisation.

The objectives of the Planning Guidance SPD, once it is finalised, will be to:

- establish detailed guidance on the application of policies within the emerging Local Plan (due to be adopted early 2018) that are concerned with managing development proposals within the borough; and
- assist applicants to make successful planning applications and to aid infrastructure delivery.

The SPD is being consulted on until 15th December (see the notice overleaf for more details).

The Council has considered the requirements of the Regulations, and specifically Schedule I (the criteria for determining the likely significance of the effects on the environment). After undertaking a draft screening assessment (see enclosed), the Council's preliminary view is that the SPD is not likely to have significant environmental effects, and therefore an SEA is not required in this instance.

Please let me know if you have any queries ~~in connection with~~ the above. If you consider that there is a need for an SEA, I would be grateful if you could contact me as soon as possible.

Yours sincerely

David Gawthorpe
Team Leader, Development Plans, ~~Policy~~ and Spatial Planning

Appendix 2: Copy of Public Notice sent to consultees & published on the Council's website

Public Notice inviting representations on the Planning Guidance Supplementary Planning Document (SPD)

Planning and Compulsory Purchase Act 2004 Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation

Notice is hereby given that the London Borough of Hammersmith and Fulham has published a draft SPD and is inviting representations pursuant to Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

(a) Title of Document:

Planning Guidance Supplementary Planning Document (SPD)

(b) Subject Matter of, and the area covered by, the SPD:

The SPD will support the emerging Local Plan which is due to be adopted in early 2018. Its purpose is to provide supplementary guidance on the Local Plan policies the council will apply when considering planning applications for development proposals, including changes of use and conversions, throughout the borough.

(c) Date by which representations must be made:

5.00pm Friday 15 December 2017.

(d) Address to which representations must be sent:

Representations may be made either in writing, by email or online as set out below.

Online at: www.lbhf.gov.uk/localplan

Email to: localplan@lbhf.gov.uk

By post to: Team Leader, Development Plans Team, Planning Division, London Borough of Hammersmith and Fulham, Town Hall, King Street, Hammersmith, London, W6 9JU.

(e) Documents are available for inspection

The SPD is available for inspection online at: www.lbhf.gov.uk/localplan

In hard copy format during normal office hours at:

- Hammersmith Town Hall Extension, First Floor, Duty Planner Office, King Street, London, W6 9JU (9am to 5pm Monday to Friday);
- Fulham Library which is situated at 598 Fulham Road 10am to 8 pm Monday to Thursday, 10am to 5pm Friday and Saturday and 11am to 5pm Sunday;
- Hammersmith Library which is situated in Shepherds Bush Road 10am to 8 pm Monday to Thursday, 10am to 5pm Friday and Saturday and 11am to 5pm Sunday; and
- Shepherds Bush Library which is situated at 8 Wood Lane 10am to 8pm Monday to Friday, 10am to 5pm Saturday and 11am to 5pm Sunday).

For further enquiries, please phone 020 8753 3384 for LBHF or email localplan@lbhf.gov.uk

(f) Statement of notification

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

Appendix 3: List of people consulted on the Draft Planning Guidance SPD

Statutory Consultees

Environment Agency (London Team)	NHS Property Services
Canal & River Trust	OPDC
The Coal Authority	Networks Branch- London
Historic England	Imperial College London
Western Riverside Waste Authority	Imperial College Healthcare NHS Trust
London Borough of Wandsworth	Metropolitan Police Service
London Borough of Ealing	Thames Tideway Tunnel
London Borough of Hounslow	Marine Management Organisation
London Borough of Richmond-upon-Thames	Network Rail Property
The National Grid Company plc	
National Grid	
Port & City Health Authority	
Royal Borough of Kensington & Chelsea	
London Borough of Brent	
Highways England	
United Kingdom Disabled People Council	
Sport England	
The Planning Inspectorate	
Greater London Authority	
Port of London Authority	
Thames Water Property Services	
Tri-Borough Public Health	
Transport for London	
Transport for London Commercial Development	
Transport for London	
Department for Communities and Local Government	
Natural England	
Homes and Communities Agency	
Civil Aviation Authority	
Hammersmith and Fulham Clinical Commissioning Group (CCG)	
Hammersmith and Fulham Health and Wellbeing Board (H&WB)	
Office of Rail Regulation	
Marine Management Organisation	

Planning Agents & Developers

Chris	Francis	West & Partners
Craig	Tabb	DP9
Ruth	Diggle	Nathaniel Lichfield and Partners
	Rapleys LLP	Rapleys LLP
James	Cook	GL Hearn
Mr	Rawlings	
Claire	Newbury	Turley Associates
Sarah	Fauchon	Lambert Smith Hampton
Charles	Moran	CMA Planning Ltd
Loren	Brown	Jones Lang LaSalle
Catherine	Seddon	King Sturge
Katy	Atkinson	Planning Perspectives
Alex	Walker Robson	DP9
Tom	Sweetman	DP9
Claire	Buckley	Indigo Planning
Sean	Tickle	Rolfe Judd Planning
Paul	Woods	ESA Planning
Peter	Edgar	CB Richard Ellis
		Chase and Partners
Michael	Fearn	Shire Consulting
Gary	Brook	GeraldEve
Melanie	Edge	GVA Grimley
Steve	Norris	Strategic Perspectives
Clare	Dickinson	Peacock & Smith
Victoria	Bullock	Barton Willmore
Julian	Shirley	D P 9
Helen	Kent	D P 9
Matthew	Brewer	Cushman & Wakefield LLP
Justin	Kenworthy	Barton Willmore
Simon	Marks	Montagu-Evans
Chris	Pittock	GL Hearn
Pauline	Stocker	Nathaniel Lichfield and Partners Ltd
Claire	Treanor	D P 9
David	Maddox	Maddox & Associates
Damien	Holdstock	Entec UK Ltd
Chris	Brett	Barton Willmore
Federica	Ambrossini	Jones Lang La Salle
Tim	Gaskell	CMA Planning Ltd
David	Williams	CB Richard Ellis
Will	Kelly	Legal & General Property
Charlotte	Handscomb	Development Planning Partnership
Mel	Barlow- Graham	Dron and Wright Property Consultants
Jenny	Hebb	Boyer Planning
Tim	Holtham	DP9
Ian	York	Nathaniel Lichfield & Partners
Simon	Chaffe	

Nicholas	Thompson	Nathaniel Lichfield & Partners
James	Owens	Jones Lang La Salle
Michael	Lea	Jones Lang La Salle
Alex	Owen	Barton Willmore LLP
Hannah	Farmer	Gerald Eve
Angela	Parikh	DP9
	Planware	
Sinead	Morrissey	
Jenny	Bruce	TP Bennett
Fred	Drabble	GVA Grimley
Malcolm	Alsop	Alsop Verrill LLP
Dennis	Pope	Nathaniel Lichfield & Partners
Philip	Robin	Jones Lang LaSalle
Charlotte	Cater	Barton Willmore
Sam	Hine	DP9
John	Cutler	ICENI Projects
Tom	Simons	
Ben	Albin	Knight Frank
Philip	Robin	King Sturge Llp
Christopher	Clark	Jehovah's Witnesses
Lucy	Howes	
Kate	May	
Stuart	Woodin	
James	Brown	Knight Developments Ltd
Rob	Copley	Jones Lang LaSalle
Alison	Mackay	Colliers International
Polly	Mason	
Matthew	Hill	
Matt	Pochin	
Jack	Brudenell	CgMs Consulting
Faraz	Baber	London First
Max	Goode	GL Hearn Ltd
Fred	Woodrow	Chase and Partners
Camelia	Smith	Lambert Smith Hampton
Adam	Conchie	Carter Jonas LLP
Palit	Natalya	HTA Design LLP
Peter	Dowling	Indigo Planning
Caridad	Muro	Architects Muroblanco LTD
James	Stevens	Home Builders Federation
Adam	Coombs	Quod
Ben	Peirson	AECOM
Holly	Needham	Quod
Andy	Ward	
Mick	Haley	U V Architects
Harriette	Wood	
Anthony	Brogan	
Richard	Foot	
Elaine	Elstone	Tetlow King Planning
Laura	Joseph	Wildstone Planning
Claire	Davies	Quod Planning
James	Guthrie	Quod Planning
Samuel	Elliott	Planning Potential

Jonathon	Turner	Deloitte
Mr	Price	Savills
Max	Goode	Carter Jonas LLP
Lucy	Hewetson	Quinata Property Group
Sir/Madam		Rapleys LLP
Anna	Ambroziewicz	Deloitte

General Consultees

AASHA	SSA Planning
Abbeyfield (Chelsea & Fulham) Society	South East Waste Planning Advisory Group
Accessibility Youth Project	Universities Superannuation Scheme Limited
Action on Disability	Heathrow Airport Ltd
Acton Housing Association	Safeguarding Planning Manager HS2 Ltd
Acton Training Centre	Groundwork London
Addison Youth Club	Virtual Engine
Advance Advocacy & NCH Violence Community Education	CAVSA
Advocacy, Training & Progression (Action on Disability)	Walt Disney Company Limited
African Caribbean Women's Development	Warner Bros
African Horn Environmental Protection Link (AHEPL)	Ways into Work
Age UK Hammersmith and Fulham	Well London Health Champion
Al Muntada Al Islami Trust	West & North West London Vietnamese Association
Alumno Developments Ltd	West & Partners
British Rowing	West End Baptist Church
Anthony Goss Planning	West London Bangladesh Welfare Association
Arcus Consulting	West London Business
Arup Planning Consultants	Central and North West London NHS Foundation Trust Community Services
Asian Elderly Group (Shanti Day Centre)	West London Family Church
Asian Womens Welfare Association	West London Health Promotion Agency
Assael Architecture Limited	West London Mental Health NHS Trust
Association for the Conservation of Energy	West London Muslim Women & Children
Association of Spina Bifida & Hydrocephalus (SE Region)	Westcity Holdings Ltd
Association of Town Centre Management	Westfield
Auriol Kensington Rowing Club	Westminster City Council
LHR Airports Ltd	Westmoreland Properties Ltd
Ballymore Properties Ltd.	Westway Childcare Project (formally H&F Travellers)
Banim Street Social Club	White City Adventure Playground Support
Barbers Retirement Association	William Morris Society

Barclay Hall Christian Fellowship / Barclay Hall Trust	Women & Girls Network
Barclays Bank Plc	Women's Housing Trust
Barker Parry Town Planning	Women's Pioneer Housing
Barn Elms Rowing Club	Woodstock Housing Trust
Barons Court Project	Workspace Group plc
Bechtel Ltd	Wormwood Scrubs Pony Centre
Bellhouse Joseph	Wyndham Grand London
Bellway Homes North London	Yarrow Housing
Beneficial Outreach Centre	Yonex UK Ltd
Bexley Council	Youth Development Summer Camp Project
Bharatiya Vidya Bhavan - Institute of Indian Art & Culture	St William Homes LLP
Bibleway	ZSL London Zoo
Big Yellow Self Storage Company Ltd	33 Margaret Street
Bishop Creighton House Settlement	St Charles Centre for Health and Welbeing
Bishops Park Conservation And Improvements Group	Messrs Members Barons Court Garden Estate
Black Families Holiday Alliance	Twynholme Baptist Church
The Boisot Waters Cohen Partnership	Union Railways Property
BREEAM Department	Unite Group Plc
Brett Group	Vencourt Hotel
British Airways PLC	Somalian Community Development Organisation
British Geological Survey	Somer Court Social Club
British Property Federation	Sons of the Thames Rowing Club
British Red Cross Society- London Branch	SPEAR- Resurgo Trust
British Retail Consortium	St Aidan's East Acton RC Church
BT Group Public Affairs	St Alban's & St Augustine's Church
British Telecom Global Services	St Andrew Bobola's Polish Church
St Mungo's Broadway	St Andrew's Church
Sir Oswald Stoll Foundation	St Augustine's Catholic Church
Broadway Focus Group	St Christophers (Hostels for Young Single Homeless)
Broadway London	St Clement's & St Etheldreda's Church
Broadway Shopping Centre	St Dionis Church
Hammersmith Squash and Fitness Centre	St George plc
Masbro Brook Green Family Centre	St James Homes Ltd
Brunswick Club	St John's
Office of Communications	St Johns & St James Church
AECOM	St Johns Ambulance Brigade
Burleigh College	St Katherine's Church
Burlington Danes School	St Katherines Playgroup
Bush Theatre	St Katherines Youth & Community Centre
Business Enterprise Centre	St Lukes Church
Business Trust	St Martins Property Investments Ltd

Byrne Estates	St Mary's Friendly Group
CACI Information Services	St Matthews Church
CAMOC museums of cities	St Matthew's Church
Campaign for Real Ale	St Matthew's church
Campaign to Protect Rural England	St Michael & St George
Canalside Activity Centre	St Paul's Church Hammersmith
Cara Trust	St Peter's Church
Bishop Creighton House- Care and Repair	St Peter's Church
Cargiant ltd	St Peter's Primary School
CaVSA	St Saviours with St Mary's
CBRE	St Simon's Church
Cedar Lodge Sheltered Housing	St Stephen's & St Thomas'
Central Gurduara (Khalsa jatha) Sikh Temple	St Stephen's with St Thomas Social Club
Centre for Armenian Information & Advice (CAIA)	St. George West London LTD
Charing Cross Sports Club	Standard Life Assurance Properties
Charlick & Nicholson Architects	Standing Together Against Domestic Violence
Charlotte Sullivan Charity	Star Road Scheme (Vereker/Orchard/Cheesemans)
Chelsea & Fulham Labour Party	Substance Misuse Day Care & After Care Programme
Chelsea Football Club	Sulgrave Club
Chelsea Harbour Marina	Supreme Houses UK Ltd
Chiswick Seventh Day Adventist Church	Tanner T A Centre site
Christ Church	Tasso Baptist Church
Christian Charisma fellowship	Taylor Woodrow Prop Co Ltd
Church of God Worldwide Mission	Tesco Stores Plc
CIRIA	Tetlow King Planning
CITAS (Community Interpreting Translation Advice Service)	TfL Corporate Finance- Property Development
Cityscape Digital	Thamesbank
Cluttons LLP	The Asian Health Agency
Coca-Cola Great Britain	The Beacon
Colebrooke Legal Advice and Referral Centre	The Bell Cornwell Partnership
Colliers International	The Christian Community Church
Comer Homes	The Conservation Volunteers
Commercial & Residential Plc	The Consumers Association- Which?
Communities Empower Network	The Crown Estate Commissioners
Community Education Forum	The Diocese of London
Community Links Project	The Food Standards Agency
Confederation of British Industry London Region	The Georgian Group
Conrad International Hotel London	The Hurlingham Club
Considerate Constructors Scheme	The Hurlingham Club
Construction Confederation	The Lawn Tennis Association

Construction Industry Council	The Mayhew Animal Home
Consultant Planning Group	The Phoenix Canberra Schools Federation
Corporation of London	The Planning Bureau
Council of African & Afro-Caribbean Churches	The Prince's Trust
Countryside Properties	The Ramblers' Association
Crime Prevention Design Advice Service	The Serbian Society
Cruising, Royal Yachting, Amateur Rowing Association	The Urban Partnership
Cycick (Cycle Community Workshop)	The Victorian Society
Daisy Trust	The William Morris Academy
Dataview Solutions Ltd	Theatres Trust
David Lock Associates	Thomas Pocklington Trust
deafPLUS	Threshold Housing & Support
Department for Education	Threshold Tenant Trust
Department for Work and Pensions	Townmead Youth Club
Department for Culture, Media & Sports	TB Bennett
Department for Business, Innovation and Skills	Trafalgar House Group Premises Ltd
Department for Environment Food & Rural Affairs	Transport for London
Derek Horne & Associates	Traveller Law Reform Projection
Derek Lovejoy Partnership	Tri-Borough Public Health
Development of African Descendence	Turley Associates
Diocese of London	Turning Point (Druglink) H&F
Disabled Christian's Fellowship	Lyric Theatre
Disabled Living Foundation	Maria's Health Enhancement
Domestic Violence Intervention Project (DVIP)	Market Community Centre
dp9	Marks & Spencer
DPDS Consulting	Marks & Spencer Plc
Dr Edwards & Bishop Kings Fulham Charity	Marshes Relief Foundation
Deloitte Real Estate	Martineau Johnson
Ducane Housing Association Ltd	Mentoring Project
Hammersmith and Fulham Mental Health Unit	Metropolitan Police Authority/Service
Eagle Eyes Association for Afgan Displaced Youth	Metropolitan Police Service
Ealing Hammersmith & Hounslow Health Org	Metropolitan Police Service
Ealing, Hounslow and Hammersmith Health Authority	Mfantse Mpontu Kuw
Earls Court and Olympia Group Ltd	Michael Barclay Partnerhip LLp
Ecole Francaise De Londres	Ministry of Defence
Ecologic Architects	Mobile Operators Association
AECOM	Moyal Community Association (UK) London
Tri-Borough Education Business Partnership	Murphy Dave Architects
Edward Woods Youth Club	Muscular Dystrophy Campaign

Edwards Woods ASC	Muslim Women's Association
Eel Brook Commoners	Napier Court Management Limited
Emlyn Leisure Gardens Association	National Deaf Children's Society
Empty Space Theatre Company	National Grid Property Ltd
Energy Saving Trust	Nationwide Building Society
VisitEngland	NATS-CTC
AMEC	Natural History Museum
Eric Parry Architects	Navratyri Garba
Ethiopian Christian Fellowship Church	NCP Ltd
Evergreen Club	New Dawn
Every Nation London	New Economics Foundation
Fairview New Homes Ltd	New Testament Church of God
Fatima Youth & Community Association	NHS London Healthy Urban Development Unit
Federation of Small Businesses	NHS Property Services Ltd. (NHS PS)
Friends Families and Travellers- Planning	NHS Property Services Ltd. (NHS PS)
Business Enterprise Centre- Hammersmith and Fulham	NHS Property Services Ltd. (NHS PS)
First Plan	NOMS - Ministry of Justice
Fit Rooms Ltd	Normand Park Bowling Club
Foster and Partners	North Fulham NDC
Foundations UK	North Thames Gas
Friends of Bishops Park	Northend Pensioners Club
Friends of Hammersmith Hospital	Notting Hill Housing
Friends of Holy Innocents (The)	Novotel Hotel
Friends of Kenmont Primary School	Octavia Hill Housing Trust
Friends of Margravine Cemetery	Octavia Housing
Friends of Queensmill School	Old Oak Housing Association
Friends of Wormwood Scrubs	Old Oak Youth Club
Fuel Oils (London) Ltd	Open Spaces Society
Fulham Alliance	Osborne Richardson
Fulham Ambulance Station	Our Lady (of Perpetual Help)
Fulham Archaeological Rescue Group	Our Lady of Dolours
Fulham Benevolent Society	Outside Edge Theatre Company
Fulham Black Community Association	Over 60s Group (Holy Trinity)
Fulham Broadway Methodist Church & Ravenscourt Methodist Church	Overseas Chinese Education Centre
Fulham Broadway Methodist Church	Palace Adventure Playground
Fulham Conservative Club	Parents & Staff Association (PSA)
Fulham Court Community Group	Parez & Co
Fulham Football Club Ltd	Patel Taylor Architects
Fulham Football in the Community	Paul Dickenson and Associates
Fulham Horticultural Society	Peabody Trust
Fulham Legal Advice Centre	Peabody Trust
Fulham Palace Meadows Allotment	Peacock Smith

Association	
Fulham Palace Trust - Museum of Fulham Palace	PETAL
Fulham podiatry practice	Plan Projects
Fulham Primary Play Centre	planning potential
Fulham Rotary Club	Planning Potential
Fulham Seventh-day Adventist Church	Planware
Fulham Society	Pocket Living Limited
Fulham Somali Women's Association	Polish Catholic Mission
Fulham Spiritualist Church	Polish Educational Society
Fulham United Reform Church	Polish Cultural Centre
Fuller Smith and Turner plc	POSK Polish Social & Cultural
Furnish / Staying Put Community Store	Princes Royal Trust
Gateway Clubs (Mencap)	PRP Architects
Gateway Technology Centre	Public Health
GL Hearn	Puffins Nursery School
Goldcrest Homes	QPR 1st Supporters Trust
Goodman	Queens Park Rangers
Government Property Unit	Queens Park Rangers Over 60's Club
Government Estates- Correspondence Team	Ramblers Association - Hammersmith group
Greek Cypriot Association	Rapleys
Greek Orthodox Church of St Nicholas	Rapleys
Greenside Childrens Trust	Rapleys LLP
Grenada & Caribbean Welfare Association	Ravenscourt Park Bowls Club
Grenfell Creche	Real Flame
GVA	Reflections Performing Arts
H & F Pedestrians Association	Renewable Power Association
H & F Pre School Learning Alliance	Renewable Energy Association
H&F and Wandsworth Local Group of Ramblers Association	Researcher
H&F Citizens Advice Bureau	Richard Rodgers Partnership
H&F Mind	Richmond Fellowship
H&F Rugby Football Club	Richmond Fellowship
Banim Street Sheltered Housing	River House Project
Ealing, Hammersmith and Fulham Sickle Cell and Thalassaemia Support Group	River House Trust
H&F Turkish Association	Rivercourt Methodist Church
H&F Victim Support Scheme	Rivercourt Methodist Church
H&F Volunteer Centre	Rivermead Court Limited
Hammersmith & Fulham Chamber of Commerce	Riverside Artists
Hammersmith & Fulham Jehovah's Witnesses	Romanca Society
Hammersmith & Fulham London Cycling Campaign	Romulus Construction Ltd
Hammersmith & Fulham Skills Centre	Royal Borough of Kensington & Chelsea

Hammersmith & Fulham Volunteers Centre	Royal Borough of Kingston Upon Thames
Hammersmith and Fulham Labour Councillors	Royal British Legion Fulham Women's Section
Hammersmith Eventim Apollo	Royal Mail Legal Services (Property Law)
Hammersmith Christian Fellowship	Royal Mail
Hammersmith Conservative Association	Royal Yachting Association
Hammersmith Horticultural Society	RSPB South East
Hammersmith Hospitals NHS Trust Retirement Fellowship Group	Rugby House
Hammersmith Hospitals Trust	Sainsburys
Hammersmith Job Centre	Sainsbury's Plc
Hammersmith London BID	
St Paul's Hammersmith Parish Church	Sands End Pre-School Playgroup
Hammersmith Police	Savills
Hammersmith Rotary Club	Savills
Hammersmith Salvation Army	Savills
Fulham Society	SBCA Social Section
Hammersmith United Charities	DB Schenker Rail UK
Hammersmith Womens Aid	Scott Brownrigg
Hammersmith Woodcraft Folk	Shanti Day Centre
Harper Collins Publishers	Academy Music Group
Harrow Refugee Forum	Shepherds Bush Empire
Harrow Club	Shepherds Bush Families Project
Haven Trust	Shepherds Bush Healthy Living Centre
Health & Safety Executive	Shepherds Bush Housing Group
Heritage of London Trust	Shepherds Bush Islamic Cultural Centre
Hi Team	Shepherds Bush Mosque & Muslim Cultural Centre
High Speed Two (HS2) Limited	Shepherds Bush Road Methodist Church
Smiths Gore Planning	Shire Consulting
Holy Ghost & St Stephen	Sickle Cell Society (H&F)
Holy Innocents	Sir John Lillie Play Centre
Holy Trinity	Sir John Lillie Primary School
Home Builders Federation	Sir Oswald Stoll Foundation
Homeline	Sisterhood & Brotherhood
Horn of Africa	Small Jobs Scheme
Hotel Ibis	Somali Children's Advocacy
Howard Sharp and Partners	Somali Community Support Centre
HUDU - Healthy Urban Development Unit	Ealing Somali Welfare and Cultural Association
Hurlingham Club	London Bubble Theatre Company
Hurlingham Park Bowls Club	London Buddhist Vihara
Hyder Consulting Ltd	Friends of the Earth- London Campaigns Co-ordinator
Institute Civil Engineers (ICE)	London Centre for Personal Safety (LCPS)
Imperial College London	London Coastguards

Industry Council for Packaging & The Environment	London Corinthian Sailing Club
Inland Waterways Association	London Corinthian Trust
Isla Hispana	London Councils
Muslim Cultural Centre	London Cyrenians Housing
J Bennett	London Diocesan Fund
Jobreach H&F	Ecology / Environment Unit
John Sharkey & Co	London Fire Brigade
Jones Day	London Historic Parks & Garden Trust
Jones Lang LaSalle	National Housing Federation - London
Kensington Hotel	London Manufacturing Group
Catalyst Housing	London Play
Kids Active Ltd	London Playing Fields Society
Kidsactive - Michael Williams Palace Playground	London Port Health Authority
Kim Wilkie and Associates	London Remade
Kingsland Estates Ltd	London Rivers Association
LAMDA	London Underground
Landmark Information Group Ltd	London United Busways Ltd
Latin American Cultural Association of H&F	London Wildlife Trust
Lawn Tennis Association	L'Oreal
LCH Shepherds House	LRT Pensioners West 6 Area
Liberal Democrats	Lynne Evans Planning
Lillie Road 5-A-Side League	
Lillie Road Football Centre	
Living Streets	
Local Government Ombudsman	
London Ambulance Service NHS Trust	
London Borough of Barking and Dagenham	
London Borough of Barnet	
London Borough of Bromley	
London Borough of Camden	
London Borough of Croydon	
London Borough of Enfield	
London Borough of Greenwich	
London Borough of Hackney	
London Borough of Haringey	
London Borough of Harrow	
London Borough of Hillingdon	
London Borough of Islington	
London Borough of Lambeth	
London Borough of Lewisham	
London Borough of Merton	
London Borough of Newham	
London Borough of Redbridge	

London Borough of Southwark	
London Borough of Sutton	
London Borough of Tower Hamlets	
London Borough of Waltham Forest	

Local Residents & Tenants Associations

Abdale Road Residents' Association	Stamford Brook Residents Association
Ada Lewis Tenants' And Residents Association	Stamford Court Residents Association
Addison Bridge Place Residents Association	Stanlake Road Tenants And Residents Association
Addison Forum	Stebbing House Tenants Association
Albion House Residents Association	Stocken Tenants Action Group
Albion Mews Tenants Association	Sulgrave Gardens Residents' Association
Alley Tenants & Residents Association	Stable Way Residents Association
Argyll and Glyn Co-operative Limited	Sulgrave Leaseholders Association
Arlington House Residents Association	Sullivan Court Tenants' And Residents' Association
Ashchurch Residents Association	Sullivan Court Resident's Association
Ashcroft Square Tenants Association	Sullivan Court Tenants and Residents Association
Askew Crescent/Clifton Ave Residents Association	TAPE (Tenants Association Peabody Estate)
Askew Crescent/Clifton Avenue Residents' Association	Tea Rose Wharf Residents Association
Askham Court Tenants Club	The Avenue Leaseholder's Association
Aspen Gardens Tenants and Residents Association	Thamesbank
Association Of Residents In Sands End (ARISE)	The Island Triangle Residents' Association
Avalon Road Residents Association	The London Heliport Limited
Avonmore Gardens Residents Association	The Maltings Residents Association Limited
Avonmore Mansions Residents Association	The Piperian Residents Association
Avonmore Residents Association	Townmead Estate Tenants Association
Banim Street Tenants Association	Townmead Tenants & Residents Association
Barb Mews Association	Triangle Residents
Barclay Close Residents And Tenants Association	Twynholm Residents Association
Barclay Road Residents Association	United Women's Homes Association
Baron's Court Estate Neighbourhood Association	Vanston Place Tenants Association
Baron's Court Residents Association	Vereker Road Tenants and Residents Association
Barons Keep Limited	Verulam House Residents' Association
Barons Keep Management Committee	W14 Housing Co-op
Barons Keep Residents' Association	Waldemar Avenue Mansions Tenants Association

Barons Keep Tenants Association	Walham Green Residents & Tenants Association
Barton Court Residents Association	Walham Grove Residents' Association
Barton House Tenants' And Residents' Association	Wardo Avenue Residents Assoc.
Becklow Gardens Residents' Association	Waterhouse Close Sheltered Housing
Bishop Creighton House Community Centre	Westcroft Square Residents' Association
Bishops Mansions Limited	Welbeck Court Residents Association
Bishops Park Conservation And Improvements Group	Wendell Park Community Group
Bishops Park Co-ordinating Group	West 12 Housing Co-op
Blythe Neighbourhood Forum	West Kensington and Gibbs Green Residents Associations
Brackenbury Residents' Association	West Kensington Court Residents Assoc
Brading Terrace Residents Association	West Kensington Residents Association
Bramley Housing Co-op	West Kensington Tenants Association
Brackenbury Residents' Association	West London Architectural Society
Brightwells & Lowlands Tenants Association	West London Federation Of Tenants
Britannia Road Residents Association	West London River Group
British Grove Group	West London Studios Management Ltd
Broadway Supported Housing Trust	White City Residents Association
Brompton Park Residents Association	White City Community Association
Brook Green Association	Whiteholt Community Association
Browning Court Tenants Association	William Church Tenants & Residents Association
Broxholme House Tenants and Residents Association	William Church Tenants and Residents Association
Burne Jones Tenants Association	Willow Vale Residents Association
Cambridge Grove & Leamore Street Residents Association	Wood Lane Residents Association
CARMRA Clem Attlee Residents' Association	Wood Lane Tenant and Residents Association
Carnwath House Tenants' And Residents' Association	Woodmans Mews Tenant and Residents Association
Caroline Estate Tenants' Association	Wormholt Tenants and Residents Association
Caroline Tenants & Residents Association	Wells House Road Residents Association
Cathnor Park Area Action Group	Stamford Brook Residents Association
Charcroft Court Tenants' And Residents' Association	The Fulham Society
Charecroft Estate Tenants and Residents Association	Macfarlane Road Residents Association
Chelsea Harbour Residents' Association	The Hammersmith Society
Chiswick Protection Group	Fulham Reach Residents Association
Clem Attlee Residents Association	Imperial Square & Harwood Terrace Tenants & Residents
Clem Attlee Rocque & Maton Residents Association	Island Triangle Residents Association
Clem Attlee Tenants' Association	Imperial Wharf (East) Residents Association
Cleverly Estates Tenants Association	Independent Residents at Townmead Estate
Clifton Avenue Residents Association	Jepson House Tenants & Residents Association
Colebrooke Social Cultural & Welfare	John Knight Lodge Residents Group

Association (CSCWA)	
College Park Residents Association	Keir Hardie Tenants Association
Conservation Society	Kensal Rise Association of Boaters
Crabtree Estate Residents Association	Kelmscott Gardens Tenants and Residents Association
Crisp Road Residents Association	Kensington Hall Gardens Residents Assoc
Da Palma Court Tenants' Association	King Edward Mansions Residents & Tenants
Devonport Road Residents Association	King Henry's Reach Residents Association
Digby Mansions (20-29) Residents' Association	King Henry's Reach Residents Association
Digby Mansions (39-58A) Residents' Association	King Street Traders Association
Dorcas Estate Tenants & Residents Assocn	King's Court (London) Association
Dorset Wharf Community Hall	King's Court Residents Association/Private Tenants Assoc
Drive Mansions Residents Association	Kingsley House Residents Association
East Chiswick Residents' Association	Kingswood/Munster/Wyfold Residents & T.A
East Sector Working Group	Lakeside Road Area Association
Edward Woods Tenants & Residents Association	Lampeter Square Tenants Association
Edward Woods Tenants and Residents Association	Lakeside Road Area Tenants Association
Elmgrove House Residents' Association	Lancaster Court Tenants and Residents Association
Emlyn Gardens Tenants Association	Lancaster Court Tenants and Residents Association
Emlyn Road Residents Association	Latymer Court Freehold Company Limited
Empress Place Action Group	Latymer Court Tenants' Association
Eynham Residents Association	LETRA Tenants Association
Faroe Road Residents Association	Lewis Trust Tenants Association
Field Road Tenants' Association	Lillie Road Residents Association
Flora Gardens Tenants Association	Lime Grove Residents Association
Flora Gardens Tenants Association	Linacre Court Tenants and Residents Association
Friends of Bishops Park	Loftus Road Residents' Amenities Protection Association
Friends of Chelsea Studios	Lisgar Estate, Southern Housing Group
Friends of Furnivall Gardens	Lord Napier Place Residents Association
Friends of Hammersmith Hospital	Lord Roberts Mews Management Limited
Friends of Kenmont Primary School	Lord Napier Place Residents Association
Friends of Margravine Cemetery	Lygon House Residents Social Club
Friends of Queens Mill School	Lytton Estate Tenants' And Residents' Association
Friends of Fulham Palace	Lytton House Residents Association
Friends of Brompton Cemetery	Margravine and Field Road Tenants and Residents Association
Friends of Wormwood Scrubs	Margravine Gardens And St Dunstan's Road Residents' Assoc.
Fulham Court Community Group	Marryat Court Residents' Association
Fulham Court Tenants and Residents Association	Malvern Court Tenants' Association
Furnivall Gardens Tenants Association	Macfarlane Road Residents' Association
Gayford Road Association	Masbro Residents Association

Gibbs Green Tenants & Residents Association	Maystar Community Association
Gibbs Green Tenants and Residents Association	Maystar Community Tenants and Residents Association
Glyn Leaseholders Association	Musgrave Crescent Residents' Association/Neighbourhood Watch
Godolphin Road Community Garden Association	Minford Gardens Tenants Association
Gordon Court & Du Cane Residents Association	Napier Court Residents Association
Goldhawk Road Residents Association	Napier Court Management Ltd
Grampian Residents Association	Neighbourhood Watch
Granville Mansions Association	New Hurlingham Court Ltd
Greenside Residents Action Group	New Deals For Communities Team
Greenside Road Residents Association	New King's Road West Residents' Association
Grove Neighbourhood Centre	New Shepherds Bush Market Traders Association
Grove Tenants Association	North End House Residents Association
Guinness Trust Tenants & Residents Association	North Sherbrooke Residents Association
Hadyn Tenants Association	Old Oak Community Association
Haldane Residents Association	Old Oak Tenants and Residents Association
Halford Residents Association	Old Oak Community Centre
Hamlet Court Residents Association	Osram Court Tenants Association
Hammersmith & Fulham Friends of the Earth	Palliser Court Residents Association
Hammersmith & Fulham Historic Buildings Group	Park Mansions Tenants Association
Hammersmith Community Gardens Association	Parkview Court Residents Association
Hammersmith Grove Group	Palace Mansions Leaseholders Association
Hammersmith Embankment Residents Association	Parsons Green Residents Association
Hammersmith Grove Society	Peabody Estate Tenants' Association (Hammersmith)
Hammersmith Mall Residents Association	Peabody Estate Tenants' Association (Cleverly)
Hanover Court Residents Association	Pearcroft Court Tenants Association
Harbledown Residents Association	Pennard Neighbourhood watch
Hetley Road Residents' Association	Peterborough Road & Area Residents' Association
Hetley Road Residents' Association	PETAL Peabody Estate Tenants Association (Lillie Road)
Harwood Mews Residents Association	Philpot Square Tenants and Residents Association
Herbert Court Tenants Association	Plane Tree Tenants Association
Hever Estate Tenants Association	Phoenix Lodge Residents Limited
Hilary Close Residents Association	Pulton Place Tenants Association
Hurlingham District Residents Association	Queen Caroline Tenant & Residents Association
Hurlingham Mansions Residents Association	Queens Club Residents' Association
Riverside Gardens Tenants and Residents Association	Queens Mansions Leaseholders Assocn.

Robert Owen House Tenants Association	RAPA - Residents Amenity Protection Association
Robert Owen House Tenants Association	Residents' Association Of Coverdale Road
Romney Court Residents & Tenants Association	The Ravenscourt Society
Rosebank Residents Association	Residents of Moore Park Area Association
Rugby Mansions Ltd	River Gardens Amenity Ltd
Rylston Road Residents Association	River Thames Society
Sands End Area Projects In Action	Riverside Gardens Sheltered Housing Scheme
Samuel Lewis Trust Residents' Action Group	Riverside Gardens Tenants and Residents Association
Shepherds Bush Local History Society	Robert Owen House Tenants Association
Shepherds Bush Market Tenants Association	Robert Owen House Tenants Association
Shepherds Bush Place Residents Association	Romney Court Residents & Tenants Association
Shepherds Bush Residents Assocn.	Rosebank Residents Association
Sinclair Road Residents' Association	Rugby Mansions Ltd
Sir Oswald Stoll Mansions Residents' Association	Rylston Road Residents Association
Springvale Tenants and Residents Association	Sands End Area Projects In Action
St Peters Residents Association	Samuel Lewis Trust Residents' Action Group
St Peters Residents Association	Shepherds Bush Local History Society
St Peter's Resident's Association	Shepherds Bush Market Tenants Association
St Helen's Residents Association	Shepherds Bush Place Residents Association
St. Paul's Court Estate (Management Committee)	Shepherds Bush Residents Assocn.

Local Plan Regulation 18 Contacts

	EC Properties LP
Shared Public Health	Marks & Spencer
Linda Moll	Groundwork London
Marine Mangement	David Thornton
Anthony Williams	Jackie Hunter
Peterborough Road & Area Residents Association	Julian Hillman
Buckinghamshire CC	Environment Agency
National Grid	Canal & River Trust
Tony Curzon	Surrey CC
Gillian Miller	TfL
Magdalena Kwiatkowska	HBF
Lesley Sunderland	Berkeley Group
Sue Smith	MP Kings Retail Sarl
Rachel Hendry	H&F CCG
John Conaghan	Land Securities PLC
Sara Cook	Kentucky Fried Chicken

The Happiness Centre	NHS Property Services
Virginia Arendt	Anabela Hardwick
Miguel Ragageles	Nicola Easton
Emma Skinmore	Matthew Burton
Robert Still	St Quentin and Woodlands Neighbourhood Forum
Grace Hall	Jane Abrahart
Emma Henderson	Woodlands Area Residents
Janet Coe	West London Link Design
Friends of the Scrubs	Hammersmith Society
Remi Serwa	Liberal Democrats
The Theatres Trust	Hammersmith Mall Residents Association
Martin Gem	SE Waste Planning Advisory group
Sarah Johnson	Emma Juhasz
Highways Agency	Charecroft TRA
Sir Stephen Waley-Cohen	H&F Historic Buildings Group
Mobile Operators Association	The Regents Network
Greg Hands MP	West London Line Group
Camilla Green	Wells House Road Residents Association
Imperial College London	Westminster CC
Susie Gretz	English Heritage
Stephen Duckworth	H&F Disability Forum
Wildstone Planning	Pauline Fowler
Westfield	Mayor of London
Octavia Housing	Martin Peach
Nicholas Crosthwaite	Planware Ltd
Port of London Authority	Fordstam Ltd
West Kensington Gibbs Green Homes	Martin West
Chelsea FC	LFEPa
Natural England	WM Morrisons Supermarkets Ltd
Thames Water	CAMRA
RBKC	Ptarmigan
The Aurora Property Group	Heathrow Airport
Father Gianni Notarianni	St Helens Residents Assoc
HS2 Ltd	

Local Plan Regulation 19 Contacts

Mr Lesley Thorne	Octavia Housing
(Royal Mail Group) Cushman & Wakefield	Stephanie Thourgood (Gerald Eve)
Oxfordshire County Council	Mr Robin Bretherick
Mr Jon Burden	Steve Simms SSA Planning
Sport England	Imperial College James Owens (JLL)
Hammersmith BID	Wildstone Planning
Rosemary Pettit (H&F Air Quality Commission)	Fiona Fowler (Fulham Society)
Mr Alistair Hall	Donna Clarke
Roger Weston (West London River Group)	Nicolas Crosthwaite
Neil Dolan (Quod)	Tom Ryland (Hammersmith Society)
Woodland Trust	H. Bewley
Historic England	OPDC
Natural England	Canal & River Trust
Jane Wilmot (H&F Disability Forum)	Anna Waterman (Public Health)
Leo Cunningham Baily (Quod)	Louise Rowntree
Jane Bain	Port of London Authority
West Kensington & Gibbs Green Group	Richard Winterton
DP9	Annabel Clarke (H&F Historic Buildings Group)
Big Yellow Storage Company	Westfield (Montagu Evans)
Thurrock Council	Chris Gascoigne (DP9)
TfL	Jeremy Castle (Deloitte)
RBKC	Dron & Wright
Wandsworth Council	HCGA
Mayor of London	CLS Holdings (Boyer Planning)
Peterborough Road & Area Residents Association	Nadine Grieve
Caroline Brooman-White	Mr Dean Wright
Mr James Horada	Prashant Brahmhatt
Power Leisure Bookmakers	Mr Ben Kelly
Boyer Planning	Charlotte Dexter
Richmond Council	CAMRA
Surrey CC	Patrick Grincell
Henry Peterson	Friends of Margravine Cemetery
Tim Rainbird (Quod)	Environment Agency
Mr Nigel Hensman	Imperial College Health
H&F CCG	Environment Agency
Theatres Trust	HBF
	Public Health